



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, November 12, 2025 at 6:00 PM

MINUTES

CALL TO ORDER – Chairman Farrar called the meeting to order at 6PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Bradley Farrar

Commissioner Stewart Riding

Alternate Commissioner Dan Harsh

ABSENT

Commissioner Lee Fralish

Commissioner Garth Hood

Commissioner Kael Hirschi

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Ordinance O-2025-37, Zone Change from Open Space Transition Zone (OST) to Rural Estates 1 Acre Zone (RE-1) for parcel AV-1334-V-A.

Chairman Farrar opened the public hearing. With no public comments offered, the hearing was closed.

2. Ordinance O-2025-38, Amend Title 10.02.050 Building Permit Required.

Chairman Farrar opened the public hearing. With no public comments offered, the hearing was closed.

DISCUSSION AND POSSIBLE ACTION ITEMS

3. Ordinance O-2025-37, Zone Change from Open Space Transition Zone (OST) to Rural Estates 1 Acre Zone (RE-1) for parcel AV-1334-V-A.

The Commission reviewed the requested zone change for parcel AV-1334-V-A. The Chairman noted that the property was surrounded by RE-1 zoning and stated that the proposed designation aligned with the surrounding area. Commissioners expressed no concerns.

MOTION: Chairman Farrar motioned that we recommend approval for Ordinance O-2025-37, Zone Change from (OST) to (RE-1) for parcel AV-1334-V-A.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Absent

Chairman Farrar - Aye

Commissioner Hood - Absent

Commissioner Riding - Aye

Commissioner Hirschi - Absent

Alternate Commissioner Harsh - Aye

The vote was unanimous and the motion carried.

4. Updated simple lot subdivision map for the Holm 4-Lot Subdivision, adjusting all lots to five (5) acres and clarifying access to each parcel — applicant: Jordan Holm.

The applicant has submitted a revised subdivision map adjusting lot lines to ensure all lots are five acres in size and to provide verified access to each parcel. No new lots are created, and no ownership boundaries outside the approved subdivision are affected. Staff recommends Planning Commission review and acceptance of the updated plat as a technical correction. No additional public hearing is required under Utah Code § 10-9a-608.

The Commission reviewed the revised simple lot subdivision map, which had been updated to correct road access and confirm that each lot met the five-acre requirement. The Chairman explained that the only change involved the top-left lot and that the remainder of the plat remained unchanged.

MOTION: Commissioner Riding motioned to approve Lot Split Application AV-1311-V, “Victor”, lot split 3 new parcels, Jordan Holm.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

5. Ordinance O-2025-38, Amend Title 10.02.050 Building Permit Required.

The Chairman explained that this amendment served as a clarification: residential permitting would remain under Town standards, while commercial permitting would explicitly follow the International Building Code (IBC). This reflected existing practice and was categorized as a housekeeping update.

MOTION: Commissioner Riding, I recommend approval of Ordinance O-2025-38, Amend Title 10.02.050 Building code Permit Required.

SECOND: The motion was seconded by Chairman Farrar.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

6. Minutes: October 8, 2025 - Planning Commission Hearing and Meeting.

The Commission reviewed the October 8, 2025 Planning Commission minutes and identified no corrections.

MOTION: Chairman Farrar motioned we approve the minutes from October 8, 2025 - Planning Commission Hearing and Meeting.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Chairman motioned to adjourn.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

Meeting adjourned at 6:05 PM

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo

DRAFT