



Special Planning Commission Hearing and Meeting

1777 N Meadowlark Dr, Apple Valley
Tuesday, February 24, 2026 at 6:00 PM

MINUTES

CALL TO ORDER - The Special Planning Commission Hearing and Meeting was called to order at 6:00 PM by the Chairman.

PLEDGE OF ALLEGIANCE - Those present recited the Pledge of Allegiance.

ROLL CALL

PRESENT

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

CONFLICT OF INTEREST DISCLOSURES

Commission members were asked to disclose any conflicts of interest regarding agenda items.

No conflicts of interest were disclosed.

HEARING ON THE FOLLOWING

1. Consideration and possible adoption of a resolution declaring uncured defaults under the Crimson Peaks Master Development Agreement and terminating the agreement.

Prior to opening the public hearing, the Chairman invited the Mayor to provide background regarding the purpose of the hearing.

The Mayor stated that the Town issued a Notice of Default on January 13, 2026 concerning seven Master Development Agreements. The Mayor explained that the proposed termination of the agreements was based on alleged uncured material defaults. The Mayor described concerns including alleged misrepresentations regarding ownership and authority to execute the agreements, unauthorized transfer of properties subject to the agreements, unauthorized assignment of interests without providing required notice to the Town, and concerns regarding the financial capability of the master developer.

The Mayor further stated that certain properties had lien holders who had not signed the Master Development Agreements, that some agreements were executed by entities different from the recorded property owners, and that portions of property associated with certain agreements had been transferred to lien holders. The Mayor stated that after consultation with the Town Attorney and review of the agreements, the Town determined the alleged defaults were not curable.

The Chairman opened the public hearing.

Public Comments

An attorney representing the developer addressed the Commission and requested that comments apply to all seven Master Development Agreement items due to the similarity of the issues. The attorney stated that the developer disputed the alleged defaults and maintained that the development projects remained beneficial to the Town. The attorney further stated that the developer believed

several legal defenses existed and expressed concern that termination of the agreements could result in litigation and significant legal costs for the Town. The attorney indicated that the developer believed the alleged issues could be resolved and suggested mediation and further discussion.

No additional public comments were made.

The Chairman closed the public hearing.

2. Consideration and possible adoption of a resolution declaring uncured defaults under the West Temple Master Development Agreement and terminating the agreement.

The Chairman opened the public hearing.

No public comments were received.

The Chairman closed the public hearing.

3. Consideration and possible adoption of a resolution declaring uncured defaults under the Gooseberry Preserve at Zion Master Development Agreement and terminating the agreement.

The Chairman opened the public hearing.

No public comments were received.

The Chairman closed the public hearing.

4. Consideration and possible adoption of a resolution declaring uncured defaults under the Miles Mark Master Development Agreement and terminating the agreement.

The Chairman opened the public hearing.

No public comments were received.

The Chairman closed the public hearing.

5. Consideration and possible adoption of a resolution declaring uncured defaults under the Redstone at Canaan Master Development Agreement and terminating the agreement.

The Chairman opened the public hearing.

No public comments were received.

The Chairman closed the public hearing.

6. Consideration and possible adoption of a resolution declaring uncured defaults under the Solstice Master Development Agreement and terminating the agreement.

The Chairman opened the public hearing.

No public comments were received.

The Chairman closed the public hearing.

7. Consideration and possible adoption of a resolution declaring uncured defaults under the Gooseberry Springs Ranch Master Development Agreement and terminating the agreement.

The Chairman opened the public hearing.

Public Comments

A speaker identifying themselves as the owner of property associated with the development stated that they owned approximately 740 acres of land related to the project and had authorized another individual to negotiate development matters on their behalf. The speaker stated they had not been notified of the alleged breaches referenced by the Town and expressed the belief that the projects could move forward. The speaker further stated they believed they had the financial capability to complete the development and requested additional time to communicate with Town officials and address the Town's concerns.

The Mayor invited the speaker to contact him the following day to discuss the matter further.

No additional public comments were received.

The Chairman closed the public hearing.

8. Consideration and possible adoption of an ordinance repealing ordinance O-2025-17 and restoring the prior zoning classification for certain property previously rezoned from OST (Open Space Transition to RE-1 (Rural Estates 1 Acre).

An attorney representing the developer addressed the Planning Commission and stated that the developer believed repealing the ordinance and restoring the prior zoning classification could affect vested rights associated with the Master Development Agreements. The attorney stated that the developer believed the zoning action was linked to the development agreements and could expose the Town to potential damages similar to those discussed regarding termination of the agreements.

A speaker participating electronically stated that their previous comments regarding the development projects and financial capability also applied to this item.

No additional public comments were received.

The Chairman closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

9. Consideration and possible adoption of a resolution declaring uncured defaults under the Crimson Peaks Master Development Agreement and terminating the agreement. Resolution No. R-2026-07.

The Chairman asked if there were any questions or comments from the Commission. None were offered.

MOTION:

Chairman Farrar motioned that we recommend approval to the Town Council for adoption of a resolution declaring uncured defaults under the Crimson Peaks Master Development Agreement and terminating the agreement, Resolution No. R-2026-07.

SECOND:

The motion was seconded by Commissioner Fralish.

VOTE:

Chairman Farrar called for a vote:

Commissioner Fralish – Aye

Commissioner Harsh – Aye

Chairman Farrar – Aye

Commissioner Hood – Aye

Commissioner Riding – Aye

Motion carried unanimously.

10. Consideration and possible adoption of a resolution declaring uncured defaults under the West Temple Master Development Agreement and terminating the agreement. Resolution No. R-2026-08.

The Chairman asked if there were any questions or comments from the Commission. None were offered.

MOTION:

Commissioner Fralish motioned that the Planning Commission recommend possible adoption of Resolution No. R-2026-08 declaring uncured defaults under the West Temple Master Development Agreement and terminating the agreement.

SECOND:

The motion was seconded by Commissioner Hood.

VOTE:

Chairman Farrar called for a vote:

Commissioner Fralish – Aye

Commissioner Harsh – Aye

Chairman Farrar – Aye

Commissioner Hood – Aye

Commissioner Riding – Aye

Motion carried unanimously.

11. Consideration and possible adoption of a resolution declaring uncured defaults under the Gooseberry Preserve at Zion Master Development Agreement and terminating the agreement. Resolution No. R-2026-09.

The Chairman asked if there were any questions or comments from the Commission. None were offered.

MOTION:

Chairman Farrar motioned to recommend approval to the Town Council for adoption of a resolution declaring uncured defaults under the Gooseberry Preserve at Zion Master Development Agreement and terminating the agreement, Resolution No. R-2026-09.

SECOND:

The motion was seconded by Commissioner Harsh.

VOTE:

Chairman Farrar called for a vote:

Commissioner Fralish – Aye

Commissioner Harsh – Aye

Chairman Farrar – Aye

Commissioner Hood – Aye

Commissioner Riding – Aye

Motion carried unanimously.

12. Consideration and possible adoption of a resolution declaring uncured defaults under the Miles Mark Master Development Agreement and terminating the agreement. Resolution No. R-2026-10.

The Chairman asked if there were any questions or comments from the Commission. None were offered.

MOTION:

Commissioner Hood motioned that we recommend adoption of a resolution declaring uncured defaults under the Miles Mark Master Development Agreement and terminating the agreement, Resolution No. R-2026-10.

SECOND:

The motion was seconded by Commissioner Fralish.

VOTE:

Chairman Farrar called for a vote:

Commissioner Fralish – Aye

Commissioner Harsh – Aye

Chairman Farrar – Aye

Commissioner Hood – Aye

Commissioner Riding – Aye

Motion carried unanimously.

13. Consideration and possible adoption of a resolution declaring uncured defaults under the Redstone at Canaan Master Development Agreement and terminating the agreement. Resolution No. R-2026-11.

The Chairman asked if there were any questions or comments from the Commission. None were offered.

MOTION:

Commissioner Hood motioned that we recommend adoption of a resolution declaring uncured defaults under the Redstone at Canaan Master Development Agreement and terminating the agreement, Resolution No. R-2026-11.

SECOND:

The motion was seconded by Commissioner Harsh.

VOTE:

Chairman Farrar called for a vote:

Commissioner Fralish – Aye
Commissioner Harsh – Aye
Chairman Farrar – Aye
Commissioner Hood – Aye
Commissioner Riding – Aye
Motion carried unanimously.

14. Consideration and possible adoption of a resolution declaring uncured defaults under the Solstice Master Development Agreement and terminating the agreement. Resolution No. R-2026-12.

The Chairman asked if there were any questions or comments from the Commission. None were offered.

MOTION:

Chairman Farrar motioned that we recommend adoption to the Town Council of a resolution declaring uncured defaults under the Solstice Master Development Agreement and terminating the agreement, Resolution No. R-2026-12.

SECOND:

The motion was seconded by Commissioner Hood.

VOTE:

Chairman Farrar called for a vote:

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

Motion carried unanimously.

15. Consideration and possible adoption of a resolution declaring uncured defaults under the Gooseberry Springs Ranch Master Development Agreement and terminating the agreement. Resolution No. R-2026-13.

The Chairman asked if there were any questions or comments from the Commission. None were offered.

MOTION:

Commissioner Hood motioned that we recommend adoption of a resolution declaring uncured defaults under the Gooseberry Springs Ranch Master Development Agreement and terminating the agreement, Resolution No. R-2026-13.

SECOND:

The motion was seconded by Commissioner Riding.

VOTE:

Chairman Farrar called for a vote:

Commissioner Fralish – Aye
Commissioner Harsh – Aye
Chairman Farrar – Aye

Commissioner Hood – Aye

Commissioner Riding – Aye

Motion carried unanimously.

16. Consideration and possible adoption of an ordinance repealing ordinance O-2025-17 and restoring the prior zoning classification for certain property previously rezoned from OST (Open Space Transition to RE-1 (Rural Estates 1 Acre). Ordinance No. O-2026-06.

The Chairman asked if there were any questions or comments from the Commission. None were offered.

MOTION:

Commissioner Hood motioned that we recommend adoption of an ordinance repealing Ordinance O-2025-17 and restoring the prior zoning classification for certain property previously rezoned from OST (Open Space Transition) to RE-1 (Rural Estates 1 Acre). Ordinance No. O-2026-06.

SECOND:

The motion was seconded by Commissioner Harsh.

VOTE:

Chairman Farrar called for a vote:

Commissioner Fralish – Aye

Commissioner Harsh – Aye

Chairman Farrar – Aye

Commissioner Hood – Aye

Commissioner Riding – Aye

Motion carried unanimously.

ADJOURNMENT

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 Harsh - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding - Aye

Motion carried unanimously.

Meeting adjourned at 6:27 PM.

Date Approved: 4/8/25

Approved BY: 
Chairman | Bradley Farrar

Attest BY: 
Recorder | Jenna Vizcardo

