



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, July 09, 2025 at 6:00 PM

MINUTES

CALL TO ORDER- Chairman Farrar called the meeting to order at 6:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Bradley Farrar

Commissioner Lee Fralish

Commissioner Garth Hood

Commissioner Stewart Riding

ABSENT

Commissioner Kael Hirschi

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Ordinance O-2025-23 Zone Change from Rural Estates 5 Acres Zone (RE-5) to Agricultural 5 Acres Zone (AG-5) for parcel: AV-HWC-2.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

2. Ordinance O-2025-25 Amend Title 11.08.070 Driveways.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

3. Ordinance O-2025-26 Amend Title 11.02.030 Definitions and 11.02.080 Preliminary Plat Review Process.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Ordinance O-2025-23 Zone Change from Rural Estates 5 Acres Zone (RE-5) to Agricultural 5 Acres Zone (AG-5) for parcel: AV-HWC-2.

Chairman Farrar introduced agenda item number four, Ordinance 2025-23, which proposed a zone change for parcel AV-HWC-2. The parcel, located in the Bubbling Wells area and slightly under five acres in size, was described as intended for uses such as farming, livestock, and orchards. Chairman Farrar noted the application appeared satisfactory and invited comments or questions from other commissioners. No concerns or objections were raised.

MOTION: Commissioner Hood motioned that we recommend approval of Ordinance O-2025-23 the Zone Change from Rural Estates 5 Acres Zone (RE-5) to Agricultural 5 Acres Zone (AG-5) for parcel: AV-HWC-2.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye
Commissioner Hirschi - Absent

The vote was unanimous and the motion carried.

5. Ordinance O-2025-25 Amend Title 11.08.070 Driveways.

Chairman Farrar explained that the amendment, requested by the Fire Chief, clarified existing enforcement practices by outlining driveway requirements and offering an alternative option for engineered drawings. Commissioners discussed culvert strength and the need for driveways to support a 75,000-pound fire truck and meet 95 psi compaction per the WUI and International Fire Codes. The ordinance language was taken from the 2016 state-adopted WUI Code to reduce confusion and ensure consistency. The Commission expressed support, and Chairman Farrar called for a motion.

MOTION: Commissioner Riding moved that we approve the amendment to O-2025-25 Amend Title 11.08.070 Driveways.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye
Commissioner Hirschi - Absent

The vote was unanimous and the motion carried.

6. Ordinance O-2025-26 Amend Title 11.02.030 Definitions and 11.02.080 Preliminary Plat Review Process.

Chairman Farrar introduced a minor amendment to remove “sewer” from references to Big Plains under the Joint Utility Commission Committee, clarifying that sewer services are provided by Ash Creek. There were no objections.

MOTION: Chairman Farrar motioned that we recommend approval of Ordinance O-2025-26 to Amend Title 11.02.030 Definitions and 11.02.080 Preliminary Plat Review Process.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye
Commissioner Hirschi - Absent

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

7. Minutes: June 11, 2025.

MOTION: Commissioner Fralish motioned to approve the minutes 6.11.2025 Planning Commission Hearing and Meeting.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye
Commissioner Hirschi - Absent

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye
Commissioner Hirschi - Absent

The vote was unanimous and the motion carried.

Meeting adjourned at 6:09 PM

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo

DRAFT