

**(AMENDED) 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 13, 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 and Aaron Tenney

**SECRETARY:** Karen Busk

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

**PUBLIC PRESENT:** Terri Sorenson, Tyler Timmons, Joe Renyolds and Robyn Ames

**WELCOME:** Brandon Barney

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

**Minutes Approval:** Brandon asked for a motion to the accept the July 9, 2025 minutes. Cassie made a motion to approve the minutes for the regular July 9, 2025 meeting. Aaron seconded the motion. Cassie Bateman voted yes; Brandon Barney voted yes; Leanne Pope voted yes; Aaron Tenney voted yes. Motion carried.

**AGENDA**

**1. Terri Sorenson**

Zoning Ordinance Inquiry

Terri Sorenson came before the commission requesting clarification on what she is able to do with her property in the future, with the hope that she may sell it. Brandon read the May 18, 2022 town council minutes which stated that a primary residence is to be constructed before an accessory dwelling. Terri asked what she can do, as she does not have the means to build a home with the passing of her husband. Also, making it hard to sell without a home there. Brandon told her that he would talk to Attorney Josh Christner on this matter.

**2. Current Zoning Permitted Uses – Jones & DeMille**

**3. Tyler Timmons – Ruling on Legislative Apartments**

There are several places in Central Valley Town that are renting on their properties. Accessory dwelling units and internal accessory dwelling units was discussed. Tyler Timmons told the commission that the state of Utah has made it very hard to regulate internal units but, they have to be allowed. Accessory units can be more restrictive. Also, that it has to be written

into the town ordinance. He further stated that if a conditional use permit was in place it would limit both.

#### **4. Jones & DeMille - Ordinance Code Update – continued**

Kendall Welch with Jones & DeMille brought the commission up to date on the progress of the Ordinance Code project. That it will be beneficial to the town to get the ordinances into one location which will be hooked to the town's website making it easy for anyone to access. There will be a municipal code information book with subdivision, land use and design & construction standards.

Susan told Kendall that the subdivision ordinance has been worked on for over a year with construction standards added.

Kendall added that the design and construction standards will be ready for the September 10<sup>th</sup> planning meeting, asking members to look it over and make any necessary changes or additions.

#### **OTHER BUSINESS AS NEEDED:**

Next meeting will be: September 10, 2025.

#### **ADJOURNMENT**

Brandon called for a motion to adjourn. Cassie made a motion to adjourn the meeting. Leanne seconded the motion. Brandon Barney voted yes; Cassie Bateman voted yes; Aaron Tenney voted yes; Leanne Pope voted yes. Motion carried.

**Minutes submitted by:** Karen Busk

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