

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 August 14, 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: Dan Bruse, Stephanie Bruse, Brad Eyre, Jeff Albrecht and Tyler Timmons

WELCOME: Brandon Barney

PLEDGE OF ALLEGIANCE: Led by Brandon Barney

AGENDA

1. Stephanie Bruse – Business Proposal

Stephanie Bruse and Dan Bruse came before the commission to discuss the need for a commercial business license for her current confection business. She stated that she has been in business at her present location, in her home for the past 12 (twelve) years. She has out grown her home kitchen and is selling her home. The Bruse's stated that they are considering buying the Norma Dean home as a store front. The conditions of that location as a store were discussed. Plenty of parking, etc. Susan explained that they would have to get a Conditional Use Permit and that the conditional use would stay with the property if they should decide to change locations

Also, that they would need to get the application from the office and return it there.

2. Brad Eyre – Preliminary Subdivision Plat Presentation

Brad Eyre presented a preliminary plat plan to the commission, stating that he is only planning on selling 1 (one) lot. He has paid the application fee for 3 (three) lots and said that he needs to get with the power company. Lot number 1 (one) on the plat showed a frontage of 127 (one hundred twenty seven) feet. Brandon explained that the frontage for lots is required to be 130 (one hundred thirty) feet. He suggested that lots 2 (two) and 3 (three) be moved to accommodate the necessary footage for lot 1 (one). The preliminary check list was reviewed and there needs to be a separate legal description for each lot. The plot will be reviewed with the frontage changes.

3. JJ Lund – Harvest Meadow Subdivision – Preliminary Plat

Jeff Albrecht presented a preliminary plat for the Harvest Meadows Subdivision. The commission was told that he has a title report and that the perk tests have been performed. He said that the plan is to stem off of the water system once crossing Nebeker Lane. Susan told him that the water pressure needs to be tested along with a pressure flow test. Charlie Evans would be the person he needs to talk to about the testing. Mr. Albrecht requested being put on the agenda for the September 11th commission meeting.

Minutes Approval: Cassie Bateman made a motion to approve the minutes for the regular July 10, 2024 meeting. Brandon Barney seconded the motion. Brandon Barney made a motion to approve the August 6, 2024 joint work meeting. Cassie Bateman seconded the motion. All members voted yes; both meeting minutes approved.

4. Subdivision Ordinance – update continued

Tyler Timmons provided members with the subdivision ordinance that he has been working on and reviewed the changes. Tyler will make changes that were suggested by members and it will be sent on to the Hansen Group for further changes according to House Bill 174.

Other Business:

Next meeting will be: September 11, 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: _____