



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, September 10, 2025 at 6:00 PM

MINUTES

CALL TO ORDER - Chairman Farrar called the meeting to order at 6:00 PM

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL

PRESENT

Chairman Bradley Farrar

Commissioner Lee Fralish

Commissioner Garth Hood

Commissioner Stewart Riding

ABSENT

Commissioner Kael Hirschi

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Ordinance O-2025-33, Proposed Zone Change, Open Space Transition Zone (OST) to Agricultural 10 Acres Zone (AG-10) for AV-1354-B, Applicant: Alan Dockstader.

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

2. Simple Lot Split Subdivision Application for parcel: AV-1311-V, 2745 N Purple Sage Rd (3 new parcels), Applicant: Jordan Holm.

Chairman Farrar opened the public hearing.

Public comments were received as follows:

- Resident Margaret Ososki stated that the lots had already been recorded with the county as of August 18. She expressed concerns that Lot 1 was landlocked, the application lacked a subdivision name, drainage plan, and road frontage, and Lot 3 did not meet RA-5 zoning requirements.
- Resident Mark Parker stated that the property across from him had previously been involved in an illegal lot split and expressed concern that the current request represented a continuation of that issue. He raised objections to additional lots being created, citing existing problems with property maintenance, storage of construction equipment, and the possibility of intensive agricultural uses.
- Resident Rich Ososki stated that the property had been a concern in the Gooseberry area for many years. He expressed concerns about the lack of enforcement related to animals, noting that they were not well cared for and that the condition of the property negatively affected the neighborhood's appearance.

- Resident Patricia Parker stated that odors from the property were so strong that it was difficult to walk nearby without covering one's face. She added that the property was not properly maintained or cleaned.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

3. Ordinance O-2025-33, Proposed Zone Change, Open Space Transition Zone (OST) to Agricultural 10 Acres Zone (AG-10) for AV-1354-B, Applicant: Alan Dockstader.

Mayor Farrar summarized that the applicant requested rezoning 80 acres from OST to AG-10 to divide it into eight 10-acre parcels for family use. Commissioners discussed the application, noting consistency with the general plan and low-density land use.

MOTION: Commissioner Hood motioned that we recommend approval of Ordinance O-2025-33, the Proposed Zone Change, Open Space Transition Zone to AG-10 for AV-1354-B, Applicant: Alan Dockstader.

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.

4. Simple Lot Split Subdivision Application for parcel: AV-1311-V, 2745 N Purple Sage Rd (3 new parcels), Applicant: Jordan Holm.

Mayor Farrar explained that the 20-acre property near Gooseberry had recently been rezoned to RE-5 and that the applicant sought three new parcels under Utah's simple lot split law, which does not require drainage, infrastructure, or Town Council review. He noted the split aligned with the general plan, preserved five-acre lots, and that animal concerns should be addressed through nuisance complaints.

Commissioner Hood stated that issues such as odors or construction use were separate from the application. Commissioners confirmed that Lot 3 was adjusted to provide road access and that access requirements could be addressed in the motion if needed.

Commissioner Riding asked about the history of an illegal lot split. It was explained that while the property had once been recorded with the county without Town approval, the matter was later resolved and the lots are now legal.

Commissioners discussed enforcement concerns but agreed the applicant was now following the proper process. Chairman Farrar concluded that the application was legal and that nuisance issues should be handled separately.

MOTION: Commissioner Hood motioned that we approve the Simple Lot Split for parcel: AV-1311 for 2745 North Purple Sage Rd for three new parcels for applicant Jordan Holm.

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.

APPROVAL OF MINUTES

5. Minutes: August 13, 2025 - Planning Commission Hearing and Meeting.

MOTION: Commissioner Fralish motioned we approve the minutes for 8.13.2025 - Planning Commission Hearing and Meeting.

SECOND: The motion was seconded by Commissioner Riding.

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 Chairman Farrar.

VOTE: Chairman Farrar called for a vote:

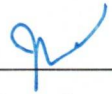
Commissioner Fralish - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye
Commissioner Hirschi - Absent

The vote was unanimous and the motion carried.

Meeting adjourned at 6:17 PM

Date Approved: 10/8/25

Approved BY: 
Chairman | Bradley Farrar

Attest BY: 
Recorder | Jenna Vizcardo

