

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, May 13, 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, Joe Reynolds, Ron Cropper, Cory Morrison and Robyn Ames

Welcome: Brandon Barney

Pledge of Allegiance: Brandon Barney

Minutes: Brandon asked for a motion to approve the April 8, 2026 minutes. Cassie made a motion to approve the minutes after an amendment of "application permit" be changed to "Variance permit" in Agenda item #1. Clay and Suzanne Drake. Leanne seconded the motion. Brandon voted yes; Cassie voted yes; Leanne voted yes; and Aaron voted yes. Motion carried.

Agenda:

1. Drakes

Concept plan for DADU

The Drakes came before the commission, with a concept plan for a DADU. The plan was reviewed and met the requirements of the Central Valley Town ordinance. They turned in a Conditional Use Permit application. Brandon looked over the application for completeness. He then went thru the mitigation list. Susan told the commission that the Drakes have paid the filing fees.

Brandon asked for a motion to send to town council. Cassie made a motion to send it on to town council on May 20th. Leanne seconded the motion. Brandon voted yes; Cassie voted yes; Leanne voted yes; and Aaron voted yes. Motion carried.

2. Cory Morrison (Tabled)

House plan proposal

3. Conditional use application review

Commission members reviewed the land use Conditional Use Permit application.

4. Tyler Timmons

R6 – land use training

Tyler asked for comments on the R6 Regional Council that planning members attended. Brandon said that it was the greatest training he has ever been to. Susan commented that the water training was very good. Joe stated that it was very informative. Water is not a privilege, but a right.

Tyler suggested that the commission add water rate increases to our ordinances at a rate of .03% for 10 years. Brandon discussed the current condition of our town piping system. All of our water lines are in bad shape. Money needs to be put aside for future projects. All members agreed that a rate increase is in the best interest of the town. Tyler asked if we would go to growth summits if they were available.

Other business as needed

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

Next Meeting: Wednesday, June 10, 2026.

Minutes submitted by: Karen Busk

Minutes approved: _____