



SPECIAL TOWN COUNCIL MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 29, 2025 at 6:30 PM

MINUTES

CALL TO ORDER- Mayor Farrar called the meeting to order at 6:18 p.m.

PLEDGE OF ALLEGIANCE

PRAYER- Prayer was offered by Council Member Sair.

ROLL CALL

PRESENT

Mayor Michael Farrar

Council Member Kevin Sair

Council Member Annie Spendlove

Council Member Scott Taylor

Council Member Richard Palmer

DECLARATION OF CONFLICTS OF INTEREST

None declared.

Mayor Farrar opened the meeting by summarizing previous discussions on development agreements, noting no significant changes since the joint Planning Commission and Town Council work session. The initial development plan included 3,500 residents on 2,000 acres, but under revised agreements, it would now support 1,300 residents and 500 rental cabins over 3,000 acres. Many zoning changes were made by prior administrations, and the town was now formalizing Master Development Agreements (MDAs) to ensure compliance.

The Crimson Peak & West Temple project, covering 700 acres, was rezoned to Rural Estates-1 (RE-1) while maintaining half-acre lots. The developer committed to paving Gooseberry Way, donating an easement for a new water tank, and providing emergency access improvements. The Miles Mark Development, a 70-acre project, was approved for 45 lots, with agreements to pave Rome Way and improve emergency access for the Wells subdivision.

For Gooseberry Springs Ranch (740 acres), zoning was set at RE-1 with a one-acre minimum lot size, totaling up to 550 lots. Road designs would comply with fire codes. The Gooseberry Preserve Zion project (40 acres) was approved for 80 cabins, with phased paving of Main Street and maintenance responsibilities assigned to the developer until full paving was completed.

The Solstice Resort (600 acres) was rezoned from R-0.5 to RE-2.5, allowing 208 lots, with Main Street paving as part of the agreement. The final 600-acre mixed-use development was approved for 150 residential lots, 112 employee housing units, and 500 rental cabins/hotel units, with road paving commitments.

The mayor confirmed that maintenance concerns had been addressed, with the developer responsible for upkeep until permanent paving was completed.

Attorney Bruce Baird addressed the council, expressing gratitude to the mayor, planning commission chair Bradley Farrar, town staff, and the council for their consideration. He stated that the proposed agreements represented a positive solution for all parties involved. He also acknowledged Travis Holm and his team's commitment to being a constructive part of Apple Valley moving forward and emphasized their goal of developing projects the town could be proud of. He concluded by thanking the council.

Mayor Farrar acknowledged concerns about growth, stating that while many residents oppose it, the town has been working toward slow, responsible development. The mayor reiterated that the current agreements reflect that approach, having been under negotiation for a year. The developer, Travis Holm, and his family had made several compromises, as had the town, resulting in what the mayor believed to be the best outcome for all parties.

The mayor introduced Travis Holm and his family, along with the attorney Bruce Baird, identifying key stakeholders involved in the projects. Public comments were then opened, but with no responses from attendees or online participants, the mayor closed the comment period.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

No public comments.

DISCUSSION AND ACTION

1. Master Development Agreement for Crimson Peaks.

The Council moved directly into discussion and action items, beginning with the Master Development Agreement for Crimson Peaks. Mayor Farrar reiterated that construction drawings were already prepared and on their desk. Once the agreement was approved, the only remaining requirement before signing off on construction would be finalizing a water agreement, which would be handled separately. The Mayor invited the Council to ask any questions, referencing prior discussions during work meetings.

MOTION: Council Member Taylor moved that we approve the Master Development Agreement MDA for Crimson Peaks and authorize the Mayor to sign the same on behalf of the Town. I further move that the Mayor may make minor changes to the MDA to clarify any issues, including what was discussed tonight, so long as the Mayor and the Town's attorney certify to the Council that such changes do not materially alter the terms of the MDA as it was considered by the Council.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

2. Master Development Agreement for West Temple.

The Council moved to item two, the Master Development Agreement for West Temple. Mayor Farrar noted the 55 acres of commercial space and stated that the developer, Travis Holm, had agreed to town input on businesses, including a market, restaurant, and hardware store. Travis also committed to maintaining architectural standards to ensure new buildings align with Apple Valley's character.

MOTION: Council Member Taylor moved that we approve the Master Development Agreement MDA for West Temple and authorize the Mayor to sign the same on behalf of the Town. I further move that the Mayor may make minor changes to the MDA to clarify any issues, including what was discussed tonight, so long as the Mayor and the Town's attorney certify to the Council that such changes do not materially alter the terms of the MDA as it was considered by the Council.

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

3. Master Development Agreement for Gooseberry Preserve at Zion.

The Council moved to item three, the Master Development Agreement for Gooseberry Preserve at Zion. Council members expressed appreciation for the joint meeting, noting that reviewing each development and addressing concerns had helped move the process forward. They acknowledged that the discussions ensured proper measures were in place to protect the community, especially given the significant growth impact. The joint meeting was credited with aligning perspectives and facilitating collaboration.

MOTION: Council Member Taylor moved that we approve the Master Development Agreement MDA for Gooseberry Preserve at Zion and authorize the Mayor to sign the same on behalf of the Town. I further move that the Mayor may make minor changes to the MDA to clarify any issues, including what was discussed tonight, so long as the Mayor and the Town's attorney certify to the Council that such changes do not materially alter the terms of the MDA as it was considered by the Council.

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

4. Master Development Agreement for Gooseberry Springs Ranch.

The Council moved to item four, the Master Development Agreement for Gooseberry Springs Ranch.

MOTION: Council Member Taylor moved that we approve the Master Development Agreement MDA for Gooseberry Springs Ranch and authorize the Mayor to sign the same on behalf of the Town. I further move that the Mayor may make minor changes to the MDA to clarify any issues, including what was discussed tonight, so long as the Mayor and the Town's attorney certify to the Council that such changes do not materially alter the terms of the MDA as it was considered by the Council.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

5. Master Development Agreement for Miles Mark.

The Council moved to item five, the Master Development Agreement for Miles Mark, located on the hill. The Mayor opened the floor for questions, but no concerns were raised.

MOTION: Council Member Taylor moved that we approve the Master Development Agreement MDA for Miles Mark and authorize the Mayor to sign the same on behalf of the Town. I further move that the Mayor may make minor changes to the MDA to clarify any issues, including what was discussed tonight, so long as the Mayor and the Town's attorney certify to the Council that such changes do not materially alter the terms of the MDA as it was considered by the Council.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

6. Master Development Agreement for Redstone at Canaan.

The Council moved to item six, the Master Development Agreement for Redstone at Canaan. The Mayor opened the floor for questions, but no concerns were raised.

MOTION: Council Member Taylor moved that we approve the Master Development Agreement MDA for Redstone at Canaan and authorize the Mayor to sign the same on behalf of the Town. I further move that the Mayor may make minor changes to the MDA to clarify any issues, including what was discussed tonight, so long as the Mayor and the Town's attorney certify to the Council that such changes do not materially alter the terms of the MDA as it was considered by the Council.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

7. Master Development Agreement for Solstice Resort.

The Council moved to item seven, the Master Development Agreement for Solstice Resort. The Mayor opened the floor for questions or a motion.

MOTION: Council Member Taylor moved that we approve the Master Development Agreement MDA for Solstice Resort and authorize the Mayor to sign the same on behalf of the Town. I further move that the Mayor may make minor changes to the MDA to clarify any issues, including what was discussed tonight, so long as the Mayor and the Town's attorney certify to the Council that such changes do not materially alter the terms of the MDA as it was considered by the Council.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

Mayor Farrar reaffirmed the commitment to acting in the town's best interest, stating that both the Council and the administration had worked diligently to ensure responsible and controlled growth. The Mayor emphasized that while growth is inevitable, it is being managed carefully with a structured plan to prevent it from negatively impacting the town. Collaboration with developers was highlighted as key to ensuring smart, sustainable development.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

No request.

ADJOURNMENT

MOTION: Council Member Sair motioned to adjourn.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye

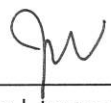
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 6:36 p.m.

Date Approved: 2/19/25

Approved BY: 
Mayor | Michael L. Farrar

Attest BY: 
Town Clerk/Recorder | Jenna Vizcardo

