

# 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 June 10, 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 and Brad Eyre

WELCOME: Brandon Barney

PLEDGE OF ALLEGIANCE: Led by Brandon Barney

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

### AGENDA

#### 1. Subdivision Plat Review (Yukon Central Valley LLC.) Shan Davis and Ryan Stibor

Jeremy Johnson, Shan Davis and Jason Monroe presented the proposed Cove View Estates Plat Plan and paper work, owned by the Yukon Central Valley LLC. Jeremy Johnson provided a paper work package, including the Certificate from The Central Utah Public Health Department on soil evaluation, a new application, Property Deeds covering both parcels and verification from the Division of Corporations and Commercial Code on the LLC. All fees have been payed.

Susan told the group that a Performance Bond would need to be provided. Shan Davis asked if an insurance bond would do. Susan told him that he would need to take present that to the Central Valley Town Council for approval. Also, that road dedication would need to be presented to Town Council. Further stating that a water estimate from a contractor would be needed also.

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

#### 2. Brad Eyre - Preliminary Subdivision Concept Plan

Brad Erye presented a concept map of a proposed minor subdivision. Susan told him that water and power would have to be run to the property and that it is his responsibility. Charlie Evans would be the person for him to talk to about water. The commission told him to move on with a plat plan and bring it in to the July 10th meeting.

3. Subdivision Use Ordinance - update continued

Members reviewed the Subdivision Ordinance making final changes. Karen and Susan will update the changes.

Other Business:

Next meeting will be: July 10, 2024.

ADJOURNMENT

1. A motion was made to adjourn by Brandon Barney; Leanne Pope 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, (435-287-9478) AT LEAST 24 HOURS PRIOR TO THIS MEETING.