

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 Tuesday, January 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: Matthew Lenhart, Kendall Welsh (via phone) and Robyn Ames

Welcome: Cassie Bateman

Pledge of Allegiance: Cassie Bateman

Minutes: Cassie asked for a motion to approve the December 9, 2025 minutes. Leanne made a motion to approve the minutes. Aaron seconded the motion. Cassie voted yes; Leanne voted yes; and Aaron voted yes.

Cassie asked for a motion to elect commission chair and co-chair for the 2026 year. All members agreed to retain Brandon Barney as chair and Cassie Bateman as co-chair. Leanne made a motion for the reelection of chair members. Aaron seconded the motion. Cassie voted yes; Leanne voted yes; and Aaron voted yes. Motion carried.

Agenda:

- 1. Jones and DeMille – Ordinance Recoding Project – Continued**
Revised Matrix Package

Kendall told the commission that the design and construction standards are near completion. The changes to retention and detention definitions were put in place and that ownership of both should be determined on a case by case basis. A discussion at the time of development should be determined by the land use authority.

Title 17 – Land Use Matrix

Kendall and Matthew reviewed highlights of the matrix with input from commission members.

Topics discussed where:

Preempted use of state law on schools

Solar panels –building code is if a structure can handle the load; and ground mount systems only in commercial zones

Wind turbine energy systems (commission members voted against)

Requirements for assisted living and residential living for the disabled

Home based Micro schools and Micro educational entities

2. **Mark & VeAnn Bailey**

Pop Up Shop

Tabled

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, February 11, 2026.

Minutes submitted by: Karen Busk

Minutes approved: _____