



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, August 13, 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, August 13, 2025**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Bradley Farrar

Commissioners | Lee Fralish | Garth Hood | Stewart Riding | Kael Hirschi

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. Proposed Amendment to Wells Estates Subdivision Plat – Combination of Lots 9 and 10 (AV-WEL-9 & AV-WEL-10).
2. Ordinance O-2025-25, Proposed Zone Change, Rural Estates 10 Acres Zone (RE-10) to Agricultural 5 Acres Zone (AG-5) for 2745 N Purple Sage Rd, AV-1311-V.
3. Ordinance O-2025-29, Proposed zone change from Open Space Transition (OST) and General Commercial (C-3) to Planned Development Overlay (PDO) for 525.73 acres in the Oculita Roca Development, submitted by De La Tierra Holdings LLC.
4. Ordinance O-2025-30 Development Agreement Addendum with Hidden Rock Development Group, Oculita Roca Project.
5. Proposed Simple Lot Split Subdivision for AV-1372-C-1 and AV-1372-D, Fischer, Richard and Brittany.
6. Ordinance O-2025-31, Amend Title 10.10.010 General Purposes.

DISCUSSION AND POSSIBLE ACTION ITEMS

7. Proposed Amendment to Wells Estates Subdivision Plat – Combination of Lots 9 and 10 (AV-WEL-9 & AV-WEL-10).
8. Ordinance O-2025-25, Proposed Zone Change, Rural Estates 10 Acres Zone (RE-10) to Agricultural 5 Acres Zone (AG-5) for 2745 N Purple Sage Rd, AV-1311-V.
9. Ordinance O-2025-29, Proposed zone change from Open Space Transition (OST) and General Commercial (C-3) to Planned Development Overlay (PDO) for 525.73 acres in the Oculita Roca Development, submitted by De La Tierra Holdings LLC.
10. Ordinance O-2025-30 Development Agreement Addendum with Hidden Rock Development Group, Oculita Roca Project.

11. Proposed Simple Lot Split Subdivision for AV-1372-C-1 and AV-1372-D, Fischer, Richard and Brittany.
12. Ordinance O-2025-31, Amend Title 10.10.010 General Purposes.

APPROVAL OF MINUTES

13. Minutes: July 9, 2025 - Planning Commission Hearing and Meeting.

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.