



PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, March 06, 2024 at 6:00 PM

MINUTES

Chairman | Bradley Farrar

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Annie Spendlove

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

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Bradley Farrar

Commissioner Lee Fralish

Commissioner Richard Palmer

Commissioner Garth Hood

Commissioner Annie Spendlove

CONFLICT OF INTEREST DISCLOSURES

None declared.

Chairman Farrar provided an update, stating that agenda items number two and four was removed from the agenda, Additionally, a small change was made to agenda item number three, reinstating the 300-foot requirement.

HEARING ON THE FOLLOWING

1. Recommendation of Approval to Amend Title 10.14 Short Term Vacation Rental, Ordinance-O-2024-11.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

2. Recommendation of Approval to Amend Title 10.10.05 Temporary Ordinance For Zone Change To A Agricultural Zone, Ordinance-O-2024-12.

Removed from the agenda.

DISCUSSION AND POSSIBLE ACTION ITEMS

3. Recommendation of Approval to Amend Title 10.14 Short Term Vacation Rental, Ordinance-O-2024-11.

Chairman Farrar explained that a new short-term rental license with a higher fee would be required, replacing the current business license. Existing short-term rentals would transition to the new license



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upon expiration of their current business license. The new fee would be \$1,000 per year, pending approval by the Town Council.

The Planning Commission discussed amending title 10.14 regarding short-term vacation rentals. Initially, they planned to remove the amendment but decided to keep it. An updated Ordinance was presented to the Commission. The main change is the introduction of a new short-term rental license with a much higher fee than the previous business license fee. The Planning Commission is proposing a \$1,000 fee for the new license, pending Town Council approval. Existing short-term rentals will need to transition to the new license when their current business license expires. The goal of the fee increase is to cover the costs of additional complaints, labor, and inspections related to short-term rentals.

MOTION: Commissioner Hood motioned that we approve O-2024-11 10.14 Short Term Vacation Rental as amended here.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Spendlove - Aye

Commissioner Hood - Aye

Chairman Farrar - Aye

Commissioner Palmer - Aye

Commissioner Fralish - Aye

The vote was unanimous and the motion carried.

4. Recommendation of Approval to Amend Title 10.10.05 Temporary Ordinance For Zone Change To A Agricultural Zone, Ordinance-O-2024-12.

Removed from the agenda.

APPROVAL OF MINUTES

5. Minutes: February 7, 2024.

MOTION: Commissioner Fralish motioned we approve the minutes of 2/7/2024.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Spendlove - Aye

Commissioner Hood - Aye

Chairman Farrar - Aye



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Commissioner Palmer - Aye
Commissioner Fralish - Aye

The vote was unanimous and the motion carried.

TRAINING

- 6. Open and Public Meeting Training 2024.

ADJOURNMENT

MOTION: Commissioner Hood motioned to adjourn the meeting.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Spendlove - Aye
Commissioner Hood - Aye
Chairman Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:15 p.m.

Date Approved: 4/10/24

Approved BY: *Bradley Farrar*
Chairman | Bradley Farrar

Attest BY: *Jenna Vizcardo*
Town Clerk/Recorder | Jenna Vizcardo

