



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, April 08, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE

The Planning Commission meeting was called to order at 6pm by Chairman Farrar, followed by the Pledge of Allegiance.

ROLL CALL, PRESENT

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

CONFLICT OF INTEREST DISCLOSURES

No conflicts of interest were disclosed.

Prior to opening the public hearings, it was announced that agenda items, 1, 3, 6, and 8 were removed at the request of the Mayor to allow for further discussion with the applicant. The Commission then proceeded with the remaining items.

HEARING ON THE FOLLOWING

1. Ordinance O-2026-11, Zone Change Application, Current Zone: Agricultural Zone (A-X), Proposed Zone: Agricultural Five Acres (A-5), Project location: AV-1328-A, Daybreak Mesa Dr and Main Street.
Removed from agenda.
2. Simple Lot Subdivision Application for AV-1365-J, creating two new parcels.
Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.
3. Simple Lot Subdivision Application for AV-1328-A, creating seven new parcels.
Removed from agenda.
4. Ordinance O-2026-12, Amend Title 10.10.050 RE Rural Estates Zone.
Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.
5. Preliminary Site Plan Application for Oculita Roca Resort, De La Tierra Holdings LLC.
Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

6. Ordinance O-2026-11, Zone Change Application, Current Zone: Agricultural Zone (A-X), Proposed Zone: Agricultural Five Acres (A-5), Project location: AV-1328-A, Daybreak Mesa Dr and Main Street.

Removed from agenda.

7. Simple Lot Subdivision Application for AV-1365-J, creating two new parcels.

The Commission reviewed the simple lot subdivision application for AV-1365-J. Discussion focused on the placement of a public utility easement and whether it would require coordination with a neighboring property owner. It was determined that the easement could be shifted entirely onto the applicant's property to avoid delays. Clarification was also provided regarding access to the property and road design requirements.

MOTION: Chairman Farrar moved to approve the Simple Lot Subdivision Application for AV-1365-J, pending the easements and road situation is figured out, and all the roads are designed to meet town specifications and standards and all the improvements.

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.

The applicant's engineer inquired whether the approval constituted final approval or if further review by the Town Council was required. The Commission clarified that once the updated record of survey reflecting all required elements was submitted and signed off, the applicant could proceed to record the subdivision with the County. It was further clarified that an excavation permit would be required for any associated work, and that all required improvements must be completed prior to recording the subdivision.

8. Simple Lot Subdivision Application for AV-1328-A, creating seven new parcels.

Removed from agenda.

9. Preliminary Site Plan Application for Oculita Roca Resort, De La Tierra Holdings LLC.

The Commission reviewed the preliminary site plan application for the Oculita Roca Resort. The Mayor presented updates to the project, including adjustments to the layout of cabins to increase open space, which resulted in a reduction in the number of residential lots. Commissioners asked questions regarding road design, including whether curbs and gutters would be required. It was clarified that

most roads would include pavement with bar ditches rather than curb and gutter, and that some roads would be designated for emergency access. Additional discussion addressed lot sizes and septic system considerations.

MOTION: Commissioner Hood moved that we approve the Preliminary Site Plan Application for Oculita Roca Resort, De La Tierra Holdings LLC.

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.

10. Ordinance O-2026-12, Amend Title 10.10.050 RE Rural Estates Zone.

The Commission considered Ordinance O-2026-12, which proposed amendments to the Rural Estates Zone. The Mayor explained the changes, including adjustments to setback requirements and revisions to regulations regarding chickens and roosters on qualifying properties. Minor corrections to the ordinance text were also noted.

MOTION: Commissioner Riding moved to recommend approval of O-2026-12, Amend Title 10.10.050 RE Rural Estates Zone.

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.

APPROVAL OF MINUTES

11. Minutes: February 24, 2026 - Special Planning Commission Hearing and Meeting.

12. Minutes: March 11, 2026 - Planning Commission Hearing and Meeting.

MOTION: Commissioner Hood moved we approve the minutes of February 24, 2026 for the Special Planning Commission Hearing and Meeting, as well as the minutes of Minutes: March 11, 2026 for Planning Commission Hearing and Meeting.

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.

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

Motion carried.

Meeting adjourned at 6: 12PM.



Date Approved: 5/13/26

Approved BY: 
Chairman | Bradley Farrar

Attest BY: 
Recorder | Jenna Vizcardo