

## **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 September 11, 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:** Charlie Evans, Margo Evans, Vickie Troseth, Ryan Savage, Brad Eyre, Jeff Albrecht, Sheyenne Tenney and Robyn Ames

**WELCOME:** Brandon Barney

**PLEDGE OF ALLEGIANCE:** Led by Brandon Barney

### **AGENDA**

#### **1. Charlie Evans – Subdivision Concept Plan**

Ryan Savage, representing Charlie Evans provided a concept plan for the River View West Subdivision. Mr. Evans has completed the application, and perk tests have been performed. Susan explained that the Planning Commission is currently updating the Subdivision ordinance in compliance with state bill 174 which was passed into law. It doesn't change the subdivision ordinance just the way it is processed. Susan also stated that all subdivisions require a bond. Brandon addressed the needs as: a letter from the Annabella Canal Company addressing culverts and or bridges; ingress and egress that should be discussed with the council member Dave Nielsen; and fire hydrants.

#### **2. JJ Lund – Harvest Meadow Subdivision – Preliminary Plat**

Jeff Albrecht presented a preliminary plat for the Harvest Meadows Subdivision and an application. Members went through the preliminary check list. Mr. Albrecht was told if there is a final plat provided within two (2) weeks the subject would be set for a public hearing October 9<sup>th</sup>.

#### **3. Brad Eyre – Preliminary Subdivision Plat Presentation**

Brad Eyre met with the commission; he had his application, perk tests, title insurance, lot one (1) description with the required 130 foot frontage change. Brandon explained that there would be a need for 1 more fire hydrant installation. Susan explained that in town ordinances an existing well has to be surrendered to the town if it is on a subdivision lot. She told Brad that we would have to research this further and talk to the town attorney.

**4. Subdivision Ordinance – update continued**

Susan introduced Sheyenne Tenney as the representative of Hansen Group that would be introducing the new procedural part of house bill 174, the state has passed into law. Sheyenne explained the subdivision application review process and timeline. The commission members were asked to review the Hansen Group changes to the ordinance. Brandon made a motion to set the ordinance for public hearing October 9<sup>th</sup>, in lieu of any changes within 3 days.

**Minutes Approval:** Leanne Pope made a motion to approve the minutes for the regular August 14, 2024 meeting. Brandon Barney seconded the motion. Cassie Bateman made a motion to approve the August 27, 2024 work meeting minutes. Brandon Barney seconded the motion. All members voted yes; both meeting minutes approved.

**Other Business:**

Next meeting will be: October 9, 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:** \_\_\_\_\_