



PLANNING COMMISSION HEARING AND MEETING

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

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE

The Planning Commission meeting was called to order at 6:00 PM by Chairman Farrar, followed by the Pledge of Allegiance.

PRESENT

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

CONFLICT OF INTEREST DISCLOSURES

During conflict of interest disclosures, Commissioner Riding disclosed a familial relationship with the applicant for Agenda Item No. 9 (Rick Trimmer) and announced they would abstain from participating in the vote on the Conditional Use Permit application.

HEARING ON THE FOLLOWING

1. Ordinance O-2026-17, Adopt Title 11.02.055 Boundary Adjustments.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

2. Simple Lot Subdivision Application for AV-1331.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

3. Simple Lot Subdivision Application for AV-1329-F, AV-1329-G.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

4. Simple Lot Subdivision Application for AV-1328-A.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

5. Ordinance O-2026-17, Adopt Title 11.02.055 Boundary Adjustments.

The Chairman explained that staff had identified the absence of local regulations governing boundary adjustments and had prepared Ordinance O-2026-17 to establish procedures and standards for lot line adjustments consistent with state law. The Commission discussed that the ordinance would provide a formal review process for boundary adjustments, including situations involving lot line relocations, while helping ensure properties were not rendered landlocked and allowing the Planning Commission to review proposed adjustments before approval.

MOTION: Commissioner Fralish motioned we approve Ordinance O-2026-17, Adopt Title 11.02.055 Boundary Adjustments.

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.

6. Simple Lot Subdivision Application for AV-1331.

The Chairman explained that the application involved property associated with the previously approved Gooseberry Lodges Event Center. After the preliminary plat had been approved, the applicant acquired an adjacent two-acre parcel to provide additional parking but had not completed the required simple lot subdivision process. The Commission discussed that the application was intended to correct the lot subdivision and would not authorize additional development, zoning changes, or modifications to the previously approved preliminary plat. The applicant was advised that all future development would remain subject to the existing approvals.

MOTION: Commissioner Hood motioned we approve the Simple Lot Subdivision Application AV-1331 for Aaron Stout.

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.

7. Simple Lot Subdivision Application for AV-1329-F, AV-1329-G.

The Chairman explained that the application corrected a previous lot subdivision involving two 80-acre parcels that had since been purchased by the current property owner. The Commission discussed that the application did not alter zoning or create additional development rights but corrected the existing parcel configuration. The property owners had cooperated with the Town to complete the necessary subdivision process.

MOTION: Commissioner Hood motioned we approve the Simple Lot Subdivision Application AV-1329-F and AV-1329-G, the lot split for TLW Investments 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.

8. Simple Lot Subdivision Application for AV-1328-A.

The Chairman presented the request to divide an approximately 60-acre parcel into two lots. During review, the Chairman explained that the Town Engineer had recommended preserving a future waterline connection between Main Street and Daybreak Mesa Drive as part of the Town's long-term water system planning. As a condition of approval, the applicant agreed to dedicate a 26-foot-wide public utility easement to accommodate the future utility connection.

The Commission also discussed public concerns regarding the possibility of a future roadway connection between Main Street and Daybreak Mesa Drive. It was proposed that, should a roadway connection ever be considered, an impact study should first be completed to evaluate potential effects before any future approval.

MOTION: Chairman Farrar motioned we approve the Simple Lot Subdivision Application for AV-1328-A, pending they give us a 26-foot-wide public utility easement connecting Main Street to Daybreak Mesa and, if a roadway connection to Main Street is proposed in the future, requiring an impact study to evaluate the potential impacts prior to any roadway connection.

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.

9. Conditional Use Permit Application – Rick Trimmer (Applicant) – Request for approval of a Conditional Use Permit to allow three (3) single-family dwellings to operate as Short-Term Rentals on proposed

Lots 1–3 of parcels AV-1361-B and AV-1361-E, located northeast of Ranch Road in the A-20 (Agricultural 20-Acre Minimum) Zone.

The Commission reviewed a Conditional Use Permit application submitted by Rick Trimmer requesting approval to allow three single-family dwellings on proposed Lots 1 through 3 of parcels AV-1361-B and AV-1361-E to operate as short-term rentals within the AG-20 Zone. The Commission discussed that the proposed lots had recently received the necessary zoning and subdivision approvals and that the Conditional Use Permit was required because Town ordinances otherwise limited ownership to one short-term rental within the Town.

The Commission noted that the proposed rentals exceeded the required spacing between short-term rentals and that the surrounding property owners were aware of and supportive of the proposal. Discussion also addressed access via private roads, future family use of the property, and the applicant's compliance with previous development requirements, including bringing the access road up to fire standards. The Commission concluded that the proposed development remained consistent with the area's low-density agricultural character.

Commissioner Riding abstained from discussion and voting due to a disclosed familial relationship with the applicant.

MOTION: Commissioner Hood motioned we approve the CUP Application for parcels AV-1361-B , AV-1361-E.

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 - Abstain

Motion carried.

APPROVAL OF MINUTES

10. Minutes: June 10, 2026 - Planning Commission Hearing and Meeting.

The Commission reviewed the minutes of the June 10, 2026, Planning Commission Hearing and Meeting. No corrections or revisions were proposed.

MOTION: Chairman Farrar motioned to approve the minutes of June 10, 2026 - Planning Commission Hearing and Meeting.

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.

ADJOURNMENT

MOTION: Commissioner Fralish motioned we adjourn.

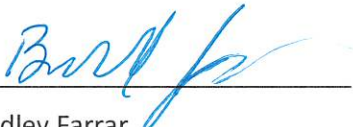
SECOND: The motion was seconded by Commissioner Hood.

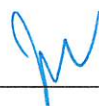
VOTE: Chairman Farrar called for a vote:

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

Motion carried.

Date Approved: 9/9/26

Approved BY: 
Chairman | Bradley Farrar

Attest BY: 
Recorder | Jenna Vizcardo

