



## SPECIAL PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, October 16, 2024 at 6:00 PM

### MINUTES

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

Chairman Bradley Farrar

Commissioner Lee Fralish

Commissioner Richard Palmer

**ABSENT**

Commissioner Garth Hood

Commissioner Becky Wood

**CONFLICT OF INTEREST DISCLOSURES**

None declared.

**HEARING ON THE FOLLOWING**

1. Repeal Title 10.42 Controlled Growth Management Plan, Ordinance O-2024-71.

Chairman Farrar opened the public hearing.

Libby Wells, participating online, asked why the ordinance was being repealed.

Chairman Farrar closed the public hearing.

2. Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2024-74.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

3. Amend Title 10.22.090 Unlawful Signs, Removal, And Indemnification, Ordinance O-2024-75.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

**DISCUSSION AND POSSIBLE ACTION ITEMS**

4. Repeal Title 10.42 Controlled Growth Management Plan, Ordinance O-2024-71.

Mayor Farrar explained that the ordinance was originally introduced to help manage the potential influx of building permits, as there was concern about the town's capacity to handle a large number all at once. The intent was to gradually adjust the ordinance, but developers opposed it, leading to lawsuits. After consulting with the town attorney, Mayor Farrar determined that the legal battles were not worth pursuing. Instead, alternative solutions were found, such as contracting out some of the permit processing and increasing fees for developers to cover additional costs.

**MOTION:** Commissioner Fralish motioned that we approve the Repeal Title 10.42 Controlled Growth Management Plan, Ordinance O-2024-71.

**SECOND:** The motion was seconded by Commissioner Palmer.

**VOTE:** Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Commissioner Palmer - Aye

Chairman Farrar - Aye

The vote was unanimous and the motion carried.

5. Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2024-74.

Chairman Farrar introduced item number five, an amendment to Title 10 regarding the agricultural zone ordinance (O-2024-74). The amendment was described as a housekeeping item, adding clarification on criteria for lot splits in agricultural zones. Farrar noted that the criteria already existed but needed clarification. No questions were raised.

**MOTION:** Chairman Farrar motioned we recommend approval to Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2024-74.

**SECOND:** The motion was seconded by Commissioner Fralish.

**VOTE:** Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Commissioner Palmer - Aye

Chairman Farrar - Aye

The vote was unanimous and the motion carried.

6. Amend Title 10.22.090 Unlawful Signs, Removal, And Indemnification, Ordinance O-2024-75.

Chairman Farrar introduced item six, an amendment to clarify that sign removal is the responsibility of the code enforcement officer, not the Planning Commission, as part of Ordinance O-2024-75. A motion was then called.

**MOTION:** Commissioner Palmer motioned that we Amend Title 10.22.090 Unlawful Signs, Removal, And Indemnification, Ordinance O-2024-75.

**SECOND:** The motion was seconded by Commissioner Fralish.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

#### APPROVAL OF MINUTES

7. Minutes: September 4, 2024 - Planning Commission Meeting and Hearing.

**MOTION:** Chairman Farrar motioned we approve the minutes of September 4, 2024 for the Planning Commission Meeting and Hearing.

**SECOND:** The motion was seconded by Commissioner Fralish.

**VOTE:** Chairman Farrar called for a vote:

Commissioner Fralish - Aye  
Commissioner Palmer - Aye  
Chairman Farrar - 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

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:07 p.m.

Date Approved: \_\_\_\_\_

Approved BY: \_\_\_\_\_  
Chairman | Bradley Farrar

Attest BY: \_\_\_\_\_  
Town Clerk/Recorder | Jenna Vizcardo