



## PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, March 12, 2025 at 6:00 PM

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### MINUTES

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

**PLEDGE OF ALLEGIANCE:** was recited.

**ROLL CALL**

**PRESENT**

Chairman Bradley Farrar

Commissioner Lee Fralish

Commissioner Garth Hood

Commissioner Stewart Riding

**ABSENT**

Alternate Commissioner Kael Hirschi

**CONFLICT OF INTEREST DISCLOSURES**

None declared.

**HEARING ON THE FOLLOWING**

1. Ordinance O-2025-06, Approving the Master Development Agreement for the Crimson Peaks Development.  
Chairman Farrar opened the public hearing.  
No public comments.  
Chairman Farrar closed the public hearing.
2. Ordinance O-2025-07, Approving the Master Development Agreement for the West Temple Development.  
Chairman Farrar opened the public hearing.  
No public comments.  
Chairman Farrar closed the public hearing.
3. Ordinance O-2025-08, Approving the Master Development Agreement for the Gooseberry Preserve at Zion Development.  
Chairman Farrar opened the public hearing.  
No public comments.  
Chairman Farrar closed the public hearing.
4. Ordinance O-2025-09, Approving the Master Development Agreement for the Gooseberry Springs Ranch Development.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

5. Ordinance O-2025-10, Approving the Master Development Agreement for the Miles Mark Development.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

6. Ordinance O-2025-11, Approving the Master Development Agreement for the Redstone at Canaan Development.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

7. Ordinance O-2025-12, Approving the Master Development Agreement for the Solstice Resort Development.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

#### **DISCUSSION AND POSSIBLE ACTION ITEMS**

8. Ordinance O-2025-06, Approving the Master Development Agreement for the Crimson Peaks Development.

Chairman Farrar noted that this ordinance and others on the agenda contained materials identical to prior approvals, and ordinance numbers were now being assigned. Commissioner Riding stated for the record their intent to represent the majority of the voting public.

**MOTION:** Commissioner Hood motioned that we recommend approval of Ordinance O-2025-06, Approving the Master Development Agreement for the Crimson Peaks Development.

**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 Hirsch - Absent

The vote was unanimous and the motion carried.

9. Ordinance O-2025-07, Approving the Master Development Agreement for the West Temple Development.

Chairman Farrar introduced item number nine, Ordinance O-2025-07, regarding the approval of the master development agreement for the West Temple development.

**MOTION:** Commissioner Riding moved that we approve O-2025-07, West Temple Development MDA approval and authorization.

**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 Hirsch - Absent

The vote was unanimous and the motion carried.

10. Ordinance O-2025-08, Approving the Master Development Agreement for the Gooseberry Preserve at Zion Development.

Chairman Farrar introduced item number ten, Ordinance O-2025-08, concerning the approval of the master development agreement for the Goose Bay Preserve at Zion development.

**MOTION:** Commissioner Fralish motioned we approve the Ordinance O-2025-08, Approving the Master Development Agreement for the Gooseberry Preserve at Zion Development.

**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 Hirsch - Absent

The vote was unanimous and the motion carried.

11. Ordinance O-2025-09, Approving the Master Development Agreement for the Gooseberry Springs Ranch Development.

Chairman Farrar introduced item number eleven, Ordinance O-2025-09, for the approval of the master development agreement for the Gooseberry Springs Grants development.

**MOTION:** Commissioner Riding moved that we approve Ordinance O-2025-09, Approving the Master Development Agreement for Gooseberry Springs Ranch Development.

**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 Hirsch - Absent

The vote was unanimous and the motion carried.

12. Ordinance O-2025-10, Approving the Master Development Agreement for the Miles Mark Development.

Chairman Farrar introduced item number twelve, Ordinance O-2025-10, regarding the approval of the master development agreement for the Miles Mark development.

**MOTION:** Commissioner Hood motioned that we recommend approval of Ordinance O-2025-10, Approving the Master Development Agreement for the Miles Mark Development.

**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 Hirsch - Absent

The vote was unanimous and the motion carried.

13. Ordinance O-2025-11, Approving the Master Development Agreement for the Redstone at Canaan Development.

Chairman Farrar introduced item number thirteen, Ordinance O-2025-11, concerning the approval of the master development agreement for the Redstone at Canaan development.

**MOTION:** Chairman Farrar motioned we recommend approval on Ordinance O-2025-11, Approving the Master Development Agreement for the Redstone at Canaan Development.

**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 Hirsch - Absent

The vote was unanimous and the motion carried.

14. Ordinance O-2025-12, Approving the Master Development Agreement for the Solstice Resort Development.

Chairman Farrar introduced item number fourteen, Ordinance O-2025-12, concerning the approval of the master development agreement for the Solstice Resort development.

**MOTION:** Commissioner Hood motioned that we recommend approval of Ordinance O-2025-12, Approving the Master Development Agreement for the Solstice Resort Development.

**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 Hirsch - Absent

The vote was unanimous and the motion carried.

#### **APPROVAL OF MINUTES**

15. Minutes: January 29, 2025.

16. Minutes: February 12, 2025.

**MOTION:** Commissioner Fralish motioned we approve the minutes for January 29, 2025 and February 12, 2025.

**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 Hirsch - 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:

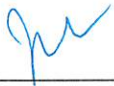
Commissioner Fralish - Aye  
Chairman Farrar - Aye  
Commissioner Hood - Aye  
Commissioner Riding - Aye  
Commissioner Hirsch - Absent

The vote was unanimous and the motion carried.

Meeting adjourned at 6:08 p.m.

Date Approved: 4/9/25

Approved BY:   
Chairman | Bradley Farrar

Attest BY:   
Recorder | Jenna Vizcardo

