



## PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, August 13, 2025 at 6:00 PM

### MINUTES

**CALL TO ORDER** - Chairman called the meeting to order at 6:00 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

Chairman Bradley Farrar  
Commissioner Lee Fralish  
Commissioner Garth Hood  
Commissioner Stewart Riding  
Commissioner Kael Hirschi

**CONFLICT OF INTEREST DISCLOSURES**

None declared.

**HEARING ON THE FOLLOWING**

1. Proposed Amendment to Wells Estates Subdivision Plat – Combination of Lots 9 and 10 (AV-WEL-9 & AV-WEL-10).

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

2. Ordinance O-2025-25, Proposed Zone Change, Rural Estates 10 Acres Zone (RE-10) to Agricultural 5 Acres Zone (AG-5) for 2745 N Purple Sage Rd, AV-1311-V.

Chairman Farrar clarified that, following resident feedback, the application had been revised from AG-5 to RE-5. Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

3. Ordinance O-2025-29, Proposed zone change from Open Space Transition (OST) and General Commercial (C-3) to Planned Development Overlay (PDO) for 525.73 acres in the Oculta Roca Development, submitted by De La Tierra Holdings LLC.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

4. Ordinance O-2025-30 Development Agreement Addendum with Hidden Rock Development Group, Oculta Roca Project.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

5. Proposed Simple Lot Split Subdivision for AV-1372-C-1 and AV-1372-D, Fischer, Richard and Brittany.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

6. Ordinance O-2025-31, Amend Title 10.10.010 General Purposes.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

**DISCUSSION AND POSSIBLE ACTION ITEMS**

7. Proposed Amendment to Wells Estates Subdivision Plat – Combination of Lots 9 and 10 (AV-WEL-9 & AV-WEL-10).

Chairman Farrar noted the request was straightforward, combining two lots into one, and the commissioners agreed. No comments or concerns.

**MOTION:** Commissioner Hood motioned that we approve the Proposed Amendment to Wells Estates Subdivision Plat – Combination of Lots 9 and 10 (AV-WEL-9 & AV-WEL-10).

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

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

- Commissioner Fralish - Aye
- Commissioner Hirschi - Aye
- Chairman Farrar - Aye
- Commissioner Hood - Aye
- Commissioner Riding - Aye

The motion carried unanimously.

8. Ordinance O-2025-25, Proposed Zone Change, Rural Estates 10 Acres Zone (RE-10) to Agricultural 5 Acres Zone (AG-5) for 2745 N Purple Sage Rd, AV-1311-V.

Chairman Farrar clarified that the application had been revised from AG-5 to RE-5 following resident feedback. Commissioner Riding asked about the acreage, and it was confirmed that the property consisted of 20 acres zoned RE-1, with the request seeking rezoning to RE-5. Commissioners agreed the change was reasonable, noting it would allow up to four lots and was preferable to RE-1, consistent with surrounding zoning.

**MOTION:** Commissioner Hood motioned that we approve Ordinance O-2025-25, Proposed Zone Change, for Rural Estates 10 Acres Zone zoned RE-10 to RE-5 for 2745 N Purple Sage Rd, AV-1311-V.

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

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

- Commissioner Fralish - Aye
- Commissioner Hirschi - Aye
- Chairman Farrar - Aye
- Commissioner Hood - Aye

Commissioner Riding - Aye

The motion carried unanimously.

9. Ordinance O-2025-29, Proposed zone change from Open Space Transition (OST) and General Commercial (C-3) to Planned Development Overlay (PDO) for 525.73 acres in the Oculta Roca Development, submitted by De La Tierra Holdings LLC.

Mayor Farrar explained that the project expanded from 18 to 57 lots on five-acre minimum parcels, preserving low density and open space, and included a \$300,000 contribution for road improvements. Commissioner Hood asked about the Planned Development Overlay (PDO) process, and it was clarified that applicants must submit detailed plans in advance, with major changes requiring council approval. Commissioners agreed that the PDO ensures long-term adherence to the approved plan.

**MOTION:** Commissioner Riding motioned that we approve Ordinance O-2025-29, Proposed zone change from Open Space Transition and General Commercial (C-3) to Planned Development Overlay (PDO) for 525.73 acres in the Oculta Roca Development, submitted by De La Tierra Holdings LLC.

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

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

Commissioner Fralish - Aye  
Commissioner Hirschi - Aye  
Chairman Farrar - Aye  
Commissioner Hood - Aye  
Commissioner Riding - Aye

The motion carried unanimously.

10. Ordinance O-2025-30 Development Agreement Addendum with Hidden Rock Development Group, Oculta Roca Project.

Chairman Farrar noted this item was tied to the previous approval, agenda item number 8.

**MOTION:** Commissioner Hood motioned that we approve Ordinance O-2025-30 Development Agreement Addendum with Hidden Rock Development Group, Oculta Roca Project.

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

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

Commissioner Fralish - Aye  
Commissioner Hirschi - Aye  
Chairman Farrar - Aye  
Commissioner Hood - Aye  
Commissioner Riding - Aye

The motion carried unanimously.

11. Proposed Simple Lot Split Subdivision for AV-1372-C-1 and AV-1372-D, Fischer, Richard and Brittany.  
Chairman Farrar confirmed that, under state law, the Planning Commission now has final approval authority for simple lot splits. The request involved dividing a 15-acre agricultural parcel into two lots.

**MOTION:** Chairman Farrar motioned that we approve the Proposed Simple Lot Split Subdivision for AV-1372-C-1 and AV-1372-D, Richard and Brittany Fischer.

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

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

Commissioner Fralish - Aye  
Commissioner Hirschi - Aye  
Chairman Farrar - Aye  
Commissioner Hood - Aye  
Commissioner Riding - Abstaining

The motion carried with four in favor and one abstention.

12. Ordinance O-2025-31, Amend Title 10.10.010 General Purposes.

Chairman Farrar noted the ordinance update was a housekeeping item, updating the general zoning map.

**MOTION:** Commissioner Fralish motioned that we approve Ordinance O-2025-31, Amended Title 10.10.010 General Purposes.

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

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

Commissioner Fralish - Aye  
Commissioner Hirschi - Aye  
Chairman Farrar - Aye  
Commissioner Hood - Aye  
Commissioner Riding - Aye

The motion carried unanimously.

#### **APPROVAL OF MINUTES**

13. Minutes: July 9, 2025 - Planning Commission Hearing and Meeting.

The minutes were reviewed with no objections.

**MOTION:** Commissioner Riding moved that we approve the Minutes: July 9, 2025 - Planning Commission Hearing and Meeting.

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

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

Commissioner Fralish - Aye

Commissioner Hirschi - Aye  
Chairman Farrar - Aye  
Commissioner Hood - Aye  
Commissioner Riding - Aye

The motion carried unanimously.

**ADJOURNMENT**

**MOTION:** Commissioner Fralish motioned to adjourn.

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

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

Commissioner Fralish - Aye  
Commissioner Hirschi - Aye  
Chairman Farrar - Aye  
Commissioner Hood - Aye  
Commissioner Riding - Aye

The motion carried unanimously.

Meeting adjourned at 6:15 PM

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

Approved BY: \_\_\_\_\_

Chairman | Bradley Farrar

Attest BY: \_\_\_\_\_

Recorder | Jenna Vizcardo