

**Sevier County Planning & Zoning Commission**  
**August 13, 2025**

Minutes of the Sevier County Planning Commission meeting held on the thirteenth day of August, 2025 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman Gary Leaming, Mike Mills, Rob Jenson, Tyler Moore, and Deanna Cowley.

Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Code Enforcement Officer/Building Inspector II Trevor Peterson, Building, and Zoning Secretary Mistee Robbins, and those listed on the roll.

Vice-Chairman Larry Hansen, and Rachel Mason were excused.

Chairman Gary Leaming conducted the meeting. Gary welcomed those in attendance and then led in the Pledge of Allegiance.

**Zoning Administrator Update:**

Jason Mackelprang stated that the greater Sevier Flood Plain map update has been started, including 6-7 counties. Jason stated that the first official meeting will be held on the 21<sup>st</sup> with all of the municipalities with FEMA, and that they will work real fast. Jason explained that the county has hired Jones and DeMille Engineering to contract the studies to be done, hydrology, etc. Jason explained that there could be some areas that get moved into the flood zone, and some areas that get moved out of the flood zone. Jason explained that he had just met with the Army Core of Engineers regarding the Redmond Levee that has been there since 1945. Tyler Moore inquired if the Army Core is who spear heads these projects in which Jason stated, no, it is FEMA, the Army Core is over the Levee's. Tyler Moore inquired when the last time this has happened, in which Jason stated 1976, before the freeway was built. Mike Mills commented that he was at a meeting today regarding the Monroe fire and flooding, stating that the main concern is they are worried about having a big winter and having a good filtration system. Jason agreed. Jason stated that the Building Department has seen a slower month in August, compared to the rest of the months. Up until now the Building Department has been seeing record breaking months.

**Minutes of the June 11<sup>th</sup> Planning Commission Approved:**

Minutes of the June 11<sup>th</sup> Planning Commission meeting were reviewed, and approved on a motion made by Mike Mills, second; Deanna Cowley, unanimous.

**Vacation of Existing Prattsville Minor Subdivision Approved:**

The Planning Commission considered a vacation of the existing Prattsville Minor Subdivision, owned by Patrick D. Wilson, located at 3380 East 770 North, Richfield. Trevor Gadd was here to represent for Patrick Wilson. Trevor explained that Patrick owns the property, and they no longer want the property right now for building lots. Trevor explained that they want the ground with the intention to keep the roadway there. Tyler Moore inquired if the road was a private road, in which Trevor Gadd stated no, and that Patrick deeded this road to the county so long ago. Patrick just wants to farm the ground, and has cattle. At this time, the Planning Commission is looking at the mylars with Trevor Gadd. Deana Cowley stated that she knows that Patrick's dad passed away, so Patrick is trying to figure things out because he

now has everything in his name, the home, septic, and 6 acres. Tyler Moore made a motion to approve the Prattsville Minor Subdivision Vacation, second; Deanna Cowley, unanimous.

**Knaphus Minor Subdivision Approved:**

The Planning Commission then considered a 1-lot minor subdivision for Derek and Angie Knaphus located at 1070 East 2030 North, Monroe, Utah. Deanna Cowley inquired about the water being that they have both options for Austin Water and a well right. Angie Knaphus stated that they are right in the boundary of the Austin Water District, and that they have a grant to connect that way or drill a well. Angie stated that she would prefer to connect. Mike Mills inquired if this property was located by the “loop” in which Angie stated yes, Canyon View Estates, outside of the “loop” where the pavement is. Tyler Moore inquired on how far they are located from the water source, in which Derek stated that the pipe runs right towards the miniature golf course. Tyler Moore commented that is not too far. Mike Mills commented that with the cost of wells right now that they could put a lot of pipe in, in which the Knaphus’s agreed. Gary Leaming inquired if they were going to have a basement, in which they stated no, however, they do know that the ground is good if they wanted to have a basement, however, their kids are grown and they no longer have a need for a basement. Gary Leaming stated that everything looked good. Rob Jenson made a motion to approve the 1-lot minor subdivision, second; Mike Mills, unanimous.

**Discussion on the Draft of the New Brooklyn Zone Ordinance. Set Time and Date for Public Hearing the New Brooklyn Zone Ordinance.**

The Planning Commission, Jason Mackelprang, and Trevor Peterson had a discussion on the drafted ordinance for the New Brooklyn Zone. Jason explained that this started back in 2020 when the new subdivision ordinance was created with Mike Hanson, however, there were some things that needed to be changed. Trevor explained that the lots will be made bigger to be built on to make a septic work. The homes that are there now, with septic are considered “grandfathered”. The setbacks will change, and there are many homes that are too close to the property lines now. Mike Mills asked Trevor if he feels that he is gaining on the clean-up in the Elsinore Addition, in which Trevor stated yes, and that he is definitely is trying his best. Jason stated that this ordinance will allow the county to have more teeth regarding restrictions and trying to keep this area cleaned.

Tyler Moore made a motion to set a time and date for a public hearing for Wednesday, September 10, 2025 at 6:00 p.m., second; Mike Mills, unanimous.

Being that there was no further business, Rob Jenson made a motion to close the meeting, second; Deanna Cowley, unanimous.

Meeting adjourned at 6:27 p.m.