



## PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, December 10, 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, December 10, 2025**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

**Chairman** | Bradley Farrar

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

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. Ordinance O-2025-42, Amend Title 10.02.050 Building Permit Required.
2. Ordinance O-2025-43, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements.
3. Preliminary Plat Application for Oculta Roca Resort, Project location: South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd.

#### DISCUSSION AND POSSIBLE ACTION ITEMS

4. Conditional Use Permit application for an accessory building prior to issuance of a building permit – Applicant: Lisa Mandile, Parcel AV-1354-D-7.
5. Ordinance O-2025-42, Amend Title 10.02.050 Building Permit Required.
6. Ordinance O-2025-43, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements.
7. Preliminary Plat Application for Oculta Roca Resort, Project location: South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd.

#### APPROVAL OF MINUTES

8. Minutes: November 12, 2025 - Planning Commission Hearing and Meeting.
9. Minutes: November 18, 2025 - Special 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](http://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.