

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION

CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH

A regular meeting of the Planning and Land Use Commission of Central Valley Town was held on October 9, 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:

PUBLIC PRESENT: Charlie Evans, Margo Evans, Ryan Savage, Dan Bruse, Stephanie Bruse and Robyn Ames

WELCOME: Brandon Barney

PLEDGE OF ALLEGIANCE: Led by Brandon Barney

PUBLIC HEARING:

1. Public Hearing – 2024 Subdivision Amendment

Public Hearing Closes

AGENDA

1. Public Hearing – 2024 Subdivision Amendment

Discussion – public hearing comments and decision to send to Town Council
Brandon made a motion to send the proposed subdivision amendment on to Town Council.
Cassie seconded the motion. All members voted yes. Motion carried.

2. Stephanie Bruse – Business Proposal

Stephanie and Dan Bruse came before the commission with a conditional use permit and check, stating that they plan to buy the property at approximately 40 South Main, for the purpose of running her current business, The Country Pauper. She stated that her daughter would be living in the trailer and one year from now they would build a new building to operate out of. Brandon told them that that is against Central Valley Town ordinances and read the Town Ordinance pertaining to single family residence and running a business out of your primary residence. They further stated that they plan on going ahead with their plans, even if it means divorcing to make it happen. They were very adamant about continuing with their plans even though commission members discouraged such actions.

3. Charlie Evans – Plan Review

Ryan Savage representing Charlie Evans stated that he had met with Dave Nielson and that the approaches for the proposed subdivision lots could be shared between lots one and two, three and four, and five and six. Brandon stated requirements as to the access from existing approaches across the road. Charlie provided a letter from the Annabella Canal Co. The Commission went through the preliminary checklist. Brandon said that we would move to a Public Hearing, November 13th, pending the Abstract of Title and The road issues.

Minutes Approval: Brandon made a motion to approve the minutes for the regular September 11, 2024 meeting. Cassie seconded the motion. All members voted yes; meeting minutes approved.

Other Business:

Next meeting will be: December 11, 2024.

ADJOURNMENT

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

Minutes submitted by: Karen Busk

Minutes approved: _____