



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, December 10, 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
Alternate Commissioner Dan Harsh

ABSENT

Commissioner Kael Hirschi

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Ordinance O-2025-42, Amend Title 10.02.050 Building Permit Required.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

2. Ordinance O-2025-43, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

3. Preliminary Plat Application for Oculta Roca Resort, Project location: South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

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.

A Conditional Use Permit application was reviewed for an accessory building to be constructed prior to issuance of a primary building permit, submitted by the applicant for parcel AV-1354-D-7. The request was explained as allowing storage during an upcoming relocation. The Commission discussed the request, confirmed the structure would be permanent and subject to all applicable ordinances, and voted to approve the conditional use permit.

MOTION: Commissioner Hood motioned that we approve the Conditional Use Permit application for an accessory building prior to issuance of a building permit for Lisa Mandile, Parcel AV-1354-D-7.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

5. Ordinance O-2025-42, Amend Title 10.02.050 Building Permit Required.

The Commission then considered Ordinance O-2025-42, which proposed exempting shipping containers 300 square feet or less from building permit requirements. The rationale for the amendment was discussed, including that shipping containers are pre-engineered structures and would remain subject to zoning, setback, and utility requirements despite the exemption. After discussion, the Commission voted to recommend approval of the ordinance.

MOTION: Commissioner Riding motioned to recommend approval of Ordinance O-2025-42, Amend Title 10.02.050 Building Permit Required.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

6. Ordinance O-2025-43, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements.

Next, the Commission considered Ordinance O-2025-43, a companion amendment to ensure consistency within the municipal code regarding accessory buildings and shipping container exemptions. The Commission voted to recommend approval of this ordinance as well.

MOTION: Chairman Farrar motioned that we recommend approval on Ordinance O-2025-43, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

7. Preliminary Plat Application for Oculta Roca Resort, Project location: South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd.

The Commission then reviewed the Preliminary Plat Application for the Oculta Roca Resort, limited to the residential subdivision portion of the project. It was clarified that many agency comments received pertained to construction drawings and subdivision improvement plans, which were not under consideration at this stage. The Commission discussed outstanding items from the engineering review, including the need for updated will-serve letters and clarification of existing easements on future construction drawings or final plat documents. The Commission voted to approve the preliminary plat application, subject to receipt of the required will-serve letters and inclusion of existing easements on the appropriate future plans.

MOTION: Chairman Farrar motioned that we approve the Preliminary Plat Application for Oculta Roca Resort, Project location: South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd, pending that they get the two will server letters from items six and seven in Sunrise's report and make sure they show the existing easements on the Construction Drawings or Subdivision Improvement Plans.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

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

Under approval of minutes, the Commission reviewed and approved the November 12, 2025 Planning Commission Hearing and Meeting minutes and the November 18, 2025 Special Planning Commission Hearing and Meeting minutes.

MOTION: Commissioner Fralish motioned that we approve the minutes of 11.12.25 and 11.18.25

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

ADJOURNMENT

With no further business, the Commission voted to adjourn the meeting. The meeting was adjourned following the affirmative vote of the members.

MOTION: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

Meeting adjourned at 6:12 PM

Date Approved: 1/14/26

Approved BY: B.F.
Chairman | Bradley Farrar

Attest BY: JW
Recorder | Jenna Vizcardo

