

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 March 12, 2025, at 7:00 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, Aaron Tenney

SECRETARY: Karen Busk

MAYOR AND TOWN COUNCIL REPRESENTATIVE: Susan Outzen

PUBLIC PRESENT: Diana Brian, Rich Curtis, Bruce Allen, Charlie Evans, Margo Evans, Ryan Savage, Kerry Miller, Dan Bruse, Thad Troseth, Vickie Troseth, Judy Sititchi and Robyn Ames

WELCOME: Brandon Barney

PLEDGE OF ALLEGIANCE: Led by Brandon Barney

Minutes Approval: Cassie made a motion to approve the minutes for the regular February 11, 2025 meeting. Leanne seconded the motion. All members voted yes; meeting minutes approved.

AGENDA

1. Charlie Evans – River View West Subdivision – Review and Further Processing

Ryan Savage provided an updated plat with the required note, requested at our previous meeting concerning that buyers shall reach out to the canal company on requirements for bridges over canals. Brandon made a motion to send River View West Subdivision on to Town Council. Aaron seconded the motion. All members voted yes. Motion carried.

2. Gary Zeluff – Kerry Miller – Subdivision Proposal

Kerry Miller representing his two partners, Gary Zeluff and Jerry Kipp, provided a plat to the commission of property on Landslide Road for a proposed subdivision. There were several problems with the concept plan, including moving water and hydrants to the proposed road. A second proposal would void lot two as the roadway is proposed, it would make lot one a flag lot. Because of the moratorium Central Valley Town is not accepting any subdivision applications at this time.

Brandon read the Central Valley Town's moratorium to the public present, further stating that all subdivisions will not be allowed until Jones and DeMille provides the town with the water study.

3. Michael Brian, Diana Brian – Dan Bruse, Stephanie Bruse – Property Proposal

Diana Brian and Dan Bruse came before the commission with a proposed property split of the Brian property. Susan explained that there will be no property splits with the moratorium in place. Because of the moratorium Central Valley Town is not accepting any subdivision applications at this time.

4. Mark Bailey – Planning Request

(Not present)

5. Brad Eyre – Eyre Estates Subdivision – Review and Further Processing

Cassie made a motion to send the Eyre Estates Subdivision to the Town Council. Brandon seconded the motion. All members voted yes. Motion carried.

A public hearing on the Eyre Estates was set for March 19, 2025 at 6:00 pm.

6. Land Use Ordinance update

Other Business:

Bruce Allen – Richfield Bible Church presented a proposal to the commission for a 40'x45' addition of a steel building onto the existing wood structure of the Fellowship Hall. He stated that it would not require any additional water per the moratorium that is in place and that steel costs will be increasing in April. Susan said that she will talk to the Town Council and Brandon said that he would talk to the town attorney tomorrow. Mr. Allen was told that this matter would be figured out before next Wednesday.

Susan told the commission members that Jones & DeMille has proposed redoing the town's ordinances at a cost of \$12,000.00. She has talked to Tyler Timmons and he has agreed to help with the ordinances. All members agreed that, that is the way to move forward. Susan will contact Tyler to attend our next meeting April 9th.

Next meeting will be: April 9, 2025.

ADJOURNMENT

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

Minutes submitted by: Karen Busk

Minutes approved: _____