



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, December 11, 2024 at 6:00 PM

MINUTES

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

PLEDGE OF ALLEGIANCE

PRAYER- Prayer was offered by Council Member Sair.

ROLL CALL

PRESENT

Mayor Michael Farrar

Council Member Kevin Sair

Council Member Annie Spendlove

Council Member Scott Taylor

DECLARATION OF CONFLICTS OF INTEREST

None declared.

MAYOR'S TOWN UPDATE

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Mayor Farrar provided several updates, beginning with the resignation of Council Member Janet Prentice due to personal reasons. The council position is now vacant, and applications are open to residents. A new member is expected to be appointed in January.

The Mayor announced the Apple Valley Christmas Light-Up event scheduled for December 14, inviting the community to participate with decorated vehicles. Updates on growth and development included ongoing work with Gooseberry Lodges to add cabins, a pool, and other amenities. The pipeline project has entered Phase Two, with significant progress on trenching and pipe installation.

The Mayor addressed the pipeline budget, noting that the water project came in under budget at \$3.1 million, with additional state funding expected. Regarding the pig ordinance, results from a community poll showed strong support for allowing pigs with some regulations. Updates to the ordinance are in progress and will be discussed at the next Planning Commission meeting.

On water resources, a preliminary USGS report indicated concerns about the town's aquifer, suggesting it is limited and possibly depleted. Speculation includes theories of a second aquifer or a fast-moving underground river. Further investigation is ongoing.

Council Member Sair reported on the installation of a backup generator for the town's water system, which is nearing operational status. The Public Works Department was commended for their ongoing efforts, including road repairs, assisting with community garden projects, and other maintenance tasks.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

No public comments.

PUBLIC HEARING

1. Amend Title 8.10 Burning and Burn Permits, Ordinance O-2024-85.

Mayor Farrar opened the public hearing.

Fire Chief Michael Gross provided an update on state changes to burn regulations. Previously, burning was restricted to two months in the fall and spring, with no burning allowed in winter. The new state rules allow burning from September through May, as long as conditions meet the required clearing index. The town ordinance is being updated to align with the state code, enabling burning during winter with permits remaining unchanged.

Council Member Spendlove inquired about the online permit system, which Chief Gross confirmed has been in place for over a year. Mayor Farrar noted the system's ease of use and convenience.

DISCUSSION AND ACTION

2. Ordinance O-2024-85, Amend Title 8.10 Burning and Burn Permits.

The Town Council discussed amendments to Title 8.10 on burning and burn permits (Ordinance O-2024-85). Mayor Farrar emphasized aligning the ordinance with state code. Council Member Spendlove and Fire Chief Michael Gross supported using the clearing index as an objective, state-standard measure to determine safe burn days, ensuring consistency and clarity.

MOTION: Council Member Sair motioned that we approve Ordinance O-2024-85, Amend Title 8.10 Burning and Burn Permits.

SECOND: The motion was seconded by Council Member Taylor.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Taylor - Aye

The vote was unanimous and the motion carried.

3. Ordinance O-2024-86, Amend Title 10.10.050 RE Rural Estates Zone.

*Planning Commission recommended approval on December 4, 2024.

Mayor Farrar explained that the amendment aims to promote affordable housing as land and construction costs increase. He clarified that house size does not affect population density on one-acre lots. Council Member Sair and the Mayor noted a trend toward smaller homes due to convenience and affordability. Examples included pre-manufactured and expandable homes, which offer flexibility for families to build within their means and expand over time.

The Town Council reviewed Ordinance O-2024-86, which amends Title 10.10.150 regarding the Rural Estate Zone. The changes reduce the minimum home size from 1,000 square feet to 800 square feet and allow conditional use permits for homes smaller than 800 square feet. The Planning Commission had recommended approval on December 4, 2024.

The Council agreed that the change supports housing options for residents, including younger generations, who may need affordable opportunities to build on family land. The discussion emphasized the importance of adapting to changing housing needs while maintaining the town's rural character.

MOTION: Council Member Taylor moved that we approve Ordinance O-2024-86, Amend Title 10.10.050 RE Rural Estates Zone, Planning Commission recommended approval on December 4, 2024.

SECOND: The motion was seconded by Council Member Spendlove.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Taylor - Aye

The vote was unanimous and the motion carried.

Mayor Farrar noted that the agricultural zone was omitted and will be addressed in a future Town Council meeting after review by the Planning Commission.

4. Ordinance O-2024-87, Amend Title 10.07.090 Conditional Use Permit.

*Planning Commission recommended approval on December 4, 2024.

The Town Council discussed Ordinance O-2024-87, which proposes amending Title 10.17.090 regarding conditional use permits. The ordinance would allow conditional use permits for homes smaller than the minimum size requirement, aligning with the changes outlined in Ordinance O-2024-86. The Planning Commission recommended approval on December 4, 2024.

MOTION: Council Member Spendlove motioned that we approve Ordinance O-2024-87, Amend Title 10.07.090 Conditional Use Permit.

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Taylor - Aye

The vote was unanimous and the motion carried.

5. Resolution-R-2024-41, Appointment of Planning Commission Members.

The Town Council discussed Resolution R-2024-41, which addresses the reappointment of Planning Commission members. Terms for Lee Fralish, Richard Palmer, Garth Hood, and Stewart Riding are expiring and require renewal for another three-year term. The proposed term extensions would expire on January 4, 2027. One member's term was not up for renewal as they joined later.

MOTION: Council Member Taylor moved that we approve Resolution-R-2024-41, Appointment of Planning Commission Members.

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Taylor - Aye

The vote was unanimous and the motion carried.

6. Resolution R-2024-42, Appointment of Alternate Planning Commission Member.

The Town Council discussed Resolution R-2024-42, regarding the appointment of an alternate Planning Commission member. Kael Hirschi was considered for a two-year term. Mayor Farrar highlighted the importance of involving younger individuals in town leadership while maintaining a balance with experienced members. The Mayor noted the Hirschi family's long-standing connection to the community as landowners, farmers, and cattle ranchers. He also mentioned Kael's family history of civic involvement, including his aunt Jen's contributions to the town's development.

MOTION: Council Member Taylor moved that we approve Resolution R-2024-42, Appointment of Alternate Planning Commission Member.

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Taylor - Aye

The vote was unanimous and the motion carried.

7. Sunrise Cloud SMART GIS® | Hosting Changes Amendment with Sunrise Engineering.

The Town Council discussed an amendment with Sunrise Engineering regarding changes to the Sunrise Cloud Smart GIS hosting service. The software provider, Ezra, updated its program, resulting in a \$300 annual cost increase, raising the fee from \$800 to \$1,100. Mayor Farrar explained that the changes were due to a complete software update, which is intended to make the platform more modern and user-friendly.

MOTION: Council Member Taylor moved that we approve Sunrise Cloud SMART GIS® | Hosting Changes Amendment with Sunrise Engineering.

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a vote:

Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Taylor - Aye

The vote was unanimous and the motion carried.

CONSENT AGENDA

8. Disbursement Listing for November 2024.
9. Budget Report for Fiscal Year 2025 through November 2024.
10. Minutes: November 12, 2024.
11. Minutes: November 13, 2024.
12. Minutes: November 18, 2024.
13. Minutes: November 18, 2024 - Events Committee Meeting.

The Town Council reviewed the consent agenda. Mayor Farrar noted that the budget and expenses appeared normal and that no unusual items stood out. Council members were given an opportunity to review the materials.

MOTION: Council Member Spendlove motioned, number 8. Disbursement Listing for November 2024, 9. Budget Report for Fiscal Year 2025 through November 2024, 10. Minutes: November 12, 2024 Work Session, 11. Minutes: November 13, 2024 Town Council Hearing, 12. Minutes: November 18, 2024 Special Town Council Meeting, 13. Minutes: November 18, 2024 Events Committee Meeting.

SECOND: The motion was seconded by Council Member Taylor.

VOTE: Mayor Farrar called for a vote:

Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Taylor - Aye

The vote was unanimous and the motion carried.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

No request for closed session.

ADJOURNMENT

MOTION: Council Member Sair motioned to adjourn the meeting.

SECOND: The motion was seconded by Council Member Taylor.

VOTE: Mayor Farrar called for a vote:

Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Taylor - Aye

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:21 p.m.

Date Approved: _____

Approved BY: _____
Mayor | Michael L. Farrar

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo

DRAFT