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, April 8, 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: Clay Drake, Suzanne Drake, Diana Brian, Dan Bruse, Stephanie Bruse, Terri Sorenson and Robyn Ames

Welcome: Brandon Barney

Pledge of Allegiance: Brandon Barney

Minutes: Brandon asked for a motion to approve the March 11, 2026 minutes. Cassie made a motion to approve the minutes after an amendment of the spelling of Terri Sorenson and changing the sentence: "Tyler said were you can live in a trailer in town until your home is built." To: Tyler said you can live in a trailer in town until your home is built." Brandon seconded the motion. Brandon voted yes; Cassie voted yes; Leanne voted yes; and Aaron voted yes. Motion carried.

Agenda:

1. **Clay and Suzanne Drake**
   DADU concept plan; requirements of conditional use and variance application
   Further processing of a DADU

The Drakes came before the commission with a proposed house plan for a DADU. The plan showed a total square footage as 1520. The commission explained that the total allowed space for a DADU is 1000 square feet. Susan will submit the Conditional Use permit to town council after it is completed. They also submitted a variance permit. Drake's were told that they need to comply with current standards as in Exhibit A: Development standards. Brandon told the Drakes if all is taken care of by the May 13th planning meeting the commission would send it on to the town council on May 20th.

2. **Diana Brian – Dan Bruse**

Diana Brian, Dan and Stephanie Bruse came before the commission to discuss the sale of property belonging to the Brian's. The plan showed 130 foot of frontage and .67 of an acre. The commission had

concerns about the shape of the lot if the Bruse's were to build a home. Stephanie said that if they were to build a home it would be on the property located on Main Street. They also questioned how to join the two properties together. They handed in a plat. Planning commissioner Brandow Barney will submit it to the Central Valley engineer.

3. **Recoding Project summation: New application form**

Susan told the members of the commission that Jones & DeMille have completed the project. Matt Lenhart is willing to come in and give a tutorial with the town council and that she found an error in the variance application fee. Kendall Welch is taking care of that for us. Susan will be printing the document at Sevier Office and Susan and Karen will be putting books together for the commission and the town council.

Other business as needed

Tyler will be presenting: Land Use 101

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

Next Meeting: Wednesday, May 13, 2026.

Minutes submitted by: Karen Busk

Minutes approved: _____