



**APPLE VALLEY PLANNING COMMISSION PUBLIC
HEARING AND MEETING**
1777 N Meadowlark Dr, Apple Valley
Wednesday, October 04, 2023 at 6:00 PM

MINUTES

Chairman | Michael Farrar

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Bradley Farrar

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Michael Farrar

Commissioner Lee Fralish

Commissioner Richard Palmer

Commissioner Bradley Farrar

ABSENT

Commissioner Garth Hood

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. **Consider Recommendation of Approval to Amend Title 11.02.190 Grading Permit By Exception, Ordinance-O-2023-31.**

Chairman Farrar opened the public hearing.

Annie Spendlove, 1260 E 2000 S. She commented, take for instance my property, we have fields we are growing in. How does the grading and grubbing apply to agricultural.

Chairman Farrar closed the public hearing.

2. **Consider Recommendation of Approval to Amend Title 10.28.310 Grading And Grubbing Of Vacant Lots, Ordinance-O-2023-32.**

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

3. **Consider Recommendation of Approval to Amend Title 10.18.020 Residential Lots; Access, Ordinance-O-2023-34.**

Chairman Farrar opened the public hearing.



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No public comments.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. **Consider Recommendation of Approval to Amend Title 11.02.190 Grading Permit By Exception, Ordinance-O-2023-31.**

Chairman Farrar commented this is a housekeeping item and reviewed the ordinance presented in the agenda packet.

MOTION: Commissioner Farrar motioned that we recommend approval to amend title 11.02.190 Grading Permit By Exception, Ordinance-O-2023-31.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

5. **Consider Recommendation of Approval to Amend Title 10.28.310 Grading And Grubbing Of Vacant Lots, Ordinance-O-2023-32.**

Chairman Farrar reviewed the ordinance presented in the agenda packet.

MOTION: Commissioner Farrar motioned that we recommend approval to amend title 10.28.310 Grading And Grubbing Of Vacant Lots, Ordinance-O-2023-32.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

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



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The vote was unanimous and the motion carried.

6. Consider Recommendation of Approval to Amend Title 10.18.020 Residential Lots; Access, Ordinance-O-2023-34.

Chairman Farrar reviewed the ordinance presented in the agenda packet.

MOTION: Commissioner Farrar motioned that we recommend approval to amend title 10.18.020 Residential Lots; Access, Ordinance-O-2023-34.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

7. Consider Recommendation of Approval for Preliminary Plat Application for Crimson Peaks subdivision. Agent: Travis Holm, Scout Holm.

Chairman Farrar commented in the future, applications will not go on the agenda until the Board has verified it meets all the Town Ordinances for preliminary plat.

MOTION: Chairman Farrar motioned that we recommend approval for preliminary plat application for Crimson Peaks subject to the following conditions:

1. Big Plains Water Special Service District requires said developer to pay for a water study report to ensure there is an adequate supply of water in the Town's aquifer for this project.
2. I have already talked to Travis Holm about this but I wanted to add it on to make a record of it. Developer will be required to reimburse the Range RV campground for the cost of the deceleration lane installed on Highway 59 per the agreement that Travis



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made with and I've already talked to Travis, he's good with that, he remembers and understands it, they have no problem with that.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

8. Consider Recommendation of Approval for Preliminary Plat Application for West Temple Village Subdivision. Owner: Holm House LLC -Travis Holm, Agent: Matt Loo.

MOTION: Chairman Farrar motioned that we recommend approval for preliminary plat application for West Temple Village subject to the following conditions:

1. Big Plains Water Special Service District requires said developer to pay for a water study report to ensure there is an adequate supply of water in the Town's aquifer for this project.
2. Developer will be required to reimburse the Range RV campground for the cost of the deacceleration lane installed on Highway 59 per the agreement made with Travis Holm.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.



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APPROVAL OF MINUTES

9. Minutes: August 30, 2023.

MOTION: Commissioner Fralish motioned we approve the minutes from 8.30.23.

SECOND: The motion was seconded by Commissioner Farrar.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn the meeting.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:12 p.m.



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Date Approved: _____

Approved BY: _____

Chairman | Michael Farrar

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo

DRAFT