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 January 7, 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, Cassie Bateman, Leanne Pope, Aaron Tenney

SECRETARY: Karen Busk

MAYOR AND TOWN COUNCIL REPRESENTATIVE: Susan Outzen

PUBLIC PRESENT: Brad Duffin, Darwin Gukeisen, Valerie Gukeisen, Jim Harr, Connie Harr and Robyn Ames

WELCOME: Brandon Barney

PLEDGE OF ALLEGIANCE: Led by Brandon Barney

Minutes Approval: Cassie made a motion to approve the minutes for the regular December 10, 2024 meeting. Aaron seconded the motion. All members voted yes; meeting minutes approved.

AGENDA

1. **Gukeisen Subdivision – Preliminary Review**
   Valerie Gukeisen presented a plat of their property and explained that they are planning to take the house property off on the farm property. They plan to sell the farm property to someone that would continue to farm and explained that they do not want to sell it for anyone to live on. She further stated that they plan to keep a 20 foot right-of-way for a waterline to the animal pasture that runs from the house property along Sevier River Road to the pasture. Brandon and Susan explained to the Gukeisen's that it would be a non-compliant piece of property. Brandon further stated that the 20 foot piece would mean that the property is land locked. Susan told them that if they get the paper work completed that we will put them on the agenda for the February 11th meeting.

2. **Brad Duffin – Bill Anderson – Thompsons Springs Subdivision – Lot Line Adjustment**
   Brad Duffin came before the commission representing Bill Anderson with a plat, explaining that they want to combine lots 1, 2, and 3 into 1 lot for a buyer with 1 approach. There were errors on the plot, which was pointed out to Mr. Duffin. No application of filing fee has been paid. Brandon told him that if the filing fees are paid and the plot is amended to show the corrections pointed out that he would be on the agenda for February 11th.

3. **Cove Peak Subdivision – Review**
   Jim and Connie Harr told the commission that they have purchased the Cove Peak Subdivision property and that they will be the new developers. Susan explained that they would need a proposal for infrusture costs and to be bonded. Harr's stated that they are bonded with National Title. The water convenience fee was also discussed. They would like to be on the agenda for the February meeting.

4. **Land Use Ordinance update**
   Susan had a handout on suggestions for the land use project. Members reviewed the land use ordinance, sections 1 through3 and made appropriate changes. Susan and Karen will make the changes to the document before the February meeting.

Other Business:

Members agreed that Brandon would remain chair for the commission for year 2025.

Susan stated that she would be going to Marcus Taylor, to discuss how to convert water shares to underground water.

Susan told the commission that she thinks we need to make a proposal to the Town council on a moratorium on subdivision applications, because of our current water situation. The amount of time would have to be determined. All members agreed to her proposal.

The new Attorney for Central Valley Town is Josh Christner.

A change of date for the February meeting was discussed and the change of date will be February 11th at 7:00 pm.

Next meeting will be: March 12, 2025.

ADJOURNMENT

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

Minutes submitted by: Karen Busk

Minutes approved: _____