

## **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 November 13, 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:** Cassie Bateman and Leanne Pope

**SECRETARY:** Karen Busk

**MAYOR AND TOWN COUNCIL REPRESENTATIVE:** Susan Outzen

**PUBLIC PRESENT:** Charlie Evans, Margo Evans, Ryan Savage, Thad Troseth, Vickie Troseth, Brad Eyre, Larrin Larsen, Suz Larsen, Bryan Brown

**WELCOME:** Cassie Bateman

**PLEDGE OF ALLEGIANCE:** Led by Cassie Bateman

**PUBLIC HEARING:**

**1. Public Hearing – River View West Subdivision (Charlie Evans)**

Cassie asked for public comments on the proposed subdivision.

**Public Hearing Closes**

### **AGENDA**

**1. Public Hearing – River View West Subdivision (Charlie Evans)**

The commission reviewed the preliminary checklist and a discussion concerning the access points to the properties across the road was one concern on the list. Ryan Savage explained that he had surveyed them and that they are on the plat. Also, the Abstract of Title is still in the hands of the title company. Susan told the Evan's that as soon as we have the abstract we would be able to push it on to the Central Valley Engineer for his review, further stating that this is the procedure we must follow according to the new Utah State House bill 174.

**2. Laron Larson – Lot Line Adjustment Petition**

Laron Larson came before the commission to ask for a lot line adjustment on property he owns. Susan explained that as of October 16, 2024 the frontage for any lot in Central Valley Town is now required to be 130 feet and there is nothing we can do about that. Susan further told him that he can make an appeal to the Central Valley Town Council.

**3. Jason Monroe – Lot Line Adjustment**

Did not attend the meeting.

**4. Brad Eyre –(Eyre Estates Subdivision) Preliminary Plat Checklist**

The preliminary plat checklist was reviewed with Brad Eyre as well as his plat. He told members that the water will be coming from the east and that the new fire hydrant on the plat is 545 feet from the existing hydrant to the east. The distance to the next existing hydrant, to the west is 500 feet. Susan told him that the lot descriptions need to be on the plat. He said that there should be a description of lots one and two in the file and that he would obtain the description for lot three. Susan told him to get the descriptions on the plat and that we would send it onto the Town Civil Engineer. There may need to be a Geological Hazard Assessment needed.

**Minutes Approval:** Leanne made a motion to approve the minutes for the regular October 9, 2024 meeting. Cassie seconded the motion. All members voted yes; meeting minutes approved.

Susan told members that the town council will determine who will be the Civil Engineer for the Planning Commission.

Members were asked for date changes for the months of December and January. All members agreed that the regularly scheduled December 11<sup>th</sup> meeting would be held on Tuesday, December 10<sup>th</sup>. The regularly scheduled meeting for January 8<sup>th</sup> will be held on Tuesday, January 7<sup>th</sup>. Susan provided a copy of the present Land Use Ordinance to members for future use.

**Other Business:**

Next meeting will be: December 10, 2024.

**ADJOURNMENT**

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

**Minutes submitted by:** Karen Busk

**Minutes approved:** \_\_\_\_\_