

AMENDED MINUTES OF THE CENTRAL VALLEY COUNCIL & PLANNING COMMISSION - WORK MEETING

CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH

A meeting of the Central Valley Town Planning and Land Use Commission of Central Valley Town was held on October 28, 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.

MEMBERS PRESENT: Gary Barney, Dave Nielson, Kody Winkel, Susan Outzen, Joe Reynolds, Brandon Barney, Cassie Bateman, Leanne Pope and Aaron Tenney

SECRETARY: Karen Busk

TOWN COUNCILMEN PRESENT: Gary Barney, Dave Nielson, Kody Winkel, Susan Outzen and, Joe Reynolds

PUBLIC PRESENT: Tyler Timmons, Matthew Lenhart and Kendall Welsh (by phone)

The agenda will be as follows:

Review of ADU's (Internal Accessory Dwelling Units) & **DADU's** (Detached Accessory Dwelling Units)

After discussing the two different dwelling units the decisions were:

1. Do we allow the DADU's

DADU's allowed only on one acre lots and must be located at the rear of the permanent dwelling.

2. Do we want to change our CURRENT zoning permitted use of 'single family dwelling' per building lot to allow two dwellings on one lot?

Only with a Conditional Use Permit and payment for separate water impact and hookup fees.

3. Water hookups: Do we want to charge our culinary water ordinance to allow two dwellings on one hookup? Or do we think "teeing" of the main line is acceptable?

One hookup per dwelling plus fees.

4. Septic systems: Minimum ½ acre lots – are they large enough to accommodate replacement of a septic system without encroaching on the old leach lines? Can two families use one septic tank?

DADU's allowed on one acre lots with separate septic systems if perk tests allow. (Rules determined by the health department.)

Adjournment:

Minutes submitted by: Karen Busk

Minutes approved: _____