

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, September 9, 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: Gary Oviatt, Kelly Oviatt, Robyn Ames, and Joe Reynolds

Welcome: Cassie Bateman

Minutes: Cassie asked for a motion to approve August 12, 2026 minutes. Aaron made a motion to approve August 12th minutes. Leanne seconded the motion. Cassie voted yes; Leanne voted yes; and Aaron voted yes. Motion carried.

Agenda:

1. Denise Dennis

Conditional Use Permit – Daycare

Denise Dennis was not present at the meeting. Matter tabled.

2. Gary Oviatt

Conditional Use Permit - Review

The Oviatt's wanted their Conditional Use Permit reviewed. Cassie asked what had changed since the last time they attended. They insisted the permit should be issued. Cassie asked again what has changed since they were in last. Susan responded to them that the town has rules in which they are violating and they could appeal their case to the town council. They continued protesting loudly. Joe Reynold's, from the town council was attending the meeting and asked them to leave.

Other business as needed

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

Next Meeting: Wednesday, October 14, 2026.

Minutes submitted by: Karen Busk

Minutes approved: _____