



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 08, 2025 at 6:00 PM

AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, January 08, 2025**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Bradley Farrar

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Stewart Riding

Please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/82661513795>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 8266151 3795

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

HEARING ON THE FOLLOWING

1. Adopt Title 10.41 Pigs, Ordinance O-2025-01.
2. Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2025-02.
3. Amend Title 10.07.090 Conditional Use Permit, Ordinance-O-2025-03.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Appoint Chair.
5. Appoint Vice-Chair.
- [6.](#) Preliminary Site Plan Application - Phase 3 (AV-1337, Aaron Stout, Gooseberry Lodges).
- [7.](#) Adopt Title 10.41 Pigs, Ordinance O-2025-01.
- [8.](#) Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2025-02.
- [9.](#) Amend Title 10.07.090 Conditional Use Permit, Ordinance-O-2025-03.
- [10.](#) 2025 Annual Meeting Schedule.

APPROVAL OF MINUTES

- [11.](#) Minutes: December 4, 2024.

ADJOURNMENT

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website www.applevalleyut.gov.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.



Zones: Cabin / Tiny Homes Park (CTP)

Acres: 4.97 acres for total site

Project location: 1752 West Plains Drive

Number of Lots: 1

Number of proposed tiny homes: 16 units with each unit being 238 sq. ft. (14' x 17')

Report prepared by Eldon Gibb, Planning Consultant with Shums Coda

Preliminary site plan: The proposed project is an additional phase to the existing Goosberry Lodge development. The proposed project is located at 1752 West Plains Drive. The applicant is proposing to add 16 Cabin / Tiny Homes that are approximately 14 feet wide and 17 feet long. The property consists of 1 parcel approximately 4.97 acres in size. The property is currently zoned Cabin / Tiny Homes Park (CTP).

Cabin / Tiny homes are an approved use in this zone and shall be attached to a permanent foundation and be close to the major roads. The units must be 600 sq ft in size and access to the units shall not be from a public street. The proposal appears to meet these requirements. Each unit shall provide 2 parking spaces that meet the fire code requirements and maintain a 20 foot separation between each unit. The proposal appears to meet these requirements.

As the development builds out the applicant should keep in mind the following concepts:

- Roads for the development shall meet fire code requirements
- No cabins/tiny homes shall be erected to a height greater than fifteen (15') feet.
- No club house/office or other approved buildings, may be erected to a height greater than fifteen (15') feet.
- Recreation space shall be provided. A minimum of five thousand (5,000) square feet shall be set aside and developed for each such park and an additional one hundred (100) square feet shall be provided for each unit above ten (10) units. This is in addition to the outdoor living space mentioned below. This recreation space is not the open space behind or between units or streets. It is a separate facility common to all units in the development, such as a clubhouse.
- Each unit shall be connected to water, sewer and electricity. All utility connections shall be located underground
- Outdoor Living Space: Each Cabin or Tiny Home Park unit shall be provided with a minimum of three hundred (300) square feet of "outdoor living" space located adjacent to each unit. Said outdoor living space shall be maintained in a clean and weed free manner and shall be kept free from garbage or debris of any kind.
- All Cabin or Tiny Home Parks shall require a full time (24/7) on-site manager, who shall

be responsible for ensuring compliance with the rules and regulations of the Town and safety of the property.

Item 6.

After reviewing the proposed plan for code compliance to the CTP zone and not having been involved with previous approvals and having no knowledge of previously agreed upon conditions for the proposed project, a few areas may need clarification:

- Has a detailed landscape plan been submitted and approved by the Planning Commission. Specifically looking at each Cabin and the landscaping strip adjacent to the roadways?
- The minimum size for this type of development is 15 acres. Currently, the acreage does not meet this requirement. Was this previously approved by the town?
- The current acreage is just under 5 acres. The maximum density for a Cabin or Tiny Home Park shall not exceed four (4) units per gross acre. It appears this phase alone pushes the density to the max and it appears there are existing units on site. Was there a density increase approved previously that would allow an increase in density?
- Code requires the units to have a 50 foot setback to adjacent property owners. The proposed 10 foot setback does not meet this requirement. Were there previous approvals allowing setback relief?
- It appears the Perimeter block wall adjacent to the highway does not meet the required 50 foot setback and provide a landscape strip. Was the existing block wall given approval for the current location.
- Site plan shows a pool and pool house which would require health department approval and a building permit be sent to the city for review.
- These added units would need at least one unit being handicap accessible.



Town of Apple Valley
 1777 N Meadowlark Dr
 Apple Valley UT 84737
 T: 435.877.1190 | F: 435.877.1192
 www.applevalleyut.gov

Fee: \$750.00

Preliminary Site Plan Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Aaron Stout		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: 1752 W Plains Dr			
Zoning Designation: Tiny Cabin Resort Park		Parcel ID: AV-1337	
Proposed Use Nightly Vacation Rentals			

Submittal Requirements: The preliminary site plan review application shall provide the following:

- ☒ 1. A vicinity map showing the general location of the project.
- ☐ 2. Three (3) copies of a site plan showing:
 - ☒ a. Topography showing 2' contours, identification of 30% or greater slopes.
 - ☒ b. The layout of proposed uses.
 - ☒ c. Location of open spaces when applicable.
 - ☒ d. Proposed access to the property and traffic circulation patterns.
 - ☒ e. Adjoining properties and uses.
 - ☒ f. Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- ☒ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and access points to utilities.
- ☒ 4. Tables showing the number of acres in the proposed development and a land use summary.
- ☐ 5. A phased development plan if applicable.
- ☒ 6. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- ☒ 7. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <i>Aaron Stout</i>	Date 12-11-24
--	----------------------

Official Use Only	Amount Paid: \$ 750.00	Receipt No: 53687
Date Received: RECEIVED DEC 11 2024	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the Town. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Apple Valley General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Planning Department Manager determines the scope of the project requires both the preliminary site plan and site plan approval; a) Any multiple-family residential use; b) Any public or civic use; c) Any commercial use; or (d) Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department twenty-one (21) days prior to a regularly scheduled planning Commission meeting. During this time prior to the meeting, Staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and Staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Town Clerk and heard by the Appeal Authority. The decision of the Appeal Authority is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Appeal Authority.



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Parcel ID# AV-1337

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Aaron Stout am/are the applicant(s) of the application known as
Gooseberry Lodges Phase 3 located on parcel(s)
AV-1337 within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Aaron Stout
 Name

Aaron Stout
 Applicant/Owner

12/11/24
 Date

 Name

 Applicant/Owner

 Date

 Name

 Applicant/Owner

 Date

State of Utah

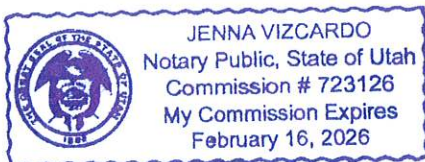
County of Washington^{is}

On this 11 day of December, in the year 2024, before me, Jenna Vizcardo a notary public, personally appeared Aaron Stout, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Jenna Vizcardo
 (notary signature)

(seal)



**AFFIDAVIT
PROPERTY OWNER**

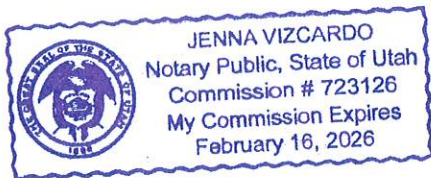
STATE OF UTAH)
)
COUNTY OF WASHINGTON)

I (We) **Aaron Stout**, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town Planning Staff have indicated they are available to assist me in making this application.

Aaron Stout
Property Owner

Property Owner

Subscribed and sworn to me this 11 day of December, 2024.



JV
Notary Public

Residing in: Washington County.

My Commission Expires: 2/16/26

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

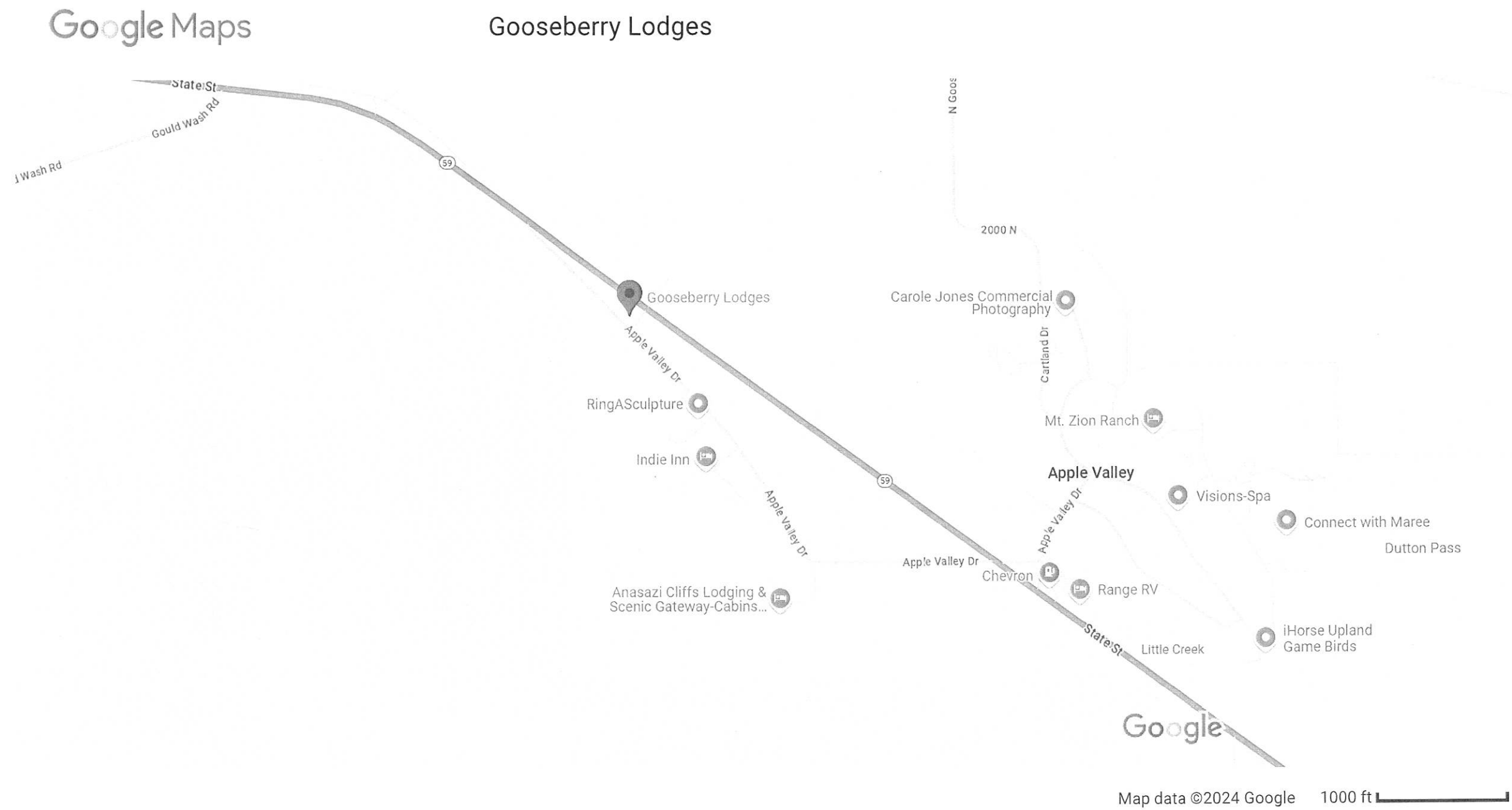
Property Owner

Subscribed and sworn to me this _____ day of _____, 20____.

Notary Public

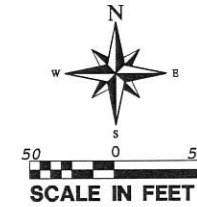
Residing in: _____

My Commission Expires: _____



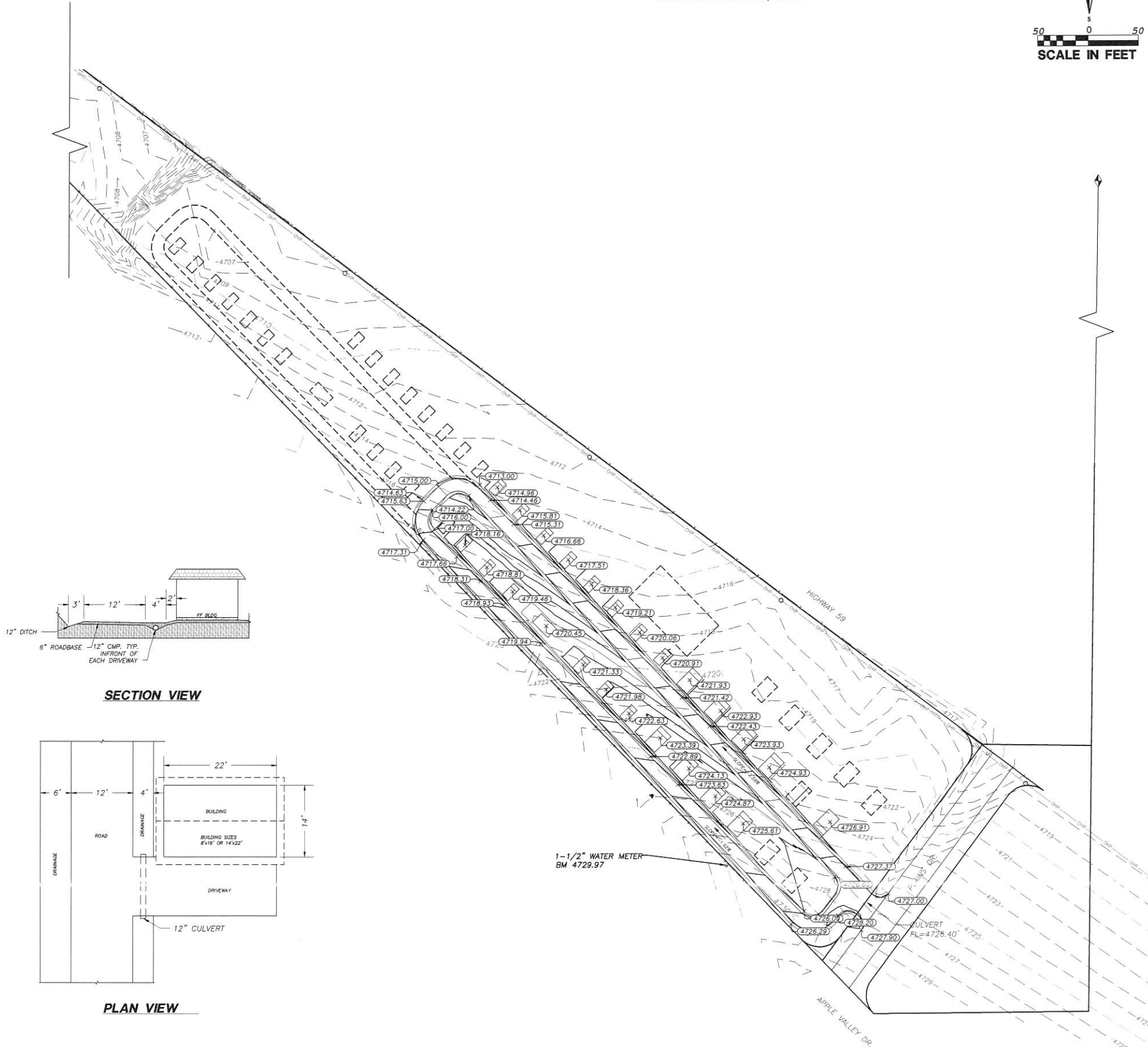
GRADING PLAN FOR: AARON STOUT

APPLE VALLEY PROPERTY
PARCEL # AV-1337, 4.97 ACRES
LOCATED IN SECTION 25, T42S, R12W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- LEACH LINE
- OVERHEAD POWER LINE



REVISIONS		DATE	BY
NO.	DESCRIPTION		

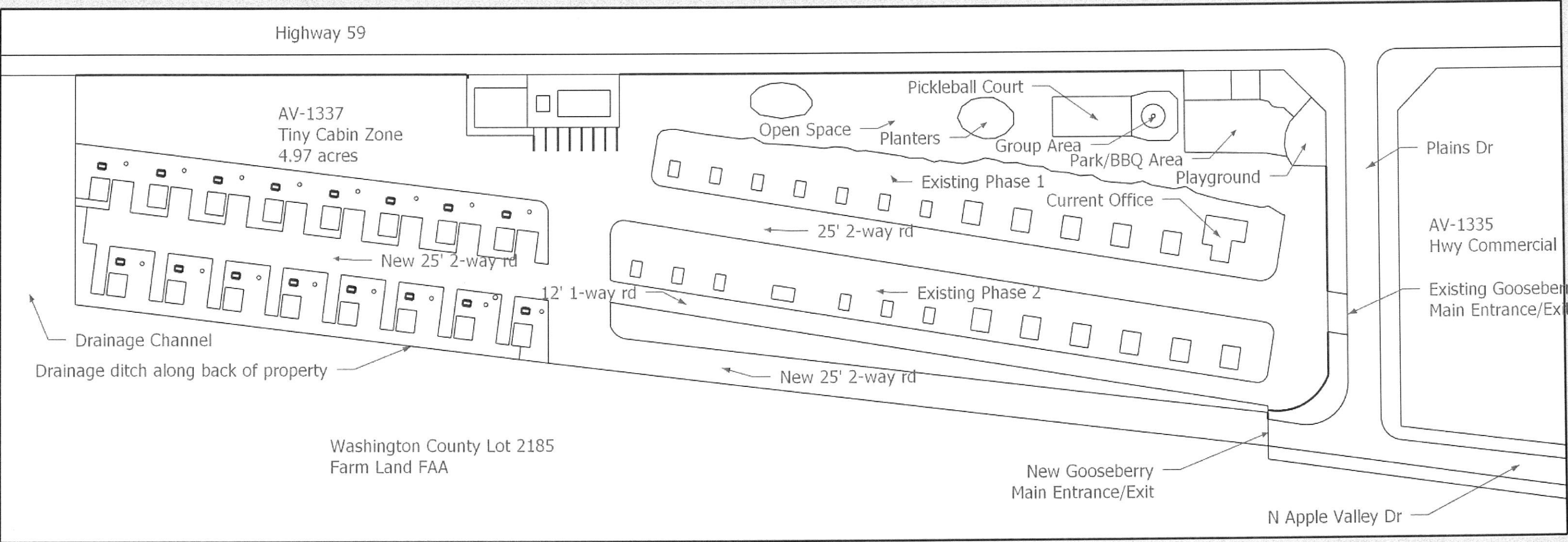
PROVALUE ENGINEERING, INC.
Provalue Engineering, Inc.
20 South 850 West, Suite 1
Hurricane City, Utah 84757
Phone: (435) 668-8387 Kari Rasmussen

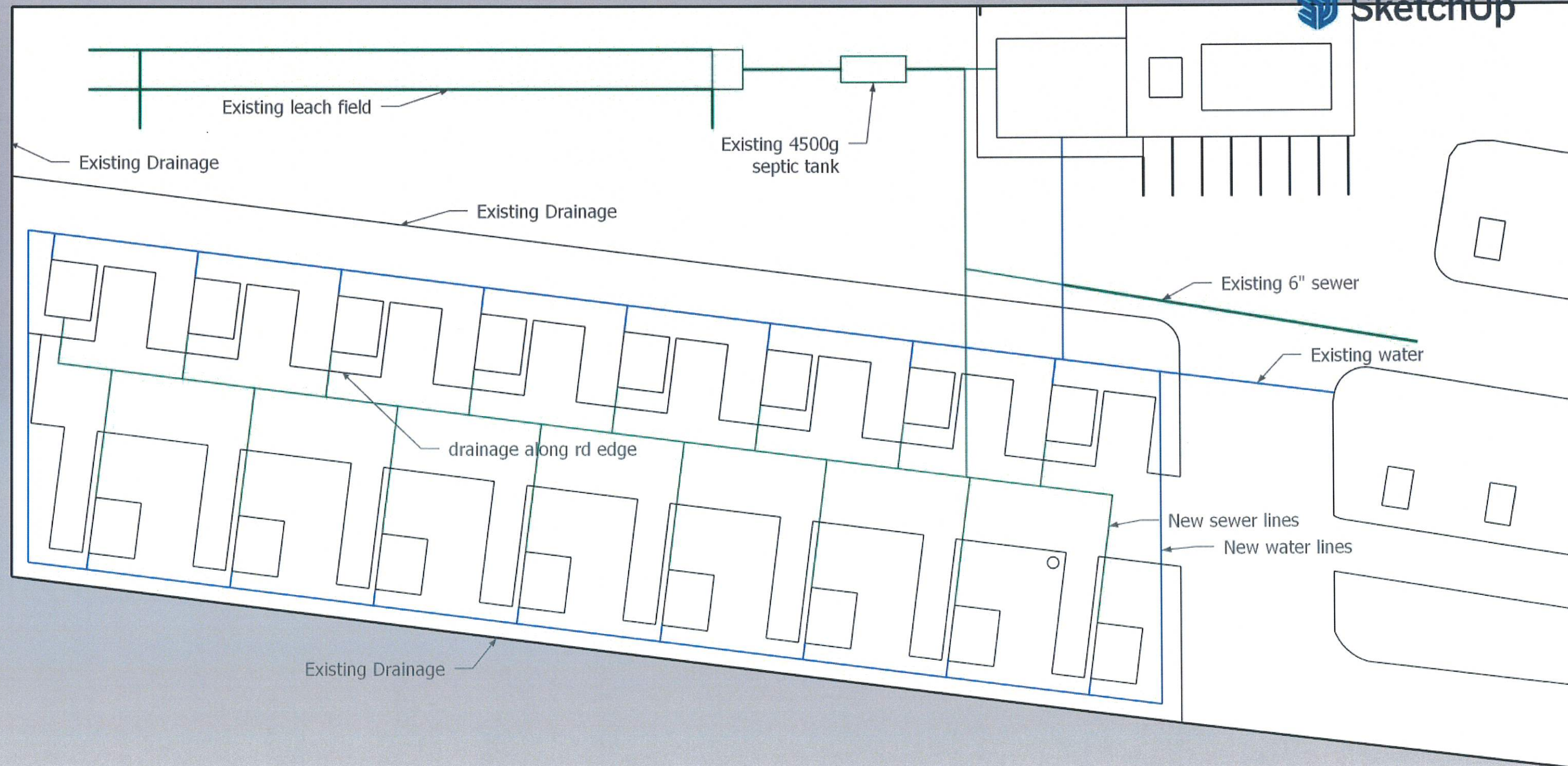


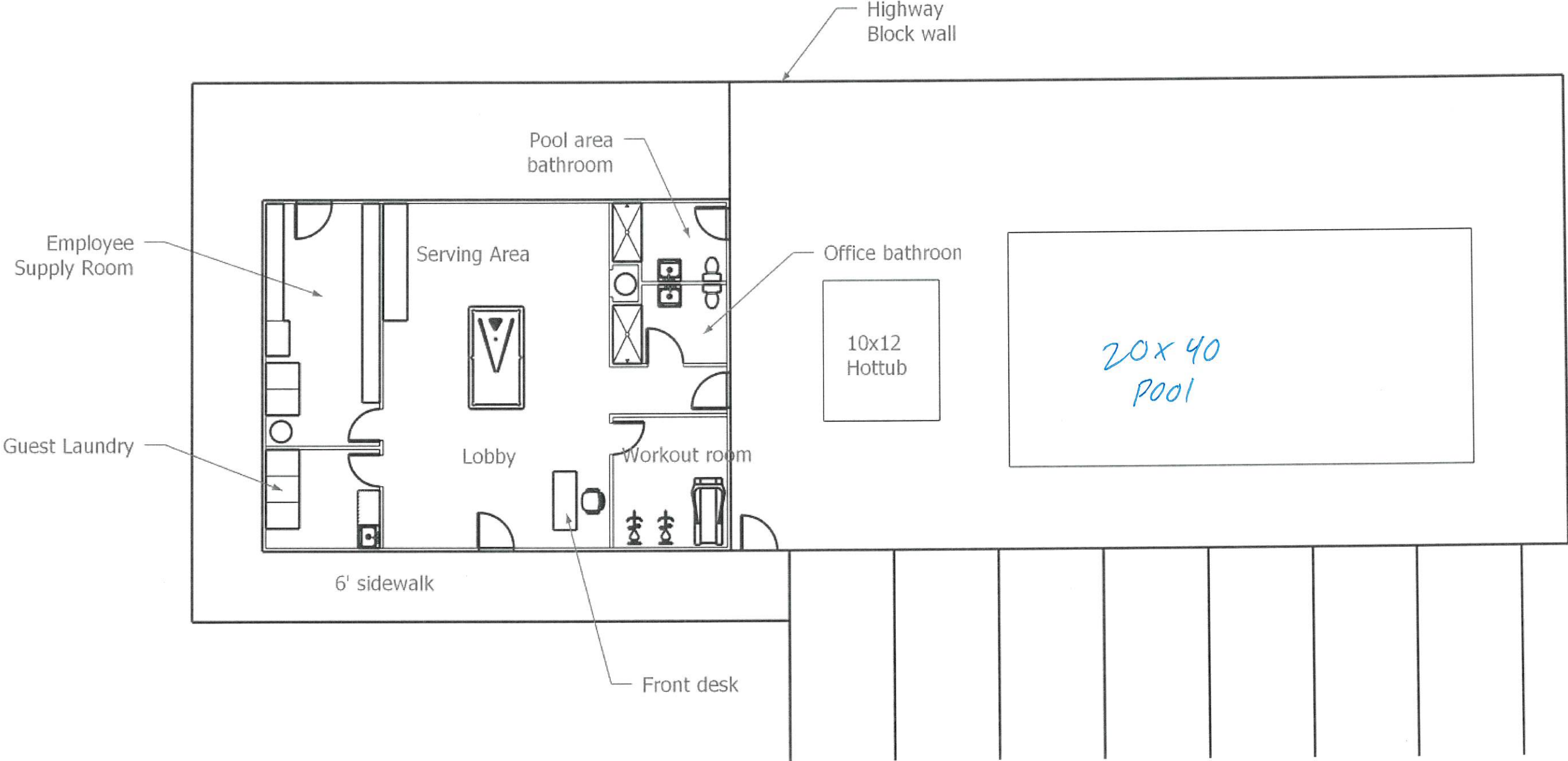
GRADING PLAN FOR:
AARON STOUT
APPLE VALLEY PROPERTY
PARCEL # AV-1337, 4.97 ACRES, WASHINGTON, UT
LOCATED IN SECTION 25, T42S, R12W, S.L.B.&M.

DATE: 10-13-17 SCALE: 1" = 50'
JOB NO: 311-001
SHEET NO: 1 OF 1









**APPLE VALLEY
ORDINANCE O-2025-01**

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **ADOPTION** “10.41 Pigs” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.41 Pigs(*Added*)

AN ORDINANCE REGULATING THE KEEPING OF PIGS WITHIN THE TOWN OF APPLE VALLEY, UTAH

WHEREAS, the Town of Apple Valley, Utah, desires to protect public health, safety, and welfare through the regulation of animals within its jurisdiction; and

WHEREAS, the keeping of pigs within residential or agricultural zones can affect the community in terms of waste disposal, odors, noise, and potential health risks, while still recognizing the agricultural value and cultural practices associated with animal husbandry; and

WHEREAS, the Town Council of Apple Valley believes it is necessary to establish reasonable regulations for the keeping of pigs to ensure the proper care of animals and the protection of the community.

NOW, THEREFORE, be it ordained by the Town Council of Apple Valley, Utah:

SECTION 1: PURPOSE AND INTENT

The purpose of this ordinance is to regulate the keeping of pigs in the Town of Apple Valley in a way that supports small-scale, self-sufficient homesteading practices while preventing the establishment of commercial pig-farming operations. This ordinance is intended to enable residents to engage in responsible animal husbandry as part of a sustainable, rural lifestyle while maintaining the health, safety, and welfare of the broader community.

SECTION 2: DEFINITIONS

For purposes of this ordinance, the following definitions shall apply:

- **Pig(s):** A domesticated swine of any breed, gender, or age.
- **Residential Area:** Any area within Apple Valley that is zoned for single-family residential or multi-family residential use.
- **Agricultural Area:** Any area within Apple Valley that is zoned for agricultural or farming use.
- **Pen:** An enclosed area designated for the confinement of pigs.

SECTION 3: GENERAL REGULATIONS

1. Permitting Requirement:

- The keeping of pigs is strictly limited to agricultural zones.
- Pigs are not permitted in any residential or other non-agricultural zones under any circumstances.
- Pigs may only be kept in agricultural zones on lots of 10 acres or more without a conditional use permit, subject to the regulations specified herein.

2. Number of Pigs:

- In agricultural areas, no more than one (1) pig per acre may be kept, with a maximum of fifteen (15) pigs allowed per property, regardless of parcel size.
- The maximum number of pigs includes all pigs on the property, including weaner pigs and baby pigs.
- A conditional use permit is required for the keeping of more than fifteen (15) pigs, but a conditional use permit may not be issued for the keeping of over forty (40) pigs.
- If the keeping of pigs is desired on smaller acreage than permitted above, a conditional use permit is required.
- For a conditional use permit the Planning Commission will consider parcel size, location, and zoning regulations before granting approval.

3. Zoning Compliance:

- All pigs must be kept in accordance with the zoning regulations of the Town of Apple Valley. If the property is zoned for agricultural use, it must also comply with all other agricultural and livestock regulations set by the Town.

SECTION 4: CARE AND MAINTENANCE OF PIGS

1. Proper Housing:

- Pigs must be kept in a safe and sanitary environment. The pen must be enclosed by a

secure fence that prevents the pigs from escaping.

- Pens shall be kept clean, and waste must be disposed of in a manner that prevents odor or contamination of surrounding property.
- No mud bogs shall be allowed in the pens. All pens shall have drainage to keep water from pooling within the pen.
- Pens must have drainage to prevent water from pooling.
- No pen shall be located closer than five hundred feet (500') from any dwelling unit in an adjacent property.

2. Health and Welfare:

- Pigs must be provided with adequate food, water, shelter, and medical care as necessary to ensure their health and well-being in compliance with **Utah state law** governing the care and treatment of animals.
- The keeping of pigs must adhere to all applicable state regulations, including but not limited to the provisions outlined in **Utah Code Title 76, Chapter 9, Part 3 (Animal Cruelty Laws)** and **Title 4 (Agriculture)**, as well as any other relevant statutes.
- Pigs shall not be kept in a manner that constitutes a nuisance, including excessive noise or the creation of harmful odors.

3. Waste Disposal:

- Owners are responsible for the proper disposal of all waste generated by their pigs. Waste must be stored and disposed of in a sanitary manner, and must not pose a health hazard to humans or other animals.
- No waste shall be allowed to accumulate on the property or be disposed of in a manner that negatively impacts surrounding properties or the environment.

SECTION 5: NUISANCE PROVISIONS

1. Noise:

- Pigs shall not cause a nuisance due to noise, such as excessive grunting or squealing, that disturbs the peace and quiet of neighboring properties, particularly properties boarding residential areas.
- If noise complaints are received, the Town may take action to investigate and require corrective measures.

2. Odor:

- Pigs shall not emit offensive odors that unreasonably disturb neighbors or the surrounding community. If such odors are found to exist, the Town may require corrective actions, including but not limited to improving waste disposal methods or relocating the pigs.

3. Prohibited Acts:

- It shall be unlawful to allow pigs to roam freely on public or private property outside of the designated pen or enclosure.

SECTION 6: ENFORCEMENT AND PENALTIES

1. Violations:

- Any person found in violation of this ordinance may be subject to a fine of up to \$1,000 per violation, and may be required to remove the pigs from the property until compliance is achieved.
- Violators may also be subject to additional penalties as provided in the Apple Valley Civil Code Enforcement Section 16.02.010.

2. Inspection:

- Town officials may, upon receiving a complaint or as part of a regular inspection, enter the property where pigs are kept to ensure compliance with this ordinance. Access shall be granted by the property owner or tenant for inspection purposes.

3. Revocation of Permit:

- If a conditional use permit holder violates any provision of this ordinance, the Code Enforcement Official may revoke the permit and require the immediate removal of the pigs from the property.

SECTION 7: EXEMPTIONS

- Exemptions may be granted by the Planning Commission on a case-by-case basis via a conditional use permit if special circumstances or practices are involved.

SECTION 8: SEVERABILITY

If any section, clause, sentence, or provision of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder of the ordinance shall remain in full force and effect.

SECTION 9: EFFECTIVE DATE

This ordinance shall take effect upon its adoption and publication as required by law.

ADOPTED this ____ day of ____, 20__.

BY ORDER OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member _____	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

APPLE VALLEY
ORDINANCE O-2025-02

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: AMENDMENT “10.10.020 A Agricultural Zone” of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.10.020 A Agricultural Zone

- A. Purpose: The purpose of this zone is to preserve appropriate areas for permanent agricultural use, actively devoted to agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.
- B. Permitted Uses: Uses permitted in this zone are as follows:
 - 1. Crop production, horticulture and gardening
 - 2. Farm buildings and uses
 - 3. Household pets
 - 4. Farming livestock
 - 5. Stands for sale of produce grown and sold on premises
 - 6. Veterinarian
 - 7. ~~Weaner~~ Pigs - See Ordinance O-2024-88, Title 10.41 Pigs.
 - 8. Residential Dwelling
- C. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:
 - 1. Agritourism
 - 2. Agricultural Industry
 - 3. Animal Specialties
 - 4. Kennel, Commercial
 - 5. Metal Building
 - 6. Recreation and Entertainment, Outdoor (A-10, A20, A-40 only)
 - 7. Stable, Public
 - 8. Pigs
- D. Any use not specifically allowed under permitted or conditional uses shall be prohibited unless the planning commission determines the use is substantially the same as a permitted or conditional use as provided in 10-7-180-E4.
- E. Development Standards in Agricultural Zones:

	Zones				

Development Standard	A-X	A-40	A-20	A-10	A-5		
Lot standards							
Minimum lot area	Any Size above 5 acres*	40 acres*	20 acres*	10 acres*	5 acres*		
Minimum lot width	400 feet	400 feet	400 feet	300 feet	300 feet		
Building standards							
Maximum height, main building ¹	35 feet	35 feet	35 feet	35 feet	35 feet		
Maximum height, accessory building	35 feet	35 feet	35 feet	35 feet	35 feet		
Setback standards - front yard							
Any building ²	30 feet	30 feet	30 feet	30 feet	30 feet		
Setback standards - rear yard							
Main building	30 feet	30 feet	30 feet	30 feet	30 feet		
Accessory building	No requirement	No requirement	No requirement	No requirement	No requirement		
Setback standards - interior side yard							
Main building	15 feet	15 feet	15 feet	15 feet			
Accessory building of 100 square feet or less	No requirement	No requirement	No requirement	No requirement	No requirement		
Accessory building greater than 100 square feet	20 feet	20 feet	20 feet	20 feet	20 feet		
Setback standards - street side yard							
Main building		15 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Main building on corner lot with yard that abuts the side yard of another lot	20 feet	20 feet	20 feet	20 feet	20 feet		

Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
ADD Animals permitted					
*Required minimum size may be calculated prior to a required road dedication. **No more than one (1) primary home on a property.					

Notes:

F. Modifying Regulations:

1. Fur farms, silos, fish farms or the keeping of exotic animals may not be approved in the A-5 district.
2. Location of Corral or Stable: No corral or stable shall be located closer than one hundred feet (100') from any dwelling unit in an adjacent zone.
3. ~~The housing of weaner pigs is subject to the following requirements:~~
 - a. ~~"Weaner pigs" shall be defined as pigs that will be one year of age or less and do not weigh more than three hundred fifty (350) pounds at the end of the five (5) month period in which the weaner pig is kept.~~
 - b. ~~Agricultural parcels adjacent to residential zoned parcels are not eligible for the raising of weaner pigs.~~
 - c. ~~All weaner pigs shall be kept only during the months of December through April.~~
 - d. ~~Setbacks for pens for weaner pigs shall be the same as required for other animals.~~
 - e. ~~No weaner pig shall be allowed to run loose (not in a restricted environment, such as a pen) unless attended by the owner or keeper of the pig.~~
 - f. ~~All pens shall be cleaned regularly, a minimum of three (3) times weekly.~~
 - g. ~~No mud bogs shall be allowed in the pens. All pens shall have drainage to keep water from pooling within the pen.~~
4. ~~3.~~ Permitted and conditional uses set forth in this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
 - a. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 - b. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
5. ~~4.~~ Greater size and height: Notwithstanding the height and size limitations shown in this section, a greater building and accessory height and size may be allowed pursuant to a conditional use permit.

6.

5.

For additional restrictions and clarifications in this zone, see AVLU 10.28 Supplementary and Qualifying Regulations for Land Use and Building.
7.

6.

On large lots 5 Acre and larger the minimum lot size may be smaller than required, by the amount needed for road dedications.
8.

7.

For a lot split on zone A-X, the landowner/applicant must apply for a zone change to match the new lot sizes that will be created if the new lots will be smaller than forty (40) acres. If the new lots created from the lot split are above 40 acres, the land may stay zoned A-X.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effective immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member _____	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

**APPLE VALLEY
ORDINANCE O-2025-03**

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “10.07.090 Conditional Use Permit” of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.07.090 Conditional Use Permit

A. *Purpose.* The purpose of this chapter is to establish standards for certain land uses which, because of their unique characteristics or potential impacts on the town, surrounding residential neighborhoods, or other adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required which mitigate or eliminate the detrimental impacts. The standards for the issuance of a conditional use permit are established to ensure compatibility with surrounding land uses, conformity with the Apple Valley general plan, consistency with the characteristics and purposes stated for the zone, and protection, preservation and promotion of the public interest, health, safety, convenience, comfort, prosperity and general welfare.

B. *Authority.*

1. The Planning Commission is authorized to issue conditional use permits for the following uses :

Animal specialties.

Animals and fowl for recreation and family food production.

Clubhouse.

Sales or registration office.

On-site manager dwelling.

Kennel.

Assisted living facility.

Greater heights than permitted by this Code.

Greater or smaller size than permitted by this Code.

Greater heights accessory buildings than permitted by this Code.

Greater size accessory buildings than permitted by this Code.

Metal building in commercial and residential zones.

Public stable.

Reception center.

Recreation and entertainment, outdoor.

Short Term Vacation Rental Business License.

Pigs may only be kept in agricultural areas on lots of 10 acres or more without a conditional use permit, subject to the regulations specified herein.

Number of Pigs in agricultural areas.

In agricultural areas, no more than one (1) pig may be kept per acre, or a number deemed appropriate by the Planning Commission via a conditional use permit based on parcel size and zoning regulations.

More than 40 (40) pigs are not allowed on any property regardless of property acreage size. A conditional use permit may be issued for the keeping of pigs on a lot smaller than ten (10) acres by the Planning Commission based on factors such as parcel size, parcel location and zoning regulations.

C. Permit Required. An approved conditional use permit shall be required for each conditional use listed in this title. No building permit or other permit or license shall be issued for a use requiring conditional use approval until a conditional use permit shall first have been approved by the planning commission.

D. Initiation. A property owner, or the owner's agent, may request a conditional use permit as provided in subsection E1 of this section.

E. Procedure. An application for a conditional use permit shall be considered and processed as provided in this subsection.

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the Town's schedule of fees. The application shall include at least the following information:

a. The name, address and telephone number of the applicant and the

applicant's agent, if any;

- b. The address and parcel identification of the subject property;
- c. The zone, zone boundaries and present use of the subject property;
- d. A description of the proposed conditional use;
- e. A plot plan showing the following:
 - (1) Applicant's name;
 - (2) Site address;
 - (3) Property boundaries and dimensions;
 - (4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and
 - (5) Adjoining property lines and uses within 100 feet of the subject property;
- f. Traffic impact analysis, if required by the Town Engineer or the Planning Commission;
- g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and
- h. Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.

2. After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in [section 10.07.040](#) of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.

3. A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.

4. The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection F of this section. A conditional use

shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.

5. After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

F. *Approval standards.* The following standards shall apply to the issuance of a conditional use permit:

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2h of this section:

a. *Standards for a reception center.*

(1) Hours of operation must be compatible with adjoining uses and comply with Town noise regulations.

(2) Parking must be provided.

(3) The use of on street parking to provide up to 40 percent of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.

(4) The center must have an approved site plan.

(5) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the state alcohol control board.

b. *Standards for an agricultural industry.*

(1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential-agricultural pursuant to chapters 13 or 14 of this title.

G. *Appeal of decision.* Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal such decision to the Appeals Board by filing written notice of appeal stating the grounds therefor within 14 days from the date of such decision.

H. *Appeal of decision by Zoning Administrator.* Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.

I. *Effect of approval.* A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this title or any other title of this Code.

1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.

2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.

J. *Amendment.* The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.

K. *Revocation.* A conditional use permit may be revoked as provided in [section 10.20.100](#) of this title.

1. In addition to the grounds set forth in [section 10.20.100](#) of this title, any of the following shall be grounds for revocation:

a. The use for which a permit was granted has ceased for one year or more;

- b. The holder or user of a permit has failed to comply with the conditions of approval or any Town, state, or federal law governing the conduct of the use;
- c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or
- d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions amended. Revocation of a permit shall not limit the Town's ability to initiate or complete other legal proceedings against the holder or user of the permit.

L. *Expiration.* A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within one year after approval.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effective immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member _____	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley



1777 North Meadowlark Drive, Apple Valley, Utah 84737
 Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Planning Commission 2025 Annual Meeting Schedule

Planning Commission
 2025 Annual Meeting Schedule

Notice Date & Time: 1/1/2025-12/31/2025 11:59 PM

Description/Agenda:

2025 ANNUAL MEETING SCHEDULE OF THE TOWN OF APPLE VALLEY

Public Notice is hereby given that the 2025 Annual Meeting Schedule of the Planning Commission of Apple Valley has been scheduled and shall be as follows:

Regular Meetings of the Planning Commission of Apple Valley will be held during the year 2025 at 6:00 p.m. on the second Wednesday of each month, unless otherwise specified, at the Town Office Building, 1777 N Meadowlark Drive, Apple Valley, UT 84737.

- January 8, 2025
- February 12, 2025
- March 12, 2025
- April 9, 2025
- May 14, 2025
- June 11, 2025
- July 9, 2025
- August 13, 2025
- September 10, 2025
- October 8, 2025
- November 12, 2025
- December 10, 2025

Other meetings scheduled, in addition to those specified herein, shall be held or canceled as circumstances require. An agenda of each meeting will be posted at:

Town Office Building, 1777 N Meadowlark Drive, Apple Valley, UT 84737

Town of Apple Valley Website: <https://www.applevalleyut.gov/>

State of Utah Public Notice Website: <https://www.utah.gov/pmn/index.html>

Notice of Special Accommodations:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.

Notice of Electronic or telephone participation: In accordance with state statute, one or more council members may be connected via speakerphone.

Other information:

Location: 1777 N Meadowlark Dr., Apple Valley, 84737

Contact information:

Jenna Vizcardo, clerk@applevalleyut.gov, (435)877-1190



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, December 04, 2024 at 6:00 PM

MINUTES

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 Stewart Riding arrived at 6:02 p.m.

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Adopt Title 10.41 Pigs, Ordinance O-2024-88.

Chairman Farrar opened the public hearing.

Resident Margie Ososki inquired about the logistics of housing pigs on a 10-acre property. She noted that while the minimum acreage requirement was 10 acres, the pigs would typically be confined to a smaller pen within that area. Margie sought clarification on how many pigs could reasonably be accommodated within a pen.

Chairman Farrar clarified that the guideline is one pig per acre, which would determine the number of pigs allowed within the designated space on the property.

Resident Jeff Spendlove shared his perspective on the pig-related ordinances, emphasizing a lack of understanding and education about pigs and urging residents to educate themselves rather than rely on misconceptions. He highlighted that both pot-bellied pigs and market pigs can be equally clean when managed properly, noting that pigs in uncrowded pens naturally separate their waste from their living areas, minimizing odor. Jeff also addressed concerns about commercial farming practices, such as keeping pigs on concrete with lagoons for waste, which he explained contribute to the negative perceptions of pigs but are not reflective of small-scale farming. He advocated for flexibility in how pigs are housed, including allowing pastured pigs on larger properties, and stressed that well-managed pigs can be kept with minimal impact on neighbors. Jeff argued against overly restrictive regulations, such as requiring pigs to be kept on concrete, as these hinder small-scale farming and food production. Instead, he supported case-by-case assessments of complaints rather than requiring residents to seek prior approval for raising pigs. Jeff concluded by encouraging balanced regulations that support both large and small property owners and by urging the community to educate themselves on the realities of raising pigs.

Resident Margie Ososki shared their perspective, acknowledging that pigs are likely clean animals as claimed but expressing concerns based on past experiences with large animals in the community. They noted that some residents fail to maintain cleanliness with horses and cows, leading to unpleasant odors, especially in the summer. While they are personally accustomed to such smells, they emphasized

that others who are not familiar with farm animals may find it challenging. They concluded that concerns about pigs stem from fears that poor maintenance by owners could result in similar issues with odor.

Mayor Farrar addressed the attendees, emphasizing that a significant amount of effort had gone into the discussion of the pig ordinance during a previous work meeting involving the Planning Commission and Town Council. The mayor explained that their role, along with the Town Council and Planning Commission, is to balance the needs and preferences of all residents, from those with farming interests to those with a more urban perspective.

Mayor Farrar noted that the new proposal was a result of compromises made during the work meeting. It addressed various concerns, such as removing the requirement for pigs to be kept on concrete, and aimed to reflect a fair middle ground. The mayor stressed that the proposal is not set in stone and can be revised based on its effectiveness or resident feedback over time. This collaborative effort was presented as a starting point to accommodate as many residents as possible.

Resident Terry Riding voiced concerns about health risks associated with allowing pigs in the community, emphasizing the importance of adhering to agricultural laws to prevent disease. They highlighted that many residents in Apple Valley are older or have compromised health, making them especially vulnerable. Terry questioned who would address the needs of these individuals if pigs negatively affected their well-being or property values, potentially forcing relocation. They stressed the need to prioritize the health and welfare of all community members.

Resident Colton Winder voiced support for Jeff Spendlove's comments about raising pigs and addressed concerns regarding the associated challenges. Colton noted that many perceptions about raising pigs might be inaccurate and emphasized that proper management practices and enforcement frameworks could address issues like odor and noise. Colton also urged the Planning Commission to reconsider the 10-acre minimum lot size requirement, suggesting a more flexible approach. They proposed allowing up to three pigs on properties between five and ten acres, while keeping the one-pig-per-acre standard for lots larger than ten acres. Colton highlighted that a small number of pigs on smaller lots would still be manageable and could provide a valuable food source for local farmers. They expressed concern that requiring residents to seek special permission to raise pigs could place an unnecessary burden on farmers, particularly in a community with agricultural roots.

Chairman Farrar closed the public hearing.

2. Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2024-85.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

3. Amend Title 10.10.050 RE Rural Estates Zone, Ordinance O-2024-86.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

4. Amend Title 10.07.090 Conditional Use Permit, Ordinance O-2024-87.

Chairman Farrar opened the public hearing.

Resident Margie Ososki raised concerns about the proposal to reduce the minimum house size requirement to 800 square feet, specifically in the rural estate zone. Margie questioned the reasoning behind this change and expressed opposition, stating that it could attract more people to the town unnecessarily. They noted that the state's minimum standard is 1,000 square feet and did not understand why the town would lower its requirement.

Resident Jeff Spendlove advocated for reducing minimum house size requirements to make housing more affordable, particularly for young adults and small families. He shared his perspective as a parent of adult children seeking to build modest, functional homes. Jeff questioned the need for restrictions on house sizes, noting that smaller homes, such as 900 square feet, can provide sufficient living space and meet practical needs. He argued that societal expectations for large homes are often impractical, especially in times of financial difficulty. Jeff emphasized that lowering the minimum size would allow young people to affordably enter homeownership by starting small, rather than being forced to build beyond their means. He called for greater flexibility in housing requirements to support residents in achieving affordable and practical living options.

Resident Rich Ososki voiced concerns about lowering the minimum house size to 800 square feet, highlighting potential long-term impacts on the community. He noted that the standard had already been reduced from 1,200 to 1,000 square feet to align with state guidelines and questioned the need for further reductions. Rich warned that allowing smaller homes could set a precedent for developers to build more compact homes, potentially leading to higher-density housing that might not align with the town's rural character. He emphasized the importance of maintaining a standard to protect property values, expressing concerns about the visual and financial implications of pairing large lots with smaller homes. While acknowledging the financial struggles faced by younger generations, Rich opposed further reductions, citing risks of unintended consequences that could shift the town's development trajectory away from its established vision.

Resident Margie Ososki shared her perspective on housing affordability, acknowledging the challenges young people face today. She reflected on her own experience in the 1980s when, as a single woman, she secured a loan at a 9.75% interest rate. Margie noted that it took significant time and effort to save the money needed to afford a home. She emphasized that financial challenges in purchasing a home are not new and require discipline and perseverance, regardless of the circumstances.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

5. Conditional Use Permit Application for 1747 N Apple Valley Dr. Applicant: Spencer, Stacy Christine.

The Planning Commission discussed a conditional use permit application for a 400-square-foot home located at 1747 North Apple Valley Drive. The applicant, Stacy Christine, presented plans for a prefabricated home designed to be expanded later to meet the town's minimum square footage requirements of 800 square feet, pending approval of an ordinance amendment. The Commission debated the merits of allowing the smaller home and the broader implications of conditional use permits for reduced square footage.

Commissioner Riding supported the use of conditional use permits for flexibility, while expressing a preference for maintaining minimums of 800 or 1,000 square feet, with case-by-case exceptions. Commissioner Palmer advocated for inclusive housing options, emphasizing affordability and the need to accommodate residents with diverse financial situations. Commissioner Fralish raised concerns about ensuring applicants follow through on expansion plans and maintaining community standards.

Mayor Farrar clarified the intent behind the ordinance amendment, highlighting efforts to create affordable housing while preserving Apple Valley's rural character and avoiding high-density developments. He explained that conditional use permits allow the Commission to evaluate applications individually, ensuring they align with the town's values and avoid setting unwanted precedents.

The discussion also touched on the importance of obtaining certificates of occupancy and ensuring compliance with local and state building codes. Concerns about property values, community aesthetics, and the potential for misuse of conditional use permits were raised, but it was noted that each permit is assessed independently.

The Commission concluded the discussion by focusing on the current application, reiterating that the decision before them was whether to approve the conditional use permit for the 400-square-foot home, independent of any planned future expansion.

MOTION: Chairman Farrar motioned that we approve the Conditional Use Permit Application for 1747 N Apple Valley Dr, applicant Stacey Christine Spencer, pending the approval of Ordinance O-2024-87 and Ordinance O-2024-86 by the Town Council.

SECOND: The motion was seconded by Commissioner XX.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

6. Adopt Title 10.41 Pigs, Ordinance O-2024-88.

Chairman Farrar introduced Ordinance O-2024-88, which proposed updates to Title 10.41 regarding the regulation of pigs. The chairman highlighted that extensive discussions during prior work meetings had resulted in a balanced proposal. The ordinance was presented as a starting point that could be adjusted in the future if needed. Chairman Farrar also noted that conditional use permits would allow for flexibility in addressing special circumstances. He expressed confidence in the ordinance as a workable solution and invited further comments from the commissioners.

Commissioner Hood expressed concerns about adopting the ordinance without sufficient understanding or public input. They cited past efforts and feedback from other towns, noting common issues like odor and nuisances associated with pigs. Hood emphasized the need for broader public engagement, including polls and discussions, before making a decision.

MOTION: Commissioner Hood motioned to table it and get more input from the public.

The Planning Commission continued its discussion of Ordinance O-2024-88 regarding regulations for pigs in agricultural zones. Commissioner Riding shared feedback from residents, noting most were opposed to the ordinance and suggested conducting a public poll to gauge the community's opinion. Concerns were also raised about enforcement capabilities if issues arose, with Mayor Farrar acknowledging limited resources but confirming the town's responsibility for code enforcement.

Mayor Farrar clarified that the ordinance limits pigs to agricultural zones with a minimum lot size of 10 acres and a maximum of one pig per acre, capped at 40 pigs. He explained that the current ordinance is flawed, allowing pigs without restriction, even in residential zones, and highlighted the importance of implementing changes to address this loophole.

Suggestions included implementing agricultural inspections and requiring acknowledgment from property owners to ensure compliance. However, resource constraints were noted as a challenge for enforcement. Discussions reflected differing opinions on whether to proceed or gather additional public input. The debate underscored the need for balancing agricultural activities with community concerns.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Commissioner Palmer - Nay
 Chairman Farrar - Nay
 Commissioner Hood - Aye
 Commissioner Riding - Aye

The vote was three aye and two nay and the motion carried.

7. Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2024-85.

Chairman Farrar suggested tabling this item as well since it pertains to the previously tabled item. A motion to table was requested.

MOTION: Commissioner Hood motioned that we table Ordinance O-2024-85.

Mayor Farrar stated that the Planning Commission would need to take responsibility for the work required on the item, emphasizing that they would need to step up and address the necessary tasks.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Commissioner Palmer - Nay
 Chairman Farrar - Nay
 Commissioner Hood - Aye
 Commissioner Riding - Aye

The vote was three aye and two nay and the motion carried.

8. Amend Title 10.10.050 RE Rural Estates Zone, Ordinance O-2024-86.

Chairman Farrar introduced item number eight, proposing to amend Title 10.10.050, Ordinance O-2024-86, to lower the minimum home square footage from 1,000 to 800 and allow conditional use permits. He emphasized the importance of granting the Planning Commission flexibility to evaluate applications individually and noted that this aligns with item number five, supporting affordability while maintaining oversight.

MOTION: Commissioner Riding moved that we amend Title 10.10.050 RE Rural Estates Zone, Ordinance O-2024-86.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Commissioner Palmer - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Nay
 Commissioner Riding - Aye

The vote was four aye and one nay unanimous and the motion carried.

9. Amend Title 10.07.090 Conditional Use Permit, Ordinance O-2024-87.

Chairman Farrar introduced item number nine, proposing amendments to Title 10.07.090 on conditional use permits. He suggested removing the pig-related section while retaining the provision for smaller home sizes to address that portion immediately.

MOTION: Chairman Farrar motioned to amend Title 10.07.090 Conditional Use Permit, Ordinance O-2024-87 with removing the section about pigs.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

10. Minutes: November 6, 2024.

MOTION: Commissioner Fralish motioned that we approve the minute of 11/6/2024 Planning Commission.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:58 p.m.

Date Approved: _____

Approved BY: _____
Chairman | Bradley Farrar

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo