

Sevier County Planning & Zoning Commission
December 10, 2025

Minutes of the Sevier County Planning Commission meeting held on the tenth day of December, 2025 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Chairman Gary Leaming, Vice-Chairman Larry Hansen, Tyler Moore, Rachel Mason, and Mike Mills.

Others attending included: Building Official and Zoning Administrator, Jason Mackelprang, Code Enforcement Officer/Building Inspector II Trevor Peterson, Building, and Zoning Secretary Mistee Robbins, Cydne Quitter and Wesley Bywater of the Sevier County Road Department, and those listed on the roll.

Deanna Cowley, and Rob Jenson 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 interest rates are down and that house construction is still the same, busy as usual. Jason explained that he will have the updates to the General Plan for review for the Planning Commission here shortly.

Minutes of the October 8th Planning Commission Approved:

Minutes of the October 8th Planning Commission meeting were reviewed, and approved on a motion made by Larry Hansen, second; Mike Mills, unanimous.

Thompson Minor Subdivision Approved:

The Planning Commission considered a 1-lot minor subdivision for Matthew and Kasey Thompson located at approximately 695 North Main Street, Glenwood, Utah. Jake Savage for Sunrise Surveying was here to represent. Jake explained that the lot was too skinny for the well protection, so Darren Sampson, Kasey's father, did some boundary work to bump that line out to make it work. Gary Leaming stated that he could not see anything that looked like it needed to be changed. Tyler Moore agreed. Tyler Moore made a motion to approve the 1-lot minor subdivision, second; Larry Hansen, unanimous.

Bohman Minor Subdivision Approved:

The Planning Commission considered a 1-lot minor subdivision for Seth Reid and Jaylen Rebecca Bohman located at approximately 2141 East 770 North, Richfield. Jaylen was here to represent. Jaylen explained that she and her family bought this piece of property to build their dream home on. Jaylen explained that these lots are Ag-Split lots, therefore they have to go through the minor sub in order to build a home. Jaylen explained that this lot is 4.89 acres and is a corner lot which is why she has two accesses. Jaylen explained that her front driveway and the garage will be on the other side of the home, which has been approved by Bob Watts, in which Cydne Quitter confirmed. Jason Mackelprang stated that with the government shut down the NRCS was a part of that shut down, however in her packet, she has a letter for her soils. Tyler Moore made a motion to approve this 1-lot minor subdivision, second; Larry Hansen, unanimous.

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

Meeting adjourned at 6:12pm

