



# PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, July 03, 2024 at 6:00 PM

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## MINUTES

**Chairman** | Bradley Farrar

**Commissioners** | Lee Fralish | Richard Palmer | Garth Hood | Becky Wood

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### PRESENT

Chairman Bradley Farrar

Commissioner Lee Fralish

Commissioner Richard Palmer

### ABSENT

Commissioner Garth Hood

Commissioner Becky Wood

### CONFLICT OF INTEREST DISCLOSURES

Commissioner Lee Fralish declared a conflict of interest on agenda items number 6 and 13 because he is the property owner.

### HEARING ON THE FOLLOWING

1. Amend Title 10.28.140 Requirements For Bed And Breakfast Inn, Ordinance-O-2024-27.

Chairman Farrar opened the public hearing to Amend Title 10.28.140 Requirements For Bed And Breakfast Inn, Ordinance-O-2024-27.

No public comments.

Chairman Farrar closed the public hearing to Amend Title 10.28.140 Requirements For Bed And Breakfast Inn, Ordinance-O-2024-27.

2. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1362, AV-1378-A. Applicant: Kenstall LLC.

Chairman Farrar opened the public hearing for Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1362, AV-1378-A. Applicant: Kenstall LLC.

No public comments.

Chairman Farrar closed the public hearing Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1362, AV-1378-A. Applicant: Kenstall LLC.

3. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240. Applicant: Circle 9 LLC.

Chairman Farrar opened the public hearing for Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240. Applicant: Circle 9 LLC.



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No public comments.

Chairman Farrar closed the public hearing Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240. Applicant: Circle 9 LLC.

4. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1366-A-4, AV-1366-A-9, AV-1366-A-22. Applicant: Dale Anderson.

Chairman Farrar opened the public hearing for Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1366-A-4, AV-1366-A-9, AV-1366-A-22. Applicant: Dale Anderson.

No public comments.

Chairman Farrar closed the public hearing Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1366-A-4, AV-1366-A-9, AV-1366-A-22. Applicant: Dale Anderson.

5. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1372-A. Applicant: Bob Scow.

Chairman Farrar opened the public hearing for Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1372-A. Applicant: Bob Scow.

No public comments.

Chairman Farrar closed the public hearing Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1372-A. Applicant: Bob Scow.

6. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-C-4. Applicant: Lee and Diane Fralish.

Chairman Farrar opened the public hearing for Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-C-4. Applicant: Lee and Diane Fralish.

No public comments.

Chairman Farrar closed the public hearing for Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-C-4. Applicant: Lee and Diane Fralish.

7. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1328-C, AV-1321-A, AV-1328-B. Applicant: Beautiful Valley, LLC

Chairman Farrar opened the public hearing for Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1328-C, AV-1321-A, AV-1328-B. Applicant: Beautiful Valley, LLC.



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No public comments.

Chairman Farrar opened the public hearing for Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1328-C, AV-1321-A, AV-1328-B. Applicant: Beautiful Valley, LLC.

#### DISCUSSION AND POSSIBLE ACTION ITEMS

8. Amend Title 10.28.140 Requirements For Bed And Breakfast Inn, Ordinance-O-2024-27.

Chairman Farrar discussed item number eight, which involved amending Title 10.28.140 Requirements For Bed And Breakfast Inn. The amendment aimed to update the inspection requirements and align them with current standards of the short-term rental inspections. Commissioner Fralish commented that the changes were intended to ensure consistency with existing inspection practices.

Motion: Commissioner Fralish motioned we amend Title 10.28.140 Requirements For Bed And Breakfast Inn, Ordinance-O-2024-27 and send to Town Council for approval.

Motion made by Commissioner Fralish, Seconded by Commissioner Palmer.  
Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer

The vote was unanimous and the motion carried.

9. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1362, AV-1378-A. Applicant: Kenstall LLC.

Chairman Farrar discussed item number 9, a land use change application involving a change From Open Space Transition to A-X Agricultural Zone in the Canaan Springs area, totaling approximately 196 acres. No objections, comments, or concerns were raised by the Commissioners regarding the land use change application.

Motion: Commissioner Frailish motioned we accept the Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1362, AV-1378-A. Applicant: Kenstall LLC, and pass it on to Council for consideration.

Motion made by Commissioner Fralish, Seconded by Commissioner Palmer.  
Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer

The vote was unanimous and the motion carried.

10. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240. Applicant: Circle 9 LLC.

Chairman Farrar discussed item number 10, which involved a Zone Change Application from Open Space Transition to A-X Agricultural Zone. The proposed change was for a parcel just under 20 acres



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located on the south side of the highway, near a recently approved subdivision. No objections, comments, or concerns were raised by the Commissioners regarding the land use change application.

Motion: Commissioner Palmer motioned for Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240. Applicant: Circle 9 LLC, and send to Town Council for recommendation.

Motion made by Commissioner Palmer, Seconded by Commissioner Fralish.  
Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer

The vote was unanimous and the motion carried.

11. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1366-A-4, AV-1366-A-9, AV-1366-A-22. Applicant: Dale Anderson.

Chairman Farrar discussed item number 11, which was a Zone Change Application from Open Space Transition to A-X Agricultural Zone. The applicant sought to rezone three parcels located just north of Cedar Point, including one parcel previously zoned institutional, which the applicant had purchased from the school board during an auction. The total area involved was 111 acres, with 61 acres acquired through the auction and the remainder in open space transitional zoning. No objections, comments, or concerns were raised by the Commissioners regarding the land use change application.

Motion: Commissioner Fralish motioned we accept the Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1366-A-4, AV-1366-A-9, AV-1366-A-22. Applicant: Dale Anderson, send it to the Council for consideration.

Motion made by Commissioner Fralish, Seconded by Commissioner Palmer.  
Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer

The vote was unanimous and the motion carried.

12. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1372-A. Applicant: Bob Scow.

Chairman Farrar introduced item number 12, a Zone Change Application from Open Space Transition to A-X Agricultural Zone. There is currently no house on the property, and during a conversation with the applicant, it was mentioned that there are no immediate plans to construct a house. No objections, comments, or concerns were raised by the Commissioners regarding the land use change application.

Motion: Commissioner Palmer motioned Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1372-A. Applicant: Bob Scow, send it to Council for recommendation.

Motion made by Commissioner Palmer, Seconded by Commissioner Fralish.  
Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer



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The vote was unanimous and the motion carried.

13. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-C-4. Applicant: Lee and Diane Fralish.

Chairman Farrar introduced item number 13, a Zone Change Application from Open Space Transition to A-X Agricultural Zone. The applicant owns a five-acre property in the Bubbling Wells area, which currently has a house on it. The property is presently zoned as Open Space Transition, and the change would bring it into compliance with the current ordinance. No objections, comments, or concerns were raised by Chairman Farrar or Commissioner Palmer regarding the land use change application.

Motion: Commissioner Palmer motioned Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-C-4. Applicant: Lee and Diane Fralish, send it to Council for recommendation.

Motion made by Commissioner Palmer, Seconded by Chairman Farrar.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer

The vote was unanimous and the motion carried.

14. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1328-C, AV-1321-A, AV-1328-B. Applicant: Beautiful Valley, LLC

Chairman Farrar discussed item number 14, Zone Change Application from Open Space Transition to A-X Agricultural Zone. The property is located on the north side of Main Street, covering approximately 111 acres. It is situated near the Wells Estates Subdivision, with surrounding properties primarily zoned as Open Space Transition or Agricultural. The proposed change aligns with the general plan and planning guidelines of the area. No objections, comments, or concerns were raised by the Commissioners regarding the land use change application.

Motion: Commissioner Fralish motioned we accept Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1328-C, AV-1321-A, AV-1328-B. Applicant: Beautiful Valley, LLC, for council consideration.

Motion made by Commissioner Fralish, Seconded by Commissioner Palmer.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer

The vote was unanimous and the motion carried.

### APPROVAL OF MINUTES

15. Minutes: June 5, 2024.

Motion: Commissioner Fralish motioned we approve the minutes from June 5, 2024 as written.



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Motion made by Commissioner Fralish, Seconded by Commissioner Palmer.  
Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer

The vote was unanimous and the motion carried.

### ADJOURNMENT

Motion: Commissioner Fralish motioned to adjourn the meeting.


Motion made by Commissioner Fralish, Seconded by Commissioner Palmer.  
Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:13 p.m.

Date Approved: 8/7/24

Approved BY:   
Chairman | Bradley Farrar

Attest BY:   
Town Clerk/Recorder | Jenna Vizcardo

