



SPECIAL PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Tuesday, November 18, 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 Stewart Riding
Alternate Commissioner Dan Harsh

ABSENT

Commissioner Garth Hood
Commissioner Kael Hirschi

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Ordinance O-2025-41, Approving the Amended and Restated Master Development Agreement for Jepson Canyon.

Presentation – Jepson Canyon Amended and Restated MDA (Ordinance O-2025-41)

Before opening the public hearing, the Chairman invited the Mayor to present the Jepson Canyon project and the proposed Amended and Restated Master Development Agreement (ARMDA) so both the Planning Commission and Town Council could hear the same information.

The Mayor explained that:

- The project area comprised approximately 312 acres located south of SR-59 across from the Chevron station.
- A zone change and original development agreement for Jepson Canyon had been approved years earlier by a prior administration, and those entitlements remained in place.
- The original agreement allowed an estimated ~550 residential units/RDUs, quarter-acre high-density lots, an 18-hole golf course, a helipad, a multi-story 180-room lodge hotel, and multiple tourist attractions such as a cultural/learning center, 250-seat planetarium, tram, and large bronze statue feature. The project would have relied on the town's existing aquifer, wells, and water infrastructure.
- Based on updated aquifer studies indicating the town's aquifer was fully utilized, the Mayor negotiated a revised ARMDA to replace the prior agreement and reduce project intensity.

The Mayor highlighted key terms of the new ARMDA:

- Total entitlements were reduced to approximately 226–227 residential lots, less than half of the original 550 units.
- 169 lots would be at least $\frac{1}{2}$ acre, and the remaining 57 lots would be 1 acre minimum, with many of those closer to 2 acres; the average lot size was about 2 acres. Residential lots would be zoned RE-1 to maintain a rural character and allow customary animal uses.
- The plan included a 2.5-acre public park open to everyone and approximately 23 acres of commercial along the highway, envisioned for future neighborhood-scale uses such as a café, small market, or hardware store once enough homes existed to support them.
- Under a new water agreement, the project could not use the town's existing aquifer, wells, tanks, or water infrastructure. The developer would be required to:
 - Drill new wells in a different aquifer (east of Main Street or another mutually agreed location outside the town's aquifer),
 - Construct its own tank and distribution system at the developer's expense, and
 - Dedicate the completed system to the Town once built and approved, after which the Town would own, operate, and maintain it.

The Mayor stated that state Division of Drinking Water review and inspections, along with engineering standards, would apply before the Town accepted the new system. The Mayor anticipated the project would be developed in multiple phases over roughly 10 years or more, with water infrastructure installed in conjunction with Phase 1 and significant time before visible build-out. The Mayor noted that the current Jepson owners had a potential buyer who favored the new ARMDA, but any future developer would still need to obtain preliminary plat and other approvals through the Town's regular processes.

Commissioner Riding asked whether the commercial area could be developed before the residential. The Mayor replied there was nothing in the agreement that prohibited building commercial first, but from a business standpoint it would likely follow residential demand. Commissioner Fralish asked about the timing of the Town taking over the water system; the Mayor explained that transfer would occur once all inspections and state requirements were satisfied and the Town was comfortable with the system's performance.

The Chairman opened the public hearing on Ordinance O-2025-41, approving the Amended and Restated Master Development Agreement for Jepson Canyon.

A representative of the developer, Kent Olsen spoke to clarify for the record that the project included 227 lots total, with the park area counted as one lot on the plat, explaining the occasional reference to 226 versus 227 units. The Mayor confirmed this understanding matched the master plan. No other members of the public in the room or online chose to comment. The Chairman then closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

2. Ordinance O-2025-41, Approving the Amended and Restated Master Development Agreement for Jepson Canyon.

The Commission moved into discussion and possible action on Ordinance O-2025-41. The Chairman noted that the Mayor's presentation had already covered the substance of the ARMDA and invited further questions from commissioners; no additional questions or concerns were raised.

MOTION: Chairman Farrar motioned that we recommend approval on Ordinance O-2025-41, Approving the Amended and Restated Master Development Agreement for Jepson Canyon.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
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: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
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 6:11 PM

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo