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 February 11, 2025, 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 (by phone), Cassie Bateman, Leanne Pope, Aaron Tenney

SECRETARY: Karen Busk

MAYOR AND TOWN COUNCIL REPRESENTATIVE: Susan Outzen

PUBLIC PRESENT: Josh Christner, (Attorney) Jones & DeMille representatives, Blake Zeluff, Jerry Kipp, Charlie Evans, Margo Evans, Ryan Savage, Thad Troseth, Vickie Troseth, Brad Duffin, Connie Harr and Robyn Ames

WELCOME: Cassie Bateman

PLEDGE OF ALLEGIANCE: Led by Cassie Bateman

Minutes Approval: Cassie made a motion to approve the minutes for the regular January 7, 2025 meeting. Leanne seconded the motion. All members voted yes; meeting minutes approved.

AGENDA

1. **Jones & DeMille – Master Road Plan**
   Representatives of Jones & DeMille presented a transportation master plan, with proposed roads and how they will work the best for Central Valley Town's future. They will be creating a web site with the entire project. A public meeting for comments and to make changes will take place in the future. The final project is tentatively to be completed in July.

2. **Gukeisen – Harvest Meadows Subdivision Preliminary Review**
   A letter was given to Central Valley Town by the Gukeisen's which Cassie read, stating that at this time, they are not going on with the proposed project. It has been stricken from the calendar.

3. **Brad Duffin – Bill Anderson – Thompsons Springs Subdivision – Lot Line Adjustment**
   Brad Duffin came before the commission representing Bill Anderson with a plat, with the lot line changes. The application has been turned in. Leanne made a motion to accept the changes. Aaron seconded the motion. Motion carried. Brandon will sign upon his return today.

4. **Harr - Cove Peak Subdivision – Review**

Connie Harr provided an amended plot before the commission with utility easements. Mrs. Harr voiced concerns about a receipt of bond funds. It was discussed by the council and Connie Harr will call the title company about a letter to insure receipt of the bond. She will call Central Valley secretary tomorrow to do a cash bond. Leanne motioned to accept the revised plot Aaron seconded the motion. Motion carried.

5. **Charlie Evans – River View West Subdivision**

   Charlie Evans, Thad Troseth, and Ryan Savage came before the commission. Brandon inquired about the requirements stated in the last meeting. Ryan told the commission that the title history has been handed in, and that everything that Dave Nielson stated has been added to the plot. Brandon questioned a concern on bridges over the canal. Aaron said that canal companies set the standards for anything concerning canals. Brandon stated that the buyer should be aware what to expect concerning bridges on canals. Josh Christner told the commission that the buyer should reach out to the canal company on requirements for bridges. Ryan agreed and stated that he would add a note to the plot so that buyers are aware of that fact. The plot will be updated for the March 12th meeting.

6. **Mark Bailey – Planning Request**

   (Not present)

7. **JJ Lund – Harvest Meadows Ranch Subdivision**

   The question was asked of the commission when the project could proceed. Brandon stated that letters of credit for bonding would be needed so he can move on with infrastructure. Josh agreed as soon as letter of credit is provided. Leanne made a motion of approval, Aaron seconded the motion. Motion carried.

8. **Land Use Ordinance update**

Other Business:

A new ordinance needs to be addressed by the commission. Wild Fire Protection, for the protection of the houses on Land Slide Road.

A change of time for the commission meetings was discussed and the change of time will be at 7:00 pm. Aaron motioned to accept the time change. Leanne seconded the motion. Motion carried.

The commission discussed the need for an agreement for bonding. Josh stated that he would draw up an agreement for bonding.

Susan told the commission that Jones & DeMille are scheduled to do a water study to reevaluate our water allowances. Susan asked Josh about a moratorium on new subdivisions when the results of the water study is completed. Josh told the members that a moratorium could be put in place but it can only last 180 days. He had met with Marcus Taylor and said that the commission would at the 120 day point need to have an ordinance started.

Next meeting will be: March 12, 2025.

ADJOURNMENT

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

Minutes submitted by: Karen Busk

Minutes approved: ___________________________