WORK SESSION - TOWN COUNCIL AND PLANNING COMMISSION

1777 N Meadowlark Dr, Apple Valley
Tuesday, November 12, 2024 at 9:30 AM

MINUTES

CALL TO ORDER- Mayor Farrar called the meeting to order at 9:32 a.m.
PLEDGE OF ALLEGIANCE
ROLL CALL
PRESENT
Mayor Michael Farrar, Council Member Janet Prentice, Council Member Annie Spendlove, Council Member Scott Taylor, Chairman Commissioner Bradley Farrar, Commissioner Richard Palmer, Commissioner (alternate) Stewart Riding
ABSENT
Council Member Kevin Sair, Commissioner Lee Fralish, Commissioner Garth Hood

DISCUSSION

1. Discussion on the agricultural pig addition.

   Mayor Farrar opened the conversation by outlining issues with the current pig ordinance, describing it as poorly written and unclear, particularly on whether it restricted pigs to only baby pigs. He noted that the existing language technically allowed unlimited pigs in agricultural areas, which needed to be addressed.

   The Mayor distributed a draft of proposed changes, emphasizing the goals of protecting public health, safety, and welfare while acknowledging the agricultural value of raising pigs. The draft suggested clearer definitions, including “pigs” as domesticated swine of any breed, age, or size, and "wiener pigs" as pigs less than a year old and under 350 pounds. However, there was debate about whether these terms needed adjustment.

   Commissioner Riding shared personal experiences with pig farming, noting the potential for odor, rapid breeding, and disease transmission. He advocated for stricter regulations, such as conditional use permits, to ensure pigs were managed responsibly, with limits on pen size, distance from residences, and the number of pigs allowed. He emphasized that poorly managed pig populations could quickly become a nuisance.

   Council Member Prentice voiced concerns about health risks and emphasized the need for high cleanliness standards. She cited examples from other towns where poor management of livestock had led to significant problems. The Council discussed the importance of ensuring responsible pig ownership to prevent similar issues in Apple Valley.

   Mayor Farrar proposed a 10-acre minimum for keeping pigs without a conditional use permit, with a maximum of one pig per acre and a required setback of at least 500 feet from any structures. He stressed that these measures were meant to balance the town’s rural character with community safety and

comfort. He also mentioned the enforcement mechanisms in place, including fines and the potential revocation of permits for violations.

Council Member Spendlove brought up the social needs of pigs, suggesting that the ordinance should require owners to keep at least two pigs, as pigs are social animals. Commissioner Palmer added that pigs raised with adequate space and natural environments would pose fewer problems and emphasized the importance of responsible ownership.

The discussion also addressed potential enforcement challenges. Mayor Farrar, who serves as the current code enforcement officer, assured participants that fines and penalties would be a last resort, and the town would focus on collaboration and education first. He emphasized that inspections would generally be complaint-driven and that serious enforcement actions would only be taken in extreme cases.

The group reached a consensus on several key points: eliminating the distinction between wiener pigs and other pigs, setting a 10-acre minimum for keeping pigs without a conditional use permit, and establishing a 500-foot setback requirement from any structures. Conditional use permits would be required for smaller parcels or for owners wanting to exceed these limits. The ordinance draft would be revised accordingly and sent to the Planning Commission for further review.

Mayor Farrar thanked everyone for their input.

ADJOURNMENT

MOTION: Chairman Commissioner Farrar motioned to adjourn.
SECOND: The motion was seconded by Council Member Taylor.
VOTE: Mayor Farrar called for a vote:

Council Member Spendlove - Aye
Council Member Taylor - Aye
Mayor Farrar - Aye
Council Member Prentice - Aye
Chairman Commissioner Farrar - Aye
Commissioner Palmer - Aye
Commissioner Riding - Aye

The vote was unanimous and the motion carried.

Date Approved: _____

Approved BY: _____
Mayor | Michael L. Farrar

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo

DRAFT