



PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, May 13, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE

The Planning Commission meeting was called to order at 6:00 PM by Chairman Farrar, followed by the Pledge of Allegiance.

ROLL CALL, PRESENT

Chairman Bradley Farrar
Commissioner Stewart Riding
Commissioner Dan Harsh

ABSENT

Commissioner Lee Fralish
Commissioner Garth Hood

CONFLICT OF INTEREST DISCLOSURES

Commissioner Stewart Riding disclosed a conflict of interest regarding one of the agenda items and proposed that the item be tabled.

DISCUSSION AND POSSIBLE ACTION ITEMS

1. Conditional Use Permit Application for an accessory building larger than the given square footage at 1614 N Apple Valley Dr, AV-1334-T-1.

The Planning Commission reviewed a Conditional Use Permit application for a 15,000 square foot accessory building at 1614 N Apple Valley Drive. The mayor reported that the proposed building exceeded the standard square footage allowed for a single accessory structure, but noted that the current ordinance would otherwise allow the applicant to construct up to four separate 4,000 square foot buildings on the property without requiring a Conditional Use Permit. The mayor also stated that the proposed structure would not exceed the lot coverage limitations.

The mayor reported that the applicant obtained signatures from neighboring property owners acknowledging the size and dimensions of the proposed building, including its approximate dimensions of 250 feet by 60 feet and height of 25 feet. One nearby property owner expressed opposition to the project. The mayor stated that, if approved, the building would be positioned toward the rear and east side of the property to reduce visual impacts to the neighboring property. The mayor also explained that temporary placement adjustments would be allowed during construction, provided the structure was relocated to comply with setback requirements prior to final inspection and issuance of a certificate of occupancy.

Commission discussion included comments regarding the appearance of the building and the importance of using colors and materials that would blend with the surrounding desert environment, particularly due to the property's visibility near the entrance to Apple Valley. The mayor indicated the applicant intended to improve the appearance of the property and coordinate the design of the structures on site. Commissioners noted that a majority of neighboring property owners supported the proposal.

Chairman Farrar stated that although the proposed building was initially viewed as large in scale, the demonstrated support from neighboring property owners addressed concerns regarding the project. A motion was made and seconded to approve the Conditional Use Permit application for the accessory building at 1614 N Apple Valley Drive, AV-1334-T-1.

MOTION: Chairman Farrar motioned that we approve the Conditional Use Permit Application for an accessory building larger than the given square footage at 1614 N Apple Valley Dr, AV-1334-T-1.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

2. Application from Stewart Riding to remodel and replace an existing structure at 1456 N Mount Zion Dr, which currently has power.

The Commission then addressed the application from Stewart Riding to remodel and replace an existing structure at 1456 N Mount Zion Drive. Due to the previously disclosed conflict of interest and resulting lack of a full quorum, the Commission voted to table the item.

MOTION: Chairman Farrar motioned that we table the Application from Stewart Riding to remodel and replace an existing structure at 1456 N Mount Zion Dr.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

3. Minutes: April 8, 2026 - Planning Commission Hearing and Meeting.

Chairman Farrar stated that the draft minutes for the April 8, 2026 Planning Commission Hearing and Meeting had been reviewed and appeared accurate. Commissioners were asked whether there were any corrections or concerns prior to consideration of approval.

MOTION: Commissioner Riding motioned that we approve the draft minutes of Planning Commission Hearing and Meeting, 4.8.26.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Chairman Farrar motioned to adjourn.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

Meeting adjourned at 6:07 PM.

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo