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, March 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: Tyler Timmons, Joe Reynolds, Gary Zeluff, Terri Sorenson and Robyn Ames

Welcome: Brandon Barney

Pledge of Allegiance: Brandon Barney

Minutes: Brandon asked for a motion to approve the February 11, 2026 minutes. Cassie made a motion to approve the minutes after an amendment of the numbering of agenda items. Leanne seconded the motion. Brandon voted yes; Cassie voted yes; Leanne voted yes; and Aaron voted yes. Motion carried.

Agenda:

1. **Gary Zeluff**
   Proposed Storage

Gary Zeluff came before the commission stating that his house being built at 99 W 400 N is approximately three weeks away from competition. He would like to place two conex containers in his back yard. They will be painted tan, attached to the ground with trailer tie downs and have 3 inches of road base and 3 inches of gravel. Brandon told him to bring his permit into the office tomorrow.

2. **Recoding Project - continued**

Susan told the commission that 10 Titles review with one exhibit should be ready soon. Kendall Welch with Jones & DeMille will be getting packets to us for the April 8th

3. **Tyler Timmons**
   OPMA – Open and Public Meetings Act

Tyler came before the commission with a presentation of the R6 Regional Council; Open and Public Meetings Act. He went over each section answering member's questions as he went.

Other business as needed

Terri Sorenson came before the commission to discuss her property. Brandon and Susan visited and it was established that it is a residence. Terri asked if it has to stay as it is or if she can build a house and revert the now residence back to a shop. Brandon reminded her that for six months the discussion has been that it is a residence. Teri stated the county assessor told her that it could be reestablished as a shop and that the shop was built exactly as the plans were drawn. She was told that there were other modifications made to the building which makes it a residence. Susan said, "it is classified as a home on a lot".

Tyler said you can live in a trailer in town until your home is built. With a conditional use permit, she could live in the building until the home is built, within a six to eight month period. If more time is needed she could file for an extension but, the building would have to be restored to the original plan. He further stated the commission should check with the attorney.

Tyler will be presenting: Land Use 101 – Variances at the April 8th meeting.

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

Next Meeting: Wednesday, April 8, 2026.

Minutes submitted by: Karen Busk

Minutes approved: _____