

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, June 10, 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: Aaron Tenney and Leanne Pope

Secretary: Karen Busk

Staff Members Present: Susan Outzen, Town Council

Public Present: Donny Sedey, Michelle Sedey Diana Brian, Dan Bruse, Stephanie Bruse, Joe Reynolds and Robyn Ames

Welcome: Leanne Pope

Pledge of Allegiance: Leanne Pope

Minutes: Leanne asked for a motion to approve the May 13, 2026 minutes. Aaron made a motion to approve the minutes after an amendment of a date change. Karen seconded the motion. Karen voted yes; Leanne voted yes; and Aaron voted yes. Motion carried.

Agenda:

- 1. Diana Brian**
Subdivision Application

Diana Brian, Dan and Stephanie Bruse came before the commission to discuss the plat that was turned in at the May 13th meeting and forwarded to the Engineer for review. The engineer stated there needs to be a change with the signature block. The commission discussed the changes to the plat. Aaron voiced concerns about the set back on the property if and when a home were to be built there. Leanne asked for a motion to accept the plat, to turn it into the town engineer for final approval. Karen made a motion to accept the plat for the engineer's final approval. Aaron seconded the motion. Leanne voted yes; and Aaron voted yes. Karen voted yes. Motion carried.

- 2. Tyler Timmons**
Training

Susan told the commission members that Tyler was called to Circleville for R6 business. He will be here for the July 8th meeting.

Other business as needed

Donny and Michelle Sedey came before the commission to ask questions on a business that they would like to start up. They would like to start the Muddy Boots Farmín Garden. It would consist of a self-serve farm stand on the corner of their property, portable on a trailer so it could be stored elsewhere in the off season months. They stated that they have an LLC. Aaron asked what they would be selling. Mr. Sedey said that they have a 10,000 square foot garden space and would be selling produce and eggs. Aaron had further concerns about people stopping at the stand and blocking the road. They stated that they have three different areas on their property that could be used for parking. Mr. Sedey said that they gave it a dry run last year and donated 2500 pounds of food. Aaron told them that they would need to get a conditional use permit from the town clerk, fill it out and draw a map describing your intentions with the stand and parking. Then the town council would make the final decision. Susan asked if they are planning on using surface water or canal water. Mr. Sedey said that the new subdivision has buried his ditch, but he was in the process of working that out.

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

Next Meeting: Wednesday, July 8, 2026.

Minutes submitted by: Karen Busk

Minutes approved: _____