



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 14, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL, CONFLICT OF INTEREST DISCLOSURES

The Planning Commission of the Town of Apple Valley convened a duly noticed hearing and meeting on January 14, 2026. Chairman Farrar called the meeting to order at 6:00 PM. The Pledge of Allegiance was recited. Roll call indicated a quorum was present, with Commissioners Bradley Farrar, Lee Fralish, Stewart Riding, and Dan Harsh in attendance. Commissioner Garth Hood was absent. No conflicts of interest were disclosed.

HEARING ON THE FOLLOWING

1. Ordinance O-2025-44, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1365-J, located at the intersection of 2200 East and 2200 South, Acres: 15.

The Chairman opened the public hearing for Ordinance O-2025-44, a request to rezone Parcel AV-1365-J, a 15-acre property located at the intersection of 2200 East and 2200 South, from Open Space Transition (OST) to Agricultural Five Acres (AG-5).

Resident Mark Pierson addressed the Commission and requested clarification regarding how the property might be subdivided in the future, including the orientation of potential lot splits, the number of neighboring parcels, access points along Ranch Road, and future road responsibility. The Commission clarified that the item under consideration was limited to a zoning change only and did not include approval of a subdivision or lot split. It was explained that subdivision layout, access, and road responsibilities would be reviewed during a future application and would include an opportunity for public comment.

With no additional public comments, the Chairman closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

2. Ordinance O-2025-44, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1365-J, located at the intersection of 2200 East and 2200 South, Acres: 15.

The Commission discussed the proposed zone change. Commissioners noted that the AG-5 zoning designation was consistent with the General Plan's intent for larger lot sizes in the area and was viewed as more appropriate than the existing Open Space Transition zoning. It was noted that future subdivision details if any, including road standards and access, would be addressed through subsequent applications.

MOTION: Commissioner Riding motioned to recommend approval of Ordinance O-2025-44, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1365-J, located at the intersection of 2200 East and 2200 South,

Acres: 15.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Chairman Farrar - Aye

Commissioner Hood - Absent

Commissioner Riding - Aye

Commissioner Harsh - Aye

The vote was unanimous and the motion carried.

3. Planning Commission 2026 Annual Meeting Schedule.

The Commission reviewed the proposed 2026 Annual Meeting Schedule.

MOTION: Commissioner Fralish motioned we approve.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Chairman Farrar - Aye

Commissioner Hood - Absent

Commissioner Riding - Aye

Commissioner Harsh - Aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

4. Minutes: December 10, 2025 - Planning Commission Hearing and Meeting.

The Commission reviewed the minutes of the December 10, 2025 Planning Commission Hearing and Meeting. No corrections were noted.

MOTION: Chairman Farrar motioned we approve the minutes of December 10, 2025 - Planning Commission Hearing and Meeting.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Chairman Farrar - Aye

Commissioner Hood - Absent

Commissioner Riding - Aye

Commissioner Harsh - Aye

The vote was unanimous and the motion carried.

TRAINING

5. Open and Public Meetings.

The Chairman noted that additional training materials related to Open and Public Meetings would be viewed following adjournment, and that no further Commission business would be conducted during the training period.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo