



PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 05, 2024 at 6:00 PM

MINUTES

Chairman | Bradley Farrar

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Becky Wood

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

PLEDGE OF ALLEGIANCE

ROLL CALL- Roll call was conducted, and it was noted that Commissioner Garth Hood would be arriving late.

PRESENT

Chairman Bradley Farrar

Commissioner Lee Fralish

Commissioner Richard Palmer

Commissioner Garth Hood

Commissioner Becky Wood

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Amend Title 10.14 Short Term Vacation Rental Rules and Regulations, Ordinance-O-2024-23.
Chairman Farrar opened the public hearing.
No public comments.
Chairman Farrar closed the public hearing.
2. Amend Title 10.07.090 Conditional Use Permit, Ordinance-O-2024-22.
Chairman Farrar opened the public hearing.
No public comments.
Chairman Farrar closed the public hearing.
3. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1378-N, AV-1378-R, AV-1378-S, AV-1378-P. Applicant: Cortney Barlow.
Chairman Farrar opened the public hearing.
No public comments.
Chairman Farrar closed the public hearing.
4. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-O.
Applicant: Jonathan J George.



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

5. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1367-A, AV-1370-A, AV-1371-A, AV-1368, AV-1356-A-1, AV-1360, AV-1357, AV-1356-B, AV-1359, AV-1349, AV-1348-B. Applicant: Hirschi Big Plain Ranch Irrevocable Trust.

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-1365-N. Applicant: John Carl Izaak McHenry/Todd A Chamberlain.

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

7. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1378-B, AV-1378-C, AV-1378-D. Applicant: Land Development Solutions, LLC.

Chairman Farrar acknowledged the applicant's request to withdraw for agenda items # 7 and #15.

8. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1390, AV-1366-A-1, AV-1369-A. Applicant: Farrar Family Trust.

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

DISCUSSION AND POSSIBLE ACTION ITEMS

9. Amend Title 10.14 Short Term Vacation Rental Rules and Regulations, Ordinance-O-2024-23.

Charman Farrar discussed adding conditional use permits for short-term vacation rentals if specific requirements, like the 10% rule or the 300-foot rule, are not met.

Mayor Farrar provided an example of a property in Cedar Point that was only two feet shy of meeting the 300-foot requirement and thus was operating without a license. The amendment would allow such properties to obtain a conditional use permit, subject to the commission's approval. It was emphasized



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that the 300-foot measurement is from property line to property line, following the street rather than cutting across.

The commissioners agreed that the amendment would provide necessary flexibility without automatically granting approvals.

Motion: Commissioner Hood motioned we recommend approval of O-2024-23, 10.14 Short Term Vacation Rental Rules and Regulations.

Motion made by Commissioner Hood, Seconded by Commissioner Palmer.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.

10. Amend Title 10.07.090 Conditional Use Permit, Ordinance-O-2024-22.

Chairman Farrar discussed an amendment to Title 10.07.09 regarding conditional use permits. This amendment was to update the section to allow the planning commission to issue conditional use permits for short-term vacation business licenses, aligning with the decision made in the previous item.

Motion: Commissioner Fralish motioned we approve O-2024-22, 10.07.090 Conditional Use Permit, pass it on to Town Council.

Motion made by Commissioner Fralish, Seconded by Commissioner Hood.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.

11. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1378-N, AV-1378-R, AV-1378-S, AV-1378-P. Applicant: Courtney Barlow.

Chairman Farrar discussed a zone change application by Courtney Barlow. The application was for a property near Bubbling Wells, consisting of 181.5 acres currently zoned as open space transition (OST). The request was to change the zoning to agricultural (A-X) to bring the property, which includes a house, into compliance with local ordinances. The property comprises four parcels in total. The commissioners agreed with the application.

Motion: Commissioner Palmer motioned Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1378-N, AV-1378-R, AV-1378-S, AV-1378-P. Applicant: Courtney Barlow.



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Motion made by Commissioner Palmer, Seconded by Commissioner Fralish.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.

12. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-O. Applicant: Jonathan J George.

Chairman Farrar discussed a zone change application by Jonathan J. George for a property consisting of 10 acres. The request was to change the zoning from open space to agricultural (A-X). There were no questions or concerns from the commission members.

Motion: Commissioner Hood motioned that we approve item number 12, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-O. Applicant: Jonathan J George.

Motion made by Commissioner Hood, Seconded by Commissioner Wood.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.

13. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1367-A, AV-1370-A, AV-1371-A, AV-1368, AV-1356-A-1, AV-1360, AV-1357, AV-1356-B, AV-1359, AV-1349, AV-1348-B. Applicant: Hirschi Big Plain Ranch Irrevocable Trust.

Chairman Farrar discussed the application received was to change 991.5 acres to reduce potential housing developments and bring property into compliance. There were no questions or concerns from the commission members.

Motion: Commissioner Wood motioned to approve Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1367-A, AV-1370-A, AV-1371-A, AV-1368, AV-1356-A-1, AV-1360, AV-1357, AV-1356-B, AV-1359, AV-1349, AV-1348-B. Applicant: Hirschi Big Plain Ranch Irrevocable Trust.

Motion made by Commissioner Wood, Seconded by Commissioner Fralish.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.



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14. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-N. Applicant: John Carl Izaak McHenry/Todd A Chamberlain.

Chairman Farrar discussed the application pertained to a 10-acre property in the Bubbling Wells area. The applicant expressed intentions to eventually build a house on the property. Though the property showed a potential subdivision in the drawings, the applicant had clarified with Chairman Farrar that the subdivision was intended for personal use and not for development or sale.

Chairman Farrar clarified that while the applicant does not plan to subdivide the land now, they would still need to comply with ordinances if they chose to do so in the future. Commissioner Fralish and other commissioners found this clarification satisfactory and had no further comments or objections.

Motion: Chairman Farrar motioned that we recommend approval of Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-N. Applicant: John Carl Izaak McHenry/Todd A Chamberlain.

Motion made by Chairman Farrar, Seconded by Commissioner Palmer.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.

15. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1378-B, AV-1378-C, AV-1378-D. Applicant: Land Development Solutions, LLC.

Chairman Farrar acknowledged the applicant's request to withdraw for agenda items # 7 and #15.

16. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1390, AV-1366-A-1, AV-1369-A. Applicant: Farrar Family Trust.

Chairman Farrar discussed this application involved 250 acres across three parcels. Chairman Farrar stated that he is not the owner of this property for the record. Mayor Farrar clarified for the record that they were not personally benefiting from this change, the land was already in the Greenbelt, ensuring the change was for the town's benefit.

Motion: Commissioner Wood motioned to approve Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1390, AV-1366-A-1, AV-1369-A. Applicant: Farrar Family Trust.

Motion made by Commissioner Wood, Seconded by Commissioner Palmer.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.



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APPROVAL OF MINUTES

17. Minutes: April 10, 2024.

18. Minutes: May 1, 2024.

Motioned to approve of 4/10/24 and 5/1/24.

Motion: Commissioner Fralish motioned we approve the minutes of 4/10/24 and 5/1/24.

Motion made by Commissioner Fralish, Seconded by Commissioner Palmer.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Wood

Voting Abstaining: Commissioner Hood

ADJOURNMENT

Motion: Commissioner Fralish motioned to adjourn the meeting.

Motion made by Commissioner Fralish, Seconded by Commissioner Palmer.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

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

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo