



PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, October 02, 2024 at 6:00 PM

MINUTES

CALL TO ORDER- Chairman Farrar called the meeting to order at 6:03 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Bradley Farrar

Commissioner Lee Fralish

Commissioner Richard Palmer

Commissioner Becky Wood

ABSENT

Commissioner Garth Hood

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1354-NP-2-A. Applicant: The Little Creek Living Trust Dated April 28, 2024.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

2. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1350-A, AV-1344, AV-1351-A-1. Applicant: Sup I, II, III, LLC.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

3. Zone Change Application from Planned Development to A-X Agricultural Zone for parcel: AV-JHLS-1. Applicant: Darcy Anne Pauken.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

4. Zone Change Application from Rural Estates 20 Acres to A-X Agricultural Zone for parcel: AV-1376-F. Applicant: Barbara and Steven Hayden TRS.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

5. Zone Change Application from Rural Estates 20 Acres to A-X Agricultural Zone for parcel: AV-1376-E.
Applicant: Paul and Kathleen Hansen TRS.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

6. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1343-A-1.
Applicant: TLW Investments LLC.

Removed from the agenda at the applicant's request.

7. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1372-C.
Applicant: Richard and Brittany Fischer.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

8. Controlled Growth Management Plan (Amendment), Ordinance O-2024-71.

Removed from the agenda.

DISCUSSION AND POSSIBLE ACTION ITEMS

9. Preliminary Plat Extension Request - Crimson Peaks subdivision.

*Tabled from September 4, 2024.

Chairman Farrar initiated the discussion and action items by introducing item number nine and ten, which concerned a preliminary extension request for the Crimson Peak and West Temple subdivisions. Mayor Farrar addressed the planning commission, stating that he had been working closely with the applicants and requested a one-year extension for both items nine and ten. He highlighted the applicants' cooperation, mentioning that they had been resolving issues collaboratively without much legal intervention. The mayor requested the maximum extension period to allow for the completion of construction drawings and final plats.

Chairman Farrar then opened the floor for comments. Commissioners agreed with the mayor's request, acknowledging the points made and expressing support for the extension.

MOTION: Chairman Farrar motioned that we approve the Preliminary Plat Extension Request - Crimson Peaks subdivision for one year.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Palmer - Aye
Chairman Farrar - Aye
Commissioner Wood - Aye

The vote was unanimous and the motion carried.

10. Preliminary Plat Extension Request - West Temple subdivision.

*Tabled from September 4, 2024.

Chairman Farrar introduced item number ten, which involved a preliminary extension request for the West Temple subdivision. Chairman Farrar expressed support for the extension, noting that if the mayor was actively involved in the project, granting the extension would be reasonable. Other commissioners agreed, indicating their support for the request.

MOTION: Chairman Farrar motioned that we approve the Preliminary Plat Extension Request - West Temple subdivision for one year.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Palmer - Aye
Chairman Farrar - Aye
Commissioner Wood - Aye

The vote was unanimous and the motion carried.

11. Controlled Growth Management Plan (Amendment), Ordinance O-2024-71.

Item number eleven was removed from the agenda and was not discussed during the meeting.

12. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1354-NP-2-A. Applicant: The Little Creek Living Trust Dated April 28, 2024.

Chairman Farrar presented item 12, a zone change application from OST to A-X for a five-acre parcel by Little Creek Living Trust. Chairman Farrar mentioned the parcel is used for agriculture, surrounded by similar properties, and meets standards, seeing no issues. Chairman Farrar then invited comments and called for a motion.

MOTION: Commissioner Wood motioned to approve Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1354-NP-2-A. Applicant: The Little Creek Living Trust.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Palmer - Aye
Chairman Farrar - Aye
Commissioner Wood - Aye

The vote was unanimous and the motion carried.

13. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1350-A, AV-1344, AV-1351-A-1. Applicant: Sup I, II, III, LLC.

Chairman Farrar introduced item 13, a zone change application from OST to A-X for 1,500 acres across several parcels. The land is used for agriculture and aligns with the general plan. Chairman Farrar noted its location on the north side of Main Street and expressed support before calling for a motion. Commissioners agreed with the proposal.

MOTION: Commissioner Wood motioned to approve Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1350-A, AV-1344, AV-1351-A-1. Applicant: Sup I, II, III, LLC.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Palmer - Aye
Chairman Farrar - Aye
Commissioner Wood - Aye

The vote was unanimous and the motion carried.

14. Zone Change Application from Planned Development to A-X Agricultural Zone for parcel: AV-JHLS-1. Applicant: Darcy Anne Pauken.

Chairman Farrar presented item 14, a zone change application from Planned Development to A-X Agricultural for a five-acre parcel. The parcel is located in the Gooseberry area with surrounding properties zoned as OST, Planned Development, and Agricultural. Chairman Farrar noted that the area is mixed but highlighted the agricultural zoning to the north and southeast. Chairman Farrar then asked for a motion.

MOTION: Commissioner Fralish motioned that approve Zone Change from Planned Development to A-X Agricultural Zone for parcel: AV-JHLS-1. Applicant: Darcy Anne Pauken.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Palmer - Aye
Chairman Farrar - Aye

Commissioner Wood - Aye

The vote was unanimous and the motion carried.

15. Zone Change Application from Rural Estates 20 Acres to A-X Agricultural Zone for parcel: AV-1376-F. Applicant: Barbara and Steven Hayden TRS.

Chairman Farrar introduced item 15, a zone change application from RE-20 to A-X for a 20-acre parcel. Chairman Farrar noted that the property to the north is zoned agricultural, and the property to the east, also on the agenda for a similar change, was recently changed to agricultural. Chairman Farrar mentioned the location near Highway 59.

MOTION: Commissioner Wood motioned to approve Zone Change Application from Rural Estates 20 Acres to A-X Agricultural Zone for parcel: AV-1376-F. Applicant: Barbara and Steven Hayden TRS.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Palmer - Aye
Chairman Farrar - Aye
Commissioner Wood - Aye

The vote was unanimous and the motion carried.

16. Zone Change Application from Rural Estates 20 Acres to A-X Agricultural Zone for parcel: AV-1376-E. Applicant: Paul and Kathleen Hansen TRS.

Chairman Farrar presented item 16, a zone change application from RE-20 to A-X. Chairman Farrar mentioned the parcel already has a home and is used for agriculture. It is located just south of the previously approved parcel, aligning with agricultural zoning. Chairman Farrar then called for a motion.

MOTION: Commissioner Wood motioned to approve Zone Change Application from Rural Estates 20 Acres to A-X Agricultural Zone for parcel: AV-1376-E. Applicant: Paul and Kathleen Hansen TRS.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Palmer - Aye
Chairman Farrar - Aye
Commissioner Wood - Aye

The vote was unanimous and the motion carried.

17. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1343-A-1.
Applicant: TLW Investments LLC.

Removed agenda number 17 at the applicant's request.

18. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1372-C.
Applicant: Richard and Brittany Fischer.

Chairman Farrar introduced item 18, a zone change application from OST to A-X for a 22.5-acre parcel. Chairman Farrar noted the location near Coyote Desert Drive, with the property east already approved for agricultural use and the property to the north zoned OST. Chairman Farrar mentioned that the general plan designates the area for agriculture and expressed no concerns with the application.

MOTION: Chairman Farrar motioned that we recommend approval on Zone Change Application from OST to A-X for parcel: AV-1372-C. Applicant: Richard and Brittany Fischer.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Palmer - Aye
Chairman Farrar - Aye
Commissioner Wood - Aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

19. Minutes: August 27, 2024 - Special Planning Commission Meeting and Hearing.

MOTION: Commissioner Fralish motioned that we approve minutes from August 27, 2024 - Special Planning Commission Meeting and Hearing.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Palmer - Aye
Chairman Farrar - Aye
Commissioner Wood - Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Palmer - Aye
Chairman Farrar - Aye
Commissioner Wood - Aye

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:17 p.m.

Date Approved: _____

Approved BY: _____
Chairman | Bradley Farrar

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo