



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 10, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE

The Planning Commission meeting was called to order at 6:00 PM by Chairman Farrar, followed by the Pledge of Allegiance.

PRESENT

Chairman Bradley Farrar
Commissioner Lee Fralish
Commissioner Stewart Riding
Commissioner Dan Harsh

ABSENT

Commissioner Garth Hood

CONFLICT OF INTEREST DISCLOSURES

During conflict of interest disclosures, Commissioner Riding stated a potential conflict of interest regarding one agenda item due to a family relationship and disclosed a conflict regarding the application associated with their own property, agenda item seven.

HEARING ON THE FOLLOWING

1. Ordinance-O-2026-15, Zone Change from Open Space Transition Zone (OST) to Agricultural 20 Acres Zone (AG-20) for parcel AV-1361-B, AV-1361-C.
Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.
2. Ordinance O-2026-16, Zone Change from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for parcel AV-1378-G.
Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.
3. Simple Lot Subdivision Application for AV-1361-B and AV-1361-C (convert two parcels to four parcels).
Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Ordinance-O-2026-15, Zone Change from Open Space Transition Zone (OST) to Agricultural 20 Acres Zone (AG-20) for parcel AV-1361-B, AV-1361-C.
Under discussion and possible action items, the Commission reviewed Ordinance O-2026-15. The Chairman explained that the applicant owned approximately 60 acres and sought to divide the property into three 20-acre parcels, requiring the requested zone change. The Commission discussed the application and noted that all review requirements had been completed. No comments or concerns were received.

MOTION: Commissioner Riding motioned to recommend approval of Ordinance-O-2026-15, Zone Change from Open Space Transition Zone (OST) to Agricultural 20 Acres Zone (AG-20) for parcel AV-1361-B , AV-1361-C.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

Motion carried.

5. Ordinance O-2026-16, Zone Change from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for parcel AV-1378-G.

The Commission considered Ordinance O-2026-16. The Chairman explained that the applicant sought to rezone a 20-acre parcel from OST to AG-5 and noted that the request was consistent with the Town's General Plan. No comments or concerns were received.

MOTION: Chairman motioned we recommend approval on Ordinance O-2026-16, Zone Change from OST to AG-5 for parcel AV-1378-G.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

Motion carried.

6. Simple Lot Subdivision Application for AV-1361-B and AV-1361-C (convert two parcels to four parcels).

The Commission next reviewed the Simple Lot Subdivision Application for parcels AV-1361-B and AV-1361-C. The Chairman reported that comments from the Fire Chief regarding roadway width and private driveway requirements had been discussed with the project engineer. The Chairman also noted that Sunrise Engineering had provided a review report identifying minor items that would need to be addressed before final approval. No comments or concerns were received.

MOTION: Chairman motioned that we approve the Simple Lot Subdivision Application for AV-1361-B and AV-1361-C, pending the road meets all the fire requirements and the chief approves. Any minor

details from the Sunrise Engineering report are addressed and pending the town council approves the zone change at their later date.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Harsh - Aye
Chairman Farrar - Aye
Commissioner Riding - Abstain
Commissioner Hood - Absent

Motion carried.

7. Application from Stewart Riding to remodel and replace an existing structure at 1456 N Mount Zion Dr, which currently has power.

*Tabled from May 13, 2026

The Commission then considered the application from Commissioner Riding to remodel and replace an existing structure located at 1456 N. Mount Zion Drive. The applicant explained that the property currently contained steel structures connected by a wooden section and that the request would allow replacement of the structure in the future. The Chairman noted improvements previously made to other structures on the property.

MOTION: Commissioner Harsh motioned for item number seven, Application from Stewart Riding to remodel and replace an existing structure on 1456 N Mount Zion Dr, which currently has power.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Harsh - Aye
Chairman Farrar - Aye
Commissioner Riding - Abstain
Commissioner Hood - Absent

Motion carried.

APPROVAL OF MINUTES

8. Minutes: May 13, 2026 - Planning Commission Meeting.

The Commission reviewed the minutes of the May 13, 2026 Planning Commission meeting. No corrections were proposed.

MOTION: Chairman Farrar motioned we approve the minutes of May 13, 2026 from the Planning Commission Meeting.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Abstain
Commissioner Harsh - Aye
Chairman Farrar - Aye
Commissioner Riding - Aye
Commissioner Hood - Absent

Motion carried.

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 Harsh - Aye
Chairman Farrar - Aye
Commissioner Riding - Aye
Commissioner Hood - Absent

Motion carried.

Meeting adjourned at 6:08 PM.



Date Approved: 7/8/26

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo