



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, October 08, 2025 at 6:00 PM

MINUTES

CALL TO ORDER – Chairman Farrar called the meeting to order at 6 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

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

ABSENT

Commissioner Kael Hirschi

CONFLICT OF INTEREST DISCLOSURES

Commissioner Riding disclosed a potential conflict of interest regarding one of the items they had personally submitted to the Planning Commission for consideration regarding agenda number nine. Commissioner Fralish disclosed a conflict of interest regarding agenda item number six, the zone change application submitted by Joseph Neppl, noting that the applicant is a relative.

HEARING ON THE FOLLOWING

1. Simple Lot Split Subdivision Application for parcel: AV-1354-B, (7 new parcels), Applicant: Alan Dockstader.

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

2. Ordinance O-2025-34, Proposed Zone Change, Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for AV-1351-C, 325 N Cougar Ln, Applicant: Joseph and Kituran Neppl.

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

3. Ordinance O-2025-35, Amend Title 10.28.150 Utility Requirements.

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

4. Ordinance O-2025-36, Repeal Title 10.28.130 Minimum Height Of Main Building.

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

DISCUSSION AND POSSIBLE ACTION ITEMS

5. Simple Lot Split Subdivision Application for parcel: AV-1354-B, (7 new parcels), Applicant: Alan Dockstader.

Chairman Farrar opened discussion on agenda item number five, a simple lot split subdivision application for parcel AV-1354-B, submitted by applicant Alan Dockstader. Chairman Farrar noted that the Planning

Commission had previously recommended approval of a zone change for the property to AG-10 and explained that the applicant sought to divide the land into eight parcels.

Chairman Farrar expressed concern that a simple lot split would exempt the applicant from several standard requirements. He recommended requiring the applicant to bring the road adjacent to the property up to fire code standards, explaining that it currently lacked sufficient width for fire truck access. He proposed that the section of road extending from the end of the Hutchings property, located just north of the site, down to the end of the Dockstader property, be improved to meet the town's standards, including a 26-foot-wide road base.

Commissioner Hood agreed that this requirement was reasonable. Commissioner Fralish stated that everything else in the application appeared satisfactory. Chairman Farrar noted that utilities such as power and water would be handled through individual building permits and that the primary concern was ensuring the developer, not future property owners, was responsible for bringing the road up to standard. He suggested including this condition in the motion for approval.

Commissioner Riding asked whether there was access to all parcels, and Chairman Farrar confirmed that access was available along the northern boundary, which bordered Main Street. Commissioner Riding also inquired about the lot sizes, and Chairman Farrar stated that all lots were 10 acres and met the minimum width requirements for the AG-10 zone.

After confirming that the proposed layout met zoning and access standards, Chairman Farrar offered to make a motion for approval contingent upon the road being brought up to minimum town standards.

MOTION: Chairman Farrar motioned we approve the Simple Lot Split Subdivision Application for parcel: AV-1354-B, applicant is Alan Dockstader, pending the road bordering the property, touching the property and accessing those lots is all brought up to town standards.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding – Aye

Commissioner Hirschi - Absent

The vote was unanimous and the motion carried.

6. Ordinance O-2025-34, Proposed Zone Change, Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for AV-1351-C, 325 N Cougar Ln, Applicant: Joseph and Kituran Neppl.

Chairman Farrar introduced agenda item number six, ordinance O-2025-34, a proposed zone change from Open Space Transition (OST) to Agricultural 5 Acres (AG-5) for parcel AV-1351-C. Chairman Farrar stated that the request was straightforward, involving a five-acre parcel currently zoned OST, and noted that the surrounding properties were zoned Agricultural 5 Acres and Residential 5 Acres.

Commissioner Riding asked whether the item would need to be tabled, and Chairman Farrar responded that it would not. Commissioner Riding then inquired whether a quorum was present, and Chairman Farrar confirmed that there was, noting that only three members were required to vote if Commissioner

Fralish chose to abstain. Chairman Farrar stated that there were no objections to the request and that the Commission could proceed with a motion.

MOTION: Commissioner Hood motioned recommending approval for Ordinance O-2025-34, Proposed Zone Change, Open Space Transition to AG-5 for AV-1351-C, 325 N Cougar Ln, for Joseph and Kituran Neppl.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

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

The vote was three ayes, one abstain, and the motion carried.

7. Ordinance O-2025-35, Amend Title 10.28.150 Utility Requirements.

Chairman Farrar introduced agenda item number seven, ordinance O-2025-35, an amendment to Title 10.28.150 regarding utility requirements. Chairman Farrar explained that this item, along with the next ordinance, involved simple housekeeping updates. He stated that the change was prompted by the dissolution of the Big Plains Water Special Service District and that the ordinance would update references from "Big Plains Water Service District" to "Town of Apple Valley Water Department." He noted that this was the only change being made.

MOTION: Commissioner Riding motioned I recommend approval of Ordinance O-2025-35, Amend Title 10.28.150 Utility Requirements.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

8. Ordinance O-2025-36, Repeal Title 10.28.130 Minimum Height Of Main Building.

Chairman Farrar introduced agenda item number eight, ordinance O-2025-36, to repeal Title 10.28.130 concerning the minimum height of a main building. Chairman Farrar explained that the ordinance was being repealed because it was redundant, as another section of town code already addressed minimum and maximum building height requirements.

Commissioner Hood commented that the existing language, which stated that no dwelling could be constructed to a height of less than one story, was unusual. Chairman Farrar agreed, noting that the provision was unnecessary and that removing it would help clean up the code.

MOTION: Commissioner Fralish motioned I recommend we approve Ordinance O-2025-36, Repeal Title 10.28.130 Minimum Height Of Main Building.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

9. Stewart Riding - Application - Appear Before The Planning Commission.

Chairman Farrar introduced agenda item number nine, Stewart Riding's application to appear before the Planning Commission. Chairman Farrar invited applicant Stewart Riding to provide details about the request.

Applicant Stewart Riding explained that the project involved a nonconforming building and that, in accordance with town ordinance, Planning Commission approval was required before proceeding with a rebuild or remodel. He offered to show photos of the structure for reference. Commissioner Fralish stated that they would not like to see the photos unless the project involved a significant change.

Commissioner Riding clarified that the remodel was part of an existing structure previously improved on the same property. He added that he had contacted the Garden Committee and donated materials from the old building, which had been disassembled and relocated to Centerville for reuse.

Chairman Farrar commented that the project would likely improve safety on the property and commended Commissioner Riding for following the appropriate process. Commissioner Fralish asked if any formal action was needed. Recorder Jenna Vizcardo confirmed that the Commission's role was to approve the proposed remodel and replacement of the nonconforming building. Chairman Farrar stated that he would make a motion to approve the request.

MOTION: Chairman Farrar motioned that we approve the Application from Stewart Riding to replace or remodel of his non-conforming building.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

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

The vote was three ayes, one abstain, and the motion carried.

APPROVAL OF MINUTES

10. Minutes: September 10, 2025 - Planning Commission Hearing and Meeting.

Chairman Farrar moved on to the approval of the minutes from the previous meeting, stating that there were no issues or corrections needed and that the minutes appeared accurate. The commissioners agreed that the minutes looked satisfactory. Chairman Farrar then asked if there were any concerns or if anyone wished to make a motion for approval.

MOTION: Commissioner Riding motioned we approve the Minutes of September 10, 2025, Planning Commission Hearing and Meeting.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

Meeting adjourned at 6: 11 PM

Date Approved: 11/12/25

Approved BY: Bradley Farrar
Chairman | Bradley Farrar

Attest BY: Jenna Vizcardo
Recorder | Jenna Vizcardo

