



## PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, February 11, 2026 at 6:00 PM

### MINUTES

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

The Planning Commission convened its hearing and meeting at 6:00 PM. The Chairman called the meeting to order, and those present recited the Pledge of Allegiance. Roll call was conducted, and no conflicts of interest were disclosed.

#### PRESENT

Chairman Bradley Farrar  
Commissioner Lee Fralish  
Commissioner Garth Hood  
Commissioner Stewart Riding  
Commissioner Dan Harsh

#### HEARING ON THE FOLLOWING

1. Ordinance O-2026-01, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements.

The Chairman opened the public hearing for Ordinance O-2026-01, amending Title 10.28.250 regarding smaller accessory buildings exempt from building permit requirements. No public comments were received, and the hearing was closed.

2. Ordinance O-2026-02, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1354-C, 474 S Coyote Rd, Acres: 20. Applicant: Jeremiah Allred.

The Chairman then opened the public hearing for Ordinance O-2026-02, a zone change application from Open Space Transition (OST) to Agricultural Five Acres (AG-5) for Parcel AV-1354-C, located at 474 South Coyote Road. No public comments were received, and the hearing was closed.

3. Simple Lot Subdivision Application for 1650 S 2200 E. Applicant: Anthus Barlow.

The Chairman opened the public hearing for a Simple Lot Subdivision Application for 1650 South 2200 East. A representative participating electronically confirmed receipt of staff comments regarding road dedication requirements and stated that the required roadway dedication would be reflected on the mylar. The representative also stated that an owner signature would be added to the plat and asked whether additional information was needed. The Chairman indicated that no further requirements were anticipated at that time. The hearing was then closed.

#### DISCUSSION AND POSSIBLE ACTION ITEMS

4. Ordinance O-2026-01, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements.

Ordinance O-2026-01 was discussed. The Chairman explained that a previous amendment had increased the allowable size of certain accessory structures, including shipping containers. The proposed amendment would increase the maximum cumulative square footage of structures exempt from a building permit from 1% to 3% of the lot size. This change would allow property owners greater flexibility in placing multiple exempt structures on a parcel.

**MOTION:** Commissioner Hood motioned that we recommend approval of 10.28.250 Smaller Accessory Building Exempt From Building Permit, from the total size and multiple structures allowed without building permit shall not exceed three percent (3%) of the lot size.

**SECOND:** The motion was seconded by Commissioner Riding.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

5. Ordinance O-2026-02, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1354-C, 474 S Coyote Rd, Acres: 20. Applicant: Jeremiah Allred.

Ordinance O-2026-02 was discussed next. The Chairman explained that the applicant owned 20 acres and sought to change the zoning from OST to AG-5 to allow construction of a new primary residence. Due to the layout and existing residence, the property would ultimately consist of two lots and would not be further subdivided despite the zoning designation.

**MOTION:** Commissioner Riding motioned I recommend approval of Ordinance O-2026-02, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1354-C, 474 S Coyote Rd, Acres: 20.

**SECOND:** The motion was seconded by Commissioner Hood.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

6. Simple Lot Subdivision Application for 1650 S 2200 E. Applicant: Anthus Barlow.

The Commission then considered the Simple Lot Subdivision Application for 1650 South 2200 East. The applicant proposed splitting a 20-acre parcel into two 10-acre lots. The subdivision included dedication of roadway rights-of-way along the west, south, and east boundaries to ensure access to both lots. It was confirmed that the roadway would become Town-owned right-of-way and that the Fire Chief had reviewed and approved the access configuration.

**MOTION:** Commissioner Hood motioned to approve a Simple Lot Subdivision Application for lot AV-1364-A, 1650 South 2200 East for Anthus Barlow.

**SECOND:** The motion was seconded by Commissioner Fralish.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

## **APPROVAL OF MINUTES**

7. Minutes: January 14, 2026 - Planning Commission Hearing and Meeting.

The Commission reviewed the minutes from the January 14, 2026 Planning Commission Hearing and Meeting.

**MOTION:** Chairman Farrar motioned we approve the minutes of January 14, 2026 - 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 - Aye  
Commissioner Riding - Aye  
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 - Aye  
Commissioner Riding - Aye  
Commissioner Harsh - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 6:09 PM.

Date Approved: \_\_\_\_\_

Approved BY: \_\_\_\_\_

Chairman | Bradley Farrar

Attest BY: \_\_\_\_\_

Recorder | Jenna Vizcardo

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