(AMENDED) MINUTES OF THE REGULAR MEETING OF THE PLANNING AND LAND USE COMMISSION

CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH

A regular meeting of the Planning and Land Use Commission of Central Valley Town was held on September 10, 2025, at 7:00 pm at the Central Valley Town Hall, Central Valley Utah after due and timely notice had been provided pursuant to Section 52-4-2, UCA, 1953, as amended.

COMMISSION MEMBERS PRESENT: Brandon Barney, Cassie Bateman, Leanne Pope and Aaron Tenney

SECRETARY: Karen Busk

MAYOR AND TOWN COUNCIL REPRESENTATIVE: Susan Outzen

PUBLIC PRESENT: Terri Sorenson, Robyn Ames, Dan Bruse, Gary Zeluff, Diana Brian, Tyler Timmons, Parker Vercimak, Kyler Nielsen, Jim Hare and Connie Hare

WELCOME: Brandon Barney

PLEDGE OF ALLEGIANCE: Led by Brandon Barney

PUBLIC HEARING:

1. **Public Hearing – 2025 Central Valley By Laws Document**
   Public comments were given to the commission.

PUBLIC MEETING **CLOSES**

Minutes Approval: Brandon asked for a motion to the accept the September 10, 2025 minutes. Cassie made a motion to approve the minutes for the regular September 10, 2025 meeting, after amending the spelling of Joe Renoylds. Leanne seconded the motion. Cassie Bateman voted yes; Brandon Barney voted yes; Leanne Pope voted yes; Aaron Tenney voted yes. Motion carried.

AGENDA

1. **Public Hearing – 2025 Central Valley Town By Laws Document**
   Discussion – public hearing comments and decision to send to Town Council
   Taking into consideration the public comments, section 1-700 should be revised to add Public Hearings. Brandon asked for a motion to send the By Laws onto the Town Council after the revision is made. Cassie made a motion to send the By Laws onto Town Council. Leanne seconded the motion. Cassie Bateman voted yes; Brandon Barney voted yes; Leanne Pope voted yes; Aaron Tenney voted yes. Motion carried.

2. **Cove Peak Estates – Connie Hare**

Connie Hare stated that she was representing the Clay and Suzanne Drake family and presented a letter to the commission from them. They have bought lot 2 in the Cove Peak Estates and are requesting

authorization to build a primary residence and a secondary residence. The Drake's have a 23 year old son who needs special care but independence also. Connie asked if there could be a stipulation put in place so that the ADU be built before the main residence. Brandon told her that in our ordinances a primary residence has to built before any secondary building. Brandon stated that a variance with stipulations be written up and recommended it should be sent to Town Council. Cassie made a motion to send to Town Council with the variance recommendations in place. Aaron seconded the motion. . Cassie Bateman voted yes; Brandon Barney voted yes; Leanne Pope voted yes; Aaron Tenney voted yes. Motion carried.

3. **Jones & DeMille – Parker Vercimak & Josh Christner – Future Building Permits Process**
   Discuss and Approve
   Parker told the commission that the water tanks are okay as well as the wells and spring. Also there is chlorine in the down town well. They recommended a new pipe line from the north to the south.
   Other recommendation:
   Developers should put in infrastructure.
   There should be water rights with any future annexation.
   Pay for and do Hydraulic Modeling for future subdivisions.

   Raise impact fees for new meters.

   The Baptist Church was approved by the fire marshal.

   The town water study shows there can be ninety-two more connections.

   Parker was annoyed by the letter written by Attorney Josh Christner. Susan told him that she would work with Josh and rewrite the letter. Also, that recommendations need to be written up to be sent to Town Council

4. **Diana Brian & Dan Bruse**
   Property Proposal
   Dan Bruse showed the commission a survey of the Brian's property with the intended split. The survey showed 130 feet frontage. Mr. Bruse stated that he intends to use the property for horses. Brandon explained that doing this property split makes it a subdivision. There would be a $1,000.00 fee for the application and it would be non-compliant without a water conveyance fee of $2,500.00. Therefore you would be unable to get a building permit application.

5. **Gary Zeluff**
   Plan Review and Application
   Gary Zeluff presented a proposed building plan for a new home to the commission. He stated that the conveyance fee was paid by Charles Hawley and that the perk tests were done. Susan told him to get a building permit application from the town clerk.

6. **Jones & DeMille – Ordinance Recoding Project – Continued**

Kendall Welch with Jones & Demille told the commission that the hydraulic model and sewer isn't in our ordinance. Susan told her that we want the hydraulic model incorporated in but, no to sewer.
Michael Jones went over construction standard details with the commissioners.
Susan asked if a disclaimer can be added that the document can be amended. Kendall told her yes and that the land use will be ready for review in October.

Susan told the commission that she and Karen will write up the variance with stipulations for the Drake's and take it to Town Council. Commissioners agreed that it should state that no part of the ADU be finished before the primary residence.

OTHER BUSINESS AS NEEDED:

Next meeting will be: October 8, 2025.

ADJOURNMENT

Brandon called for a motion to adjourn. Aaron made a motion to adjourn the meeting. Leanne seconded the motion. Brandon Barney voted yes; Cassie Bateman voted yes; Aaron Tenney voted yes; Leanne Pope voted yes. Motion carried.

Minutes submitted by: Karen Busk

Minutes approved: _____