**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, February 11, 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:** Brandon Barney, Cassie Bateman, Aaron Tenney and LeAnne Pope

**Secretary:** Karen Busk

**Staff Members Present:** Susan Outzen, Town Council

**Public Present:** Matthew Lenhart, Doug Griffith, Doug Gardner, Dan Bruse, Stephanie Bruse, Terri Sorenson, Angie Earl, Diana Brian and Robyn Ames

**Welcome:** Brandon Barney

**Pledge of Allegiance**: Brandon Barney

**Public Hearings:**

Brandon Barney announced the topics for tonight's meeting:

1. **PUBLIC HEARING – Central Valley Town Title 16 Subdivision Amendments**
   Public comments were given to the commission.

**Public Meeting Closes**

2. **PUBLIC HEARING– Central Valley Town Construction Standards**
   Public comments were given to the commission.

**Public Meeting Closes**

3. **PUBLIC HEARING –Central Valley Town Title 17 Land Use Amendments**
   Public comments were given to the commission.

**Public Meeting Closes**

**Minutes**: Brandon asked for a motion to approve the February 11, 2026 minutes. Cassie made a motion to approve the minutes. Leanne seconded the motion. Brandon voted yes; Cassie voted yes; Leanne voted yes; and Aaron voted yes. Motion carried.

**Agenda:**

1. **Public Hearing – Central Valley Town Title 16 Subdivision Amendments**
   Discussion - public hearing comments and decision to send to Town Council.

Brandon asked for a motion to move item one on to town council. Cassie made a motion to move Title 16 Subdivision Amendments on to town council. Aaron seconded the motion. Brandon voted yes; Cassie voted yes; Leanne voted yes; and Aaron voted yes. Motion carried.

2. **Public Hearing - Central Valley Town Construction Standards**
   Discussion - public hearing comments and decision to send to Town Council.

Brandon asked for a motion to move item two on to town council. Cassie made a motion to move Construction Standards on to town council. Aaron seconded the motion. Brandon voted yes; Cassie voted yes; Leanne voted yes; and Aaron voted yes. Motion carried.

3. **Public Hearing - Central Valley Town Title 17 Land Use Amendments**
   Discussion - public hearing comments and decision to send to Town Council.

Brandon asked for a motion to move item three on to town council. Aaron made a motion to move Title 17 Land Use Amendments on to town council. Cassie seconded the motion. Brandon voted yes; Cassie voted yes; Leanne voted yes; and Aaron voted yes. Motion carried.

4. **Doug Gardner**
   Construction of Garage Proposal

Doug Gardner came before the commission with a request to build a garage using ICF forms, with a partition for a bathroom and kitchen. He also asked about conex for storage and stated that they would be painted. Brandon told him that the commission would have to grant a variance and that he would have to research conex before building. Brandon also told him that the conex will be on the agenda for a town council discussion.. Leanne stated that it would go against our amendments. Susan told him that you can live in a trailer while building. Aaron added to just keep in mind that you will not have water until your foundation is in.

5. **Angie Earl**
   Business License Proposal

Angie Earl came before the commission with a business license proposal to work out of her sister's home doing paper work and invoicing. She stated that she lives in Monroe and the city will not issue her a license. Cassie explained to her that you have to be a resident of Central Valley in order to get a business license.

**Other business as needed**

Brandon went over training requirements, four hours each year for members of the commission. Tyler Timmons has the presentation that can be provided. Susan will make arrangements with Tyler to give a 15 minute refresher course each month. The training for March will be OPMA (Open Public Meeting Act).

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

**Next Meeting:** Wednesday, March 11, 2026.

Minutes submitted by: Karen Busk

Minutes approved: _____

6. **Angie Earl**
   Conditional Use Permit

**Other business as needed**
**Adjournment**
Posted: February 6, 2026

I hereby certify that the foregoing Notice and Agenda was emailed to the Central Valley Planning and Land Use Commission members (Brandon Barney, Aaron Tenney, Leanne Pope, Cassie Bateman) and posted on the Utah State Public Website, Central Valley Town Hall. Karen Busk Secretary/member Central Valley Town Planning and Land Use Commission COMPLIANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD CONTACT KAREN BUSK, (435-287-9478) AT LEAST 24 HOURS PRIOR TO THIS MEETING.