



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, March 11, 2026 at 6:00 PM

MINUTES

CALL TO ORDER

Chairman Farrar called the Planning Commission Hearing and Meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

PRESENT

Chairman Bradley Farrar
Commissioner Lee Fralish
Commissioner Garth Hood
Commissioner Stewart Riding
Commissioner Dan Harsh

CONFLICT OF INTEREST DISCLOSURES

No conflicts of interest were disclosed.

HEARING ON THE FOLLOWING

1. **Ordinance O-2026-08 Amend Title 10.02.050 Building Permit Required, 10.10.020 A Agricultural Zone, and 10.10.050 RE Rural Estates Zone. (Allow water meters/service without a building permit and allow animal enclosures in the front and side yards of people's property)**

Chairman Farrar opened the public hearing.

Resident Rich Ososki expressed concerns regarding the proposed allowance of animal enclosures in front and side yards. The speaker stated that the change could negatively impact property values, create nuisance conditions such as odors and dust, and discourage property improvements. Concerns were also raised regarding inconsistent enforcement of existing nuisance and setback regulations, including prior complaints that had not received responses. The speaker further stated that the proposed amendments appeared to conflict with existing setback requirements and requested that the ordinance be tabled.

No additional public comments were made in person or online.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

2. **Ordinance O-2026-08 Amend Title 10.02.050 Building Permit Required, 10.10.020 A Agricultural Zone, and 10.10.050 RE Rural Estates Zone. (Allow water meters/service without a building permit and allow animal enclosures in the front and side yards of people's property)**

Discussion followed regarding the ordinance.

Mayor Farrar recommended removing conflicting setback provisions within the ordinance, specifically those listed under Item G, noting that they contradicted existing setback standards already outlined in the code. The Mayor also referenced public feedback gathered through a Facebook poll and noted that a majority of respondents did not oppose animal enclosures in front yards.

Commission members discussed concerns related to nuisance complaints, enforcement, and the visual impact of animal enclosures. It was noted that proper maintenance of enclosures would be important and that some properties may require flexibility due to terrain constraints. Commissioners also acknowledged that similar uses already exist within the community.

MOTION: Chairman Farrar moved that we recommend approval on Ordinance O-2026-08 Amend Title 10.02.050 Building Permit Required, 10.10.020 A Agricultural Zone, and 10.10.050 RE Rural Estates Zone. And on 10.10.050 RE Rural Estates under item G, we remove the two setbacks of 10 and 15 feet.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

- Commissioner Fralish - Aye
- Commissioner Harsh - Aye
- Chairman Farrar - Aye
- Commissioner Hood - Aye
- Commissioner Riding - Aye

Motion carried.

APPROVAL OF MINUTES

3. Minutes: February 11, 2026 - Planning Commission Hearing and Meeting.

The Commission reviewed the minutes and no corrections were proposed.

Motion made by Commissioner Riding, Seconded by Commissioner Harsh.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Hood, Commissioner Riding, Commissioner Harsh

MOTION: Commissioner Riding moved we approve the minutes of the Planning Commission Meeting, 2.11.26.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

- Commissioner Fralish - Aye
- Commissioner Harsh - Aye
- Chairman Farrar - Aye
- Commissioner Hood - Aye
- Commissioner Riding - Aye

Motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: All Commissioners voted in favor.

Motion carried.

The meeting adjourned at 6:13 PM.

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo