

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH

A regular meeting of the Planning and Zoning Commission of Central Valley Town was held on May 8, 2024 at 7:30 pm at the Central Valley Town Hall, Central Valley Utah after due and timely notice had been provided pursuant to Section 52-4-2, UCA, 1953, as amended.

COMMISSION MEMBERS PRESENT: Brandon Barney, Cassie Bateman, Leanne Pope and Aaron Tenney

SECRETARY: Karen Busk

MAYOR AND TOWN COUNCIL REPRESENTATIVE: Susan Outzen, Town Council

PUBLIC PRESENT: Jeremy Johnson, Shan Davis, Jason Monroe, Ryan Stibor, Quinn Davis and Robin Ames

WELCOME: Brandon Barney

PLEDGE OF ALLEGIANCE: Led by Brandon Barney

Minutes Approval: Brandon Barney made a motion to approve the minutes and Leanne Pope seconded. All members voted yes; Amended May minutes approved.

AGENDA

1. Jeremy Johnson - Proposed Subdivision Plat Presentation

Jeremy Johnson, Shan Davis, Jason Monroe and Ryan Stibor and Quinn Davis presented the proposed Cove View Estates Plat Plan and paper work, owned by the Yukon Central Valley LLC. They had not turned a check into the town clerk, which Susan stated was not normal procedure before meeting with the Planning and Zoning Commission. The paper work was reviewed and Brandon went through the Preliminary Check List. Susan took their check and said that she would turn it in to the office. The property, at this time, has not been purchased. The owners were told that the property has to be purchased before a public meeting can be held. They assured the commission that it would be and requested a public hearing be held at the June 12 meeting.

Several commission members stated that they would be on vacation June 12 and it was agreed that the meeting be changed to Monday, June 10. The application will be filed with the town clerk on Monday.

Brandon made a motion to move for public hearing June 10, Cassie seconded the motion. All members voted yes. Motion carried.

Susan told committee members that the Water Conveyance Fee has to be paid before a public hearing.

2. Subdivision Use Ordinance - update continued

Susan said that before the Radii of the cul de sac is approved it needs to go to someone that know more about it. Susan provided a copy of the water ordinance to each member. Brandon discussed what he found out on the survey markers and depending on who he talked to surveyors are using both the north and south markers. He suggested that we hold off on the matter until Mike Hansen gets back with us.

Other Business:

Next meeting will be: June 10, 2024.

ADJOURNMENT

1. A motion was made to adjourn by Brandon Barney; Aaron Tenney seconded the motion. All members voted yes. Motion carried.

Minutes submitted by: Karen Busk

Minutes approved: _____

Notice of Special Accommodations (ADA)

IN COMPLIANCE WITH THE AMERICAN ?S WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD CONTACT KAREN BUSK, (435-2879478) AT LEAST 24 HOURS PRIOR TO THIS MEETING.