



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, February 12, 2025 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 Garth Hood
Commissioner Stewart Riding

ABSENT

Alternate Commissioner Kael Hirschi was present for the training session and participated only in the vote for adjournment.

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Zone Change Application from Rural Estates Zone 1 acre (RE-1) to Agricultural Zone 20 acres (A-20) for parcel: AV-1365-C-1. Applicant: Kapxcellance Consulting Inc.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

2. Amend Title 10.10.050 RE Rural Estates Zone, Ordinance O-2025-04.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

3. Zone Change Application from Rural Estates Zone 1 acre (RE-1) to Agricultural Zone 20 acres (A-20) for parcel: AV-1365-C-1. Applicant: Kapxcellance Consulting Inc.

Chairman Farrar reviewed a request to rezone parcel AV-1365-C-1 in the Bubbling Wells area from RE-1 to A-20. The 19.78-acre parcel is intended for agricultural use, possibly to qualify for Green Belt status. Commissioners discussed fencing and livestock plans, with no objections raised. A motion was requested.

MOTION: Commissioner Hood motioned that we recommend approval for the Zone Change Application from Rural Estates Zone 1 acre (RE-1) to AG Zone 20 acres (A-20) for parcel: AV-1365-C-1.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

4. Amend Title 10.10.050 RE Rural Estates Zone, Ordinance O-2025-04.

Chairman Farrar introduced an amendment to section 10.10.050 regarding the (RE) zone. The change was a housekeeping clarification to address lots under one acre in new developments. It ensures zoning regulations align with lot sizes, particularly for those under half an acre. Commissioners agreed the update was necessary to prevent future issues. A motion was requested.

MOTION: Commissioner Hood motioned that we recommend approval of amending Title 10.10.050 RE Rural Estates Zone, Ordinance O-2025-04.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

5. Minutes: January 8, 2025.

MOTION: Chairman Farrar motioned we approve the minutes of January 8, 2025.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

TRAINING

- 6. Open and Public Meetings Act Training 2025.

A portion of the audio recording from 6:07 PM to 6:15 PM was lost due to a technical issue. This occurred during the training session. No further action was taken other than a motion, a second, and a vote for adjournment.

ADJOURNMENT

MOTION: Commissioner Hood motioned to adjourn.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

Meeting adjourned at 6:15 p.m.

Date Approved: _____

Approved BY: _____
Chairman | Bradley Farrar

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo