AMENDED

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH

A regular meeting the Planning and Zoning Commission of Central Valley Town was held on Wednesday, July 8, 2026 at 7:00 pm at the Central Valley Town Hall, Central Valley Utah after due and timely notice had been provided pursuant to Section 52-4-6 UCA 1953, as amended to date.

Commission Members Present: Cassie Bateman, Aaron Tenney and Leanne Pope

Secretary: Karen Busk

Staff Members Present: Susan Outzen, Town Council

Public Present: Tyler Timmons, Gary Zeluff, Diana Brian, Dan Bruse, Stephanie Bruse, Robyn Ames, and two Sevier County Deputies

Welcome: Cassie Bateman

Pledge of Allegiance: Cassie Bateman

Minutes: Cassie asked for a motion to approve the June 10, 2026 minutes. Aaron made a motion to approve the minutes. Leanne seconded the motion. Cassie voted yes; Leanne voted yes; and Aaron voted yes. Motion carried.

Agenda:

1. **Mike and Diana Brian**
   Plat Review – Set for Public Hearing

Diana Brian, Dan and Stephanie Bruse came before the commission to discuss the plat that was sent to the town engineer for review. Susan went over the findings of the engineer. There were several mistakes in the boundary description and parcel number. Diana provided the tax clearance and title report. Cassie expressed to them that it can be set for a Public Hearing if the plat is corrected. Susan told them if the plat is amended by the August 12th meeting that we will pass it onto Jones & DeMille for a final review and on to town council the following week, August 19th. If town council approves it they will sign it. Diana explained that she would be unable to attend the August 12th meeting as a result of surgery the day before. Dan Bruse told the commission that he is willing to register as an agent on her behalf.

2. **Gary Zeluff**
   Application for work shop and RV cover

Gary Zeluff came before the commission to review an application for a work shop and RV cover on his property. He explained that he is planning on putting a RV cover in between the two previously placed

conex containers. It will be six feet from each conex, twelve feet from the back property line. The28'x32' work shop will be on a concrete foundation a setback of one hundred fourteen feet and twelve feet off of the east property line. It will have power but no water.

3. **Oviatt**
   Permit for conex container

Gary and Kelly Oviatt came before the commission in reference to a conex box they had placed on a farm parcel of land without a home. Their permit was denied.

4. **Tyler Timmons**
   Training

Tyler Timmons trained the commission on the use of civiclinQ. He said that it might be a good idea to have a link or QR code for civiclinQ on the building permit. Then people could look up any concerns they have prior to coming before the commission. Also, a link on the water bill for easy access. Tyler said he will make a QR code for the website and water bill. He also suggested the town make a business card that could be passed out so people can scan it with questions.

Susan passed out the new Central Valley Municipal Code books and had members organize them for easy reference.

Other business as needed

Adjournment: Cassie asked for a motion to adjourn. Leanne made a motion to adjourn. Aaron seconded the motion. Cassie voted yes; Leanne voted yes; and Aaron voted yes. Motion carried.

Next Meeting: Wednesday, August 12, 2026.

Minutes submitted by: Karen Busk

Minutes approved: _____