



**APPLE VALLEY PLANNING COMMISSION PUBLIC
HEARING AND MEETING
1777 N Meadowlark Dr, Apple Valley
Wednesday, June 28, 2023 at 6:00 PM**

MINUTES

Chairman | Michael Farrar

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Bradley Farrar |

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Michael Farrar

Commissioner Lee Fralish

Commissioner Richard Palmer

Commissioner Bradley Farrar

ABSENT

Commissioner Garth Hood

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. **Public Hearing:** Zone Change Application for AV-1317-D from Open Space Transition (OST) to SF Single Family Residential Half-acre (SF-.50), Reason for Request: To match zoning to the Crimson Peaks subdivision. Applicant: Travis Holm.

Bob Nicholson from Shums Coda reviewed the report in the agenda packet.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

2. Consider Approval of Sign Permit Application for Apple Valley Storage.

MOTION: Commissioner Farrar motioned that we approve the Sign Permit Application for the Apple Valley Storage.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye

Commissioner Palmer - Aye



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Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

3. Consider Approval of Application to Appear Before the Planning Commission for Ordinance 10.12.030. Applicant: Stewart Riding. Purpose of request: Nonconforming building remodel.

Stewart Riding, 1456 N Mt Zion Dr. Applicant explained the remodel request of 50 x 45, that would be a smaller size. Chairman Farrar reviewed the ordinance 10.12.030 Nonconforming building remodel.

MOTION: Commissioner Farrar motioned that we approve the request for Nonconforming Building Remodel under Ordinance 10.12.030.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

4. Consider Approval of Preliminary Plat Application for AV-1365-D. Proposed Use: 2 Single Family Lots. Owner: Dean Monson. Agent: Jerry Eves.

Planning and Zoning Assistant Corey Bundy from Shums Coda reviewed the report in the agenda packet. Chairman Farrar commented this property is zone Planned Development and needs a zone change before this preliminary plat application. The Commissioners present agreed with the Chairman.

MOTION: Commissioner Farrar motioned that we table Preliminary Plat Application AV-1365-D for the proposed use of two single family lots.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye



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Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

MOTION: Commissioner Farrar motioned that we amend the motion the approval of to table the approval of Preliminary Plat Application AV-1365-D pending Zone Change Application.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

5. Consider Approval of Zone Change Application for AV-1317-D from Open Space Transition (OST) to SF Single Family Residential Half-acre (SF-.50), Reason for Request: To match zoning to the Crimson Peaks subdivision. Applicant: Travis Holm.

Planning and Zoning Assistant Corey Bundy from Shums Coda reviewed the report in the agenda packet. Chairman Farrar pointed out the affidavit is a year and a half old. Current affidavit will be needed and this application tabled until we do so. The Commissioners discussed amongst and because this is a legal issue this application needs to be tabled until a current affidavit is secured.

MOTION: Chairman Farrar motioned that we table this pending we get receipt, we'll open it back up when we receive a current affidavit stating it is for the particular application of zone change.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye



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The vote was unanimous and the motion carried.

6. Consider Approval of Preliminary Plat Application for Crimson Peaks subdivision. Proposed Use: Single Family 1/2. Agent: Travis Holm, Scout Holm.

Chairman Farrar commented this Preliminary Plat Application shows the zone change from the previous agenda item already approved so this needs to be tabled pending the Zone Change Application.

MOTION: Commissioner Fralish motioned that we table the Preliminary Plat Application for the Crimson Peaks subdivision based on the facts that the previous application has been tabled.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

7. Consider Approval of Preliminary Plat Application for West Temple Village Subdivision. Purpose of Request: Residential. Owner: Standard Development, Holm House.

Planning and Zoning Assistant Corey Bundy from Shums Coda reviewed the report in the agenda packet. Staff Comments: Preliminary Plat is Not ready because on May 5, 2023 an illegal lot split was recorded changing owners name on 23-acre parcel to new owner Landon Homes which is not part of application submitted for approval. Town ordinance prohibits illegal lot splits in zoning and subdivision applications. Other item needed for approval are Big Plains Water District has issued a letter stating water approval for lots 1 – 27, and water rights must be deeded to Big Plains Water Special Service District with each phase of the proposed project. Also, they state that a “Will Serve” commitment for water is required for the Final Plat approval. Also, sewer improvement plans must be approved by the Ash Creek SSD prior to any final plat approvals. Chairman Farrar commented Landon Holmes is not here and we don't have an affidavit.

MOTION: Commissioner Fralish motioned that we table the Preliminary Plat Application for West Temple subdivision based on the fact we don't have all the necessary information.

SECOND: The motion was seconded by Commissioner Palmer.



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VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

8. Minutes: May 03, 2023.

MOTION: Commissioner Fralish motioned we approve the minutes from 05/03/2023.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn the meeting.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.



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The meeting was adjourned at 6:49 p.m.

Aug 2, 2023
Date Approved: _____

Approved BY: 
[Mike Farrar \(Aug 2, 2023 20:18 MDT\)](#)
Chairman | Michael Farrar

Attest BY: 
Town Clerk/Recorder | Jenna Vizcardo