



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 11, 2025 at 6:00 PM

MINUTES

CALL TO ORDER- Chairman Farrar called the meeting to order at 6:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Bradley Farrar

Commissioner Lee Fralish

Commissioner Garth Hood

Commissioner Stewart Riding

ABSENT

Commissioner Kael Hirschi

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Ordinance O-2025-21: Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for preparation for residential development in the future, affecting 61.78 acres on parcel AV-1329-B.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

2. Ordinance O-2025-21: Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for preparation for residential development in the future, affecting 61.78 acres on parcel AV-1329-B.

Mayor Farrar explained that a decades-old lawsuit regarding the zoning of parcel AV-1329-B was recently reactivated by a new judge. The property owners believed the land had been zoned for half-acre lots, which the Town disputed.

To resolve the issue, the Town and owners agreed to rezone the property to 1-acre lots, enabling the development of approximately 44 homes after accounting for infrastructure, including a septic system and roads. The lawsuit was dismissed as part of the settlement.

The owners, who are not developers, agreed to a five-year no-action clause, prohibiting any sale or development during that time. Their long-term plan is to retain the land for future sale or inheritance, likely when the area sees more growth.

Following the Mayor's presentation, Chairman Farrar invited comments or questions from the Planning Commission. Commissioner Fralish briefly referenced the long history of the issue. Chairman Farrar expressed support for the settlement, stating it was a positive outcome that avoided prolonged litigation. No objections or further questions were raised by the Commission at that time.

MOTION: Commissioner Hood motioned that we recommend approval of Ordinance O-2025-21: Zone Change from Open Space to Rural Estates 1 for preparation for residential development in the future, affecting 61.78 acres on parcel AV-1329-B.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye
Commissioner Hirschi - Absent

The vote was unanimous and the motion carried.

3. Preliminary Site Plan for parcel AV-1335 regarding Event Center, Wedding Venue.

Aaron Stout, owner of Gooseberry Lodges, presented a preliminary site plan for an Event Center and Wedding Venue on a 5-acre parcel located across from Gooseberry Lodges. The proposed facility includes a 3,500–4,000 sq. ft. building with amenities for weddings and group events, 100 parking spaces, and indoor/outdoor use. The facility is expected to serve primarily weddings, with additional use for corporate retreats, family gatherings, and other events.

Mr. Stout discussed future potential additions such as a café or modern-style rental condos but emphasized that the event center is the current priority. The design is conceptual, pending approval and financing.

Commissioners inquired about:

- Landscaping and water use (modest lawn area and decorative features)
- Guest capacity and coordination with the resort's lodging
- Traffic flow and need for a traffic study
- Infrastructure improvements to Plains Drive

Mayor Farrar described future traffic mitigation measures, including plans for turn lanes, UDOT coordination, and a Level 3 traffic study prior to later development phases. He also confirmed that the applicant would be responsible for asphaltting Plains Drive to meet town standards.

Chairman Farrar noted that the application was incomplete, lacking required letters from water, sewer, and power providers. He recommended tabling the item until those documents could be provided. The applicant agreed and expressed intent to gather and submit the required information promptly.

The Commission conveyed general support for the project and discussed whether a conditional approval could assist with financing.

MOTION: Chairman Farrar motioned that we approve the Preliminary Site Plan for parcel AV-1335 regarding the event center and wedding venue, pending a letter from power, sewer, and water providers addressing the feasibility and the requirements to serve the project, as well as providing a Final Site Plan to the town and the necessary departments for approval. We could also add to the motion improving Plains Drive from the highway to the corner of Apple Valley Dr will be Final Site Plan.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye
Commissioner Hirschi - Absent

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

4. Minutes: May 14, 2025.

MOTION: Commissioner Fralish motioned to approve the minutes from 5.14.2025 by the Planning Commission.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye
Commissioner Hirschi - Absent

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye
Commissioner Hirschi - Absent

The vote was unanimous and the motion carried.

Meeting adjourned at 6:31 PM

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo

DRAFT