

Sevier County Planning & Zoning Commission
October 8, 2025

Minutes of the Sevier County Planning Commission meeting held on the eighth day of October, 2025 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Vice-Chairman Larry Hansen, Rob Jenson, Tyler Moore, Rachel Mason, and Deanna Cowley.

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

Chairman Gary Leaming, Mike Mills, and Building Official/Zoning Administrator Jason Mackelprang were excused.

Vice-Chairman Larry Hansen conducted the meeting. Larry welcomed those in attendance and then led in the Pledge of Allegiance.

Zoning Administrator Update:

Jason Mackelprang was not in attendance, therefore, there was no Zoning Administrator update.

Minutes of the September 10th Planning Commission Approved:

Minutes of the September 10th Planning Commission meeting were reviewed, and approved on a motion made by Rob Jenson, second; Tyler Moore, unanimous.

Take Action on the Draft of the New Brooklyn Zone Ordinance:

Larry Hansen stated that the Planning Commission is set to take action on the draft of the new Brooklyn Zone Ordinance. Russell Magleby who was in the audience, started to speak about his opinion regarding this ordinance. Trevor Peterson explained to Mr. Magleby that this is not a public hearing and that he had his opportunity to speak at last month's meeting. Tyler Moore stated that he did not mind hearing what Mr. Magleby had to say, also explaining that the Planning Commission is still going to take action tonight. Russell Magleby started to explain that he feels that this ordinance is not a good thing, and that he does not like all of the rules that he claims affects him, along with all of the changes with the zoning laws that will affect him and his property. Mr. Magleby stated that he disagrees with this ordinance. Tyler Moore asked if there are laws in place currently that are not being followed, in which Trevor Peterson stated yes, very much so. Tyler stated that he does not feel that the problem is the laws or ordinances, but rather Mr. Magleby is not following them as they are now. In the new Brooklyn Zone, there will be more laws, with more teeth, where Trevor will be able to make sure that the ordinances and zoning laws are being met. Rob Jenson jumped right in stating that he appreciated Mr. Magleby's statements last month, explaining that the one thing that is great about a setting like this is that what Mistee does is she takes the minutes in both type and recording, which is so very important so that when these two ladies, Rachel and Deanna, are not here in our meeting like last month for example, they are able to read the minutes from last month and be filled in on what was said by Mr. Magleby at the public hearing. Rob went on to say that he wanted to share of a couple of thoughts. Rob explained that he has served on the Richfield Fire Department for 20 plus years, along with Larry Hansen who has also served on the Richfield City Fire Department for 20 plus years, and Tyler Moore who serves on the Elsinore Fire Department for a number

of years. Rob went on to say that he wanted to address one concern that he has on the ordinances that are not being followed in the Elsinore Addition area. Rob explained that the fire department got called out to a fire that started in one unit, and by the time they were done, it had affected 4 units. Rob explained that one of the biggest problems on why they could not get that fire put out was there was no water. Rob went on to say that there was so much “stuff”, which is the word he wanted to use in a public meeting, as part of the problem in a fire setting. Rob explained that the county and Trevor Peterson are trying to address this problem. Rob explained that the amount of “stuff” that was collected on the 4 units or occupancies was unimaginable. Tires on tires on tires, too many pallets to count, structures that should have never been there, that were burning. Rob went on to say that as volunteer fire fighters, when get called out to a fire, we suit up and go. We put our life on the line. That is what we do. Rob stated that he does not have a problem with that. However, what he does have a problem with, is when we try to help the community by setting ordinances and zoning laws and they are just blatantly disobeyed. Rob stated that Russell Magleby’s voice has been heard, and that it has been heard for a while. Rob stated that he knows that Trevor has been trying to work with Mr. Magleby for quite some time on his property. Rob stated he really appreciates how this Brooklyn Zone has been drafted. Rob commented about the 7-day vehicles, registered, non-registered, stating that if they were to change the 7 days to 14 days that all of a sudden people are having their own personal junk yards, and that the neighbors that are trying to obey the ordinances are wondering why their neighbors are getting away with things they cannot get away with and so on. Rob explained that there has to be a balance. Rob stated that he understands that this will affect Mr. Magleby’s property and that it will add more work onto him, however, Rob explained that it also adds more work onto Trevor. Tyler Moore stated that Rob speaks for them as a Planning Commission and that there are some opportunities that will come with this Brooklyn Zone. Tyler explained that these laws will keep our property values up, our properties safe, and that we cannot have an area that is unmanaged. Tyler stated that this is a step in the right direction for our county. Tyler explained to Russell Magleby that this will affect him, but in a greater way. In closing, Larry Hansen stated that he appreciates all that has been said, and that this body is here to make decisions, and that the decisions that are made may affect individuals differently, however the decisions that are made, are made with the entire county in mind, for what is best for the entire county, not necessarily what is best for individuals. Rob Jenson made a motion to approve the draft of the new Brooklyn Zone Ordinance, and refer it to the County Commissioners, second; Tyler Moore, unanimous.

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

Meeting adjourned at 6:12pm