



PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, February 07, 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

ABSENT

Commissioner Annie Spendlove

CONFLICT OF INTEREST DISCLOSURES

None declared.

APPROVAL OF MINUTES

1. Minutes: January 3, 2024.

MOTION: Commissioner Hood motioned that we approve the minutes of 1.3.24 for the Planning Commission.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Hood - Aye

Chairman Farrar - Aye

Commissioner Palmer - Aye

Commissioner Fralish - Aye

The vote was unanimous and the motion carried.

HEARING ON THE FOLLOWING

2. Recommendation of Approval to Amend Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2024-07.

Chairman Farrar opened the public hearing.



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Janet Prentice, resident of Apple Valley. I got something to say on one, two, and five you guys did a marvelous job thank you.

Chairman Farrar closed the public hearing.

3. Recommendation of Approval to Amend Title 10.10.110 Cabins Or Tiny Home Parks Zone, Ordinance-O-2024-03.

Chairman Farrar opened the public hearing.

No public comments

Charman Farrar closed the public hearing.

4. Recommendation of Approval to Amend Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2024-02.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

5. Recommendation of Approval to Amend Title 10.10.100 Recreational Vehicle Park Zone, Ordinance-O-2024-08.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

6. Recommendation of Approval to Amend Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2024-07.

During the planning commission meeting, discussion and possible action was opened regarding the recommendation of approval to amend title 10.10.060 single-family residential zone. The proposal aimed to remove the half-acre single-family zone from the zoning regulations. Concerns were raised about the potential increase in costs for residents with children who wish to stay in the area. Chairman Farrar discussed that the Mayor expressed a desire to explore options to make it easier for residents to accommodate their children on their existing land.



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MOTION: Commissioner Hood motioned that we recommend approval to amend Title 10.10.060 060 Single Family Residential Zone, Ordinance-O-2024-07.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

7. Recommendation of Approval to Amend Title 10.10.110 Cabins Or Tiny Home Parks Zone, Ordinance-O-2024-03.

Chairman Farrar discussed the proposed changes included increasing the minimum zone size from 5 to 15 acres and adjusting the density from six units to four units per acre. These adjustments aimed to reduce density. No comments or concerns from the Commissioners.

MOTION: Chairman Farrar motioned that we recommend approval to amend Title 10.10.110 Cabins Or Tiny Home Parks Zone with the addition of under item E, number 1, we make the correction from "5 acres" up to "15 acres."

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

8. Recommendation of Approval to Amend Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2024-02.

Next on the agenda was a recommendation for approval to amend title 10.10.090 Manufactured Housing Park Zone. The proposed changes included reducing the density to four units per acre and



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increasing the minimum zone size from 5 to 15 acres. No comments or discussions were raised, and the proposal was met with agreement from the Commissioners.

MOTION: Commissioner Hood motioned to make a recommendation of approval to the Town Council to amend Title 10.10.090 Manufactured Housing Park Zone, Ordinance-O-2024-02.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

9. Recommendation of Approval to Amend Title 10.10.100 Recreational Vehicle Park Zone, Ordinance-O-2024-08.

Chairman Farrar discussed the proposed changes mirrored previous adjustments, focusing on height regulations, density, and minimum zone size. The minimum zone size for recreational vehicle parks was increased from 10 to 20 acres due to the need for larger lots in these areas.

MOTION: Chairman Farrar motioned that we recommend approval to amend Title 10.10.100 Recreational Vehicle Park Zone with the addition that under item E, number 1, we change the minimum size from "10" to "20" acres.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

ADJOURNMENT



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MOTION: Commissioner Fralish motioned to adjourn the meeting.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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 6:10 p.m.

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo