

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 July 9, 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 a

SECRETARY: Karen Busk

MAYOR AND TOWN COUNCIL REPRESENTATIVE: Susan Outzen

PUBLIC PRESENT: Robyn Ames, Tyler Timmons, Connie Hare, Gary Zeluff, and Kerry Miller

WELCOME: Brandon Barney

PLEDGE OF ALLEGIANCE: Led by Brandon Barney

Minutes Approval: Brandon asked for a motion to accept the June 11, 2025 minutes, with the exception of Cassie being absent. Leanne made a motion to approve the minutes for the regular June 11, 2025 meeting. Cassie seconded the motion. Cassie Bateman voted yes; Brandon Barney voted yes; Leanne Pope voted yes; Aaron Tenney voted yes. Motion carried.

AGENDA

1. Connie Hare - Hare Subdivision

Water Shares

Connie Hare asked the commission where Central Valley Town came up with the water shares staying with the property. One share per acre in Section B. With 3 1/2 acres per lot, that would flood the subdivision. Also that Curtly Peterson is flooding the subdivision currently. She further asked why this is happening.

Susan explained that home owners filling in ditches over the years have been a cause of the problem.

Connie asked about the green belt and can it be changed. Brandon told her that the property has been removed from the green belt. And nowhere in the ordinance does it state

that water share have to stay with the property. He stated that this matter needs to go before the Town Council to look at this issue and make a decision.

Brandon asked for a motion that the Planning Commission suggests that Central Valley Town Council look into this matter. Cassie made a motion to sent this on to Town Council to make a recommendation on this issue.

Tyler Timmons told the commission members that the ordinance should read that you have pressured irrigation. Leanne second the motion. . Cassie Bateman voted yes; Brandon Barney voted yes; Leanne Pope voted yes; Aaron Tenney voted yes. Motion carried.

2. Brandon Barney & Cassie Bateman

Review Jones & DeMille Ordinance Plan

Brandon and Susan explained to the commission members that there will be a civic link for the public. It will make it easier to get on and search for the ordinance file on their computers, but that it is linked to Central Valley Towns website.

Susan told members that some items in our Subdivision Ordinance that needs to be added to our new ordinances. We will be reviewing this as it is worked out.

3. Land Use Ordinance Update - Continued

By Laws - Review, Discuss and set for Public Hearing

Susan told Tyler that the R-6 Conference brought out some really good suggestions. She would like to review them again and asked Tyler if he would be willing to comment. He said that would be a great suggestion.

Brandon reviewed the By Laws with commission members. Brandon stated that we will not be sending the By Laws on to Town Council until Susan and Karen have made the revisions discussed.

OTHER BUSINESS AS NEEDED:

Susan or Brandon will revisit with Josh Christner on the conflict of interest paper signed by commission members.