



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 08, 2025 at 6:00 PM

MINUTES

CALL TO ORDER - Chairman Farrar called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Bradley Farrar

Commissioner Richard Palmer

Commissioner Garth Hood

ABSENT

Commissioner Lee Fralish

Commissioner Stewart Riding

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Adopt Title 10.41 Pigs, Ordinance O-2025-01.

Chairman Farrar opened the public hearing.

Colton Winder, a resident of Apple Valley, addressed the planning commission to express gratitude for discussing sustainability and potential food shortages. He proposed an amendment to an ordinance restricting pigs to 10-acre lots, suggesting it allow up to three feeder pigs on agricultural lots of 5 to 10 acres. Feeder pigs would be kept from weaning to butcher weight, excluding piglets and breeding sows. Winder provided a draft with language updates to the ordinance, maintaining breeding pigs on 10-acre lots while permitting feeder pigs on smaller lots under specific regulations. He highlighted the benefits of enabling families to raise pork and supporting children raising stock show pigs, emphasizing the social nature of pigs and the need to keep at least two together. Winder concluded by thanking the commission for their consideration.

Chairman Farrar closed the public hearing.

2. Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2025-02.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

3. Amend Title 10.07.090 Conditional Use Permit, Ordinance-O-2025-03.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Appoint Chair.

Chairman Farrar noted the annual rotation of the position and expressed willingness to continue serving as chair.

MOTION: Commissioner Palmer motioned we put back in Bradley Farrar as Chair.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Hood - Aye

Chairman Farrar - Aye

Commissioner Palmer - Aye

The vote was unanimous and the motion carried.

5. Appoint Vice-Chair.

Chairman Farrar noted that Commissioner Lee Fralish, though absent, had expressed willingness to continue in the role if agreeable to everyone.

MOTION: Commissioner Hood motioned we appoint Lee to be the Vice-Chair.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Hood - Aye

Chairman Farrar - Aye

Commissioner Palmer - Aye

The vote was unanimous and the motion carried.

6. Preliminary Site Plan Application - Phase 3 (AV-1337, Aaron Stout, Gooseberry Lodges).

Mayor Farrar introduced a proposal regarding the Gooseberry Lodges project. Although previously approved, the owner submitted a new application for phase three to ensure updated records. The final phase includes fewer, larger cabins with improved amenities, a pool, and a pool house. The changes aim to increase rental efficiency and competitiveness. Health department approval and compliance with handicap accessibility laws were noted as requirements. The planning commission expressed no issues, and Chairman Farrar confirmed that under new regulations, they could directly approve the project.

MOTION: Commissioner Hood motioned that we approve Preliminary Site Plan AV-1337, Shums Coda Review.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Hood - Aye
Chairman Farrar - Aye
Commissioner Palmer - Aye

The vote was unanimous and the motion carried.

7. Adopt Title 10.41 Pigs, Ordinance O-2025-01.

Mayor Farrar reviewed updates to the ordinance on keeping pigs, including feedback from public polls. He proposed limiting pigs to 15 on 10-acre agricultural lots, with an option to allow up to 40 pigs via a conditional use permit. Enforcement measures were detailed, including fines and potential revocation of rights for non-compliance. The ordinance specified setbacks and addressed nuisance concerns. Mayor Farrar emphasized flexibility to revisit and adjust regulations if needed.

The planning commission discussed the proposed limits, considering the balance between personal agricultural use and avoiding commercial pig farming. Commissioners expressed support for the 15-pig cap with conditional use permits for up to 25 or 40 pigs, emphasizing the importance of case-by-case evaluation. Concerns about enforcement, setbacks, and maintaining agricultural zoning integrity were addressed.

MOTION: Chairman Farrar motioned we recommend approval to Adopt Title 10.41 Pigs, Ordinance O-2025-01 with the change that under, Section 3, Item 2, Conditional permit may not be issued for the keeping of over 25 pigs, rather than 40 pigs.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Hood - Aye
Chairman Farrar - Aye
Commissioner Palmer - Aye

The vote was unanimous and the motion carried.

8. Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2025-02.

Chairman Farrar stated that the proposed change was intended to align the ordinance with prior recommendations by removing references to pig-related requirements in the Agricultural section, ensuring consistency with updated standards.

MOTION: Commissioner Hood motioned that we recommend approval of Ordinance O-2025-02.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Hood - Aye
Chairman Farrar - Aye

Commissioner Palmer - Aye

The vote was unanimous and the motion carried.

9. Amend Title 10.07.090 Conditional Use Permit, Ordinance-O-2025-03.

Chairman Farrar discussed the proposed amendment aimed to clarify and update the conditions for allowing pigs under a Conditional Use Permit. Specifically, the change would adjust the maximum number of pigs allowed from 40 to 25, providing the ability to issue permits with this revised limitation.

MOTION: Commissioner Hood motioned that we recommend approval, Ordinance-O-2025-03 and amend the wording in there to "25" instead of "40".

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Hood - Aye

Chairman Farrar - Aye

Commissioner Palmer - Aye

The vote was unanimous and the motion carried.

10. 2025 Annual Meeting Schedule.

MOTION: Chairman Farrar motioned that we adopt the 2025 Annual Meeting Schedule.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Hood - Aye

Chairman Farrar - Aye

Commissioner Palmer - Aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

11. Minutes: December 4, 2024.

MOTION: Commissioner Hood motioned that we approve the minutes, 12/4/24.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Hood - Aye

Chairman Farrar - Aye

Commissioner Palmer - Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Plamer motioned to adjourn.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Hood - Aye

Chairman Farrar - Aye

Commissioner Palmer - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 6:30 p.m.

Date Approved: _____

Approved BY: _____
Chairman | Bradley Farrar

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo