

**Sevier County Planning & Zoning Commission**  
**January 14, 2026**

Minutes of the Sevier County Planning Commission meeting held on the fourteenth day of January, 2026 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, Rob Jenson, Tyler Moore, Mike Mills, Rachel Mason, 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.

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

**Selection of '2026' Chairman and Vice-Chairman:**

Gary Leaming stated that it was that time of year again to select a new Chairman and Vice-Chairman for '2026'. Deanna Cowley nominated Gary Leaming to remain as Chairman and Larry Hansen to remain as Vice-Chairman, all members were in agreeance, Gary Leaming jokingly wanted to have a discussion about that. Gary Leaming reluctantly agreed to be the '2026' Chairman, while stating that he wanted it noted in the minutes that this will be his very last year on the Planning Commission. Larry Hansen willingly agreed to remain as the Vice-Chairman for the '2026' year. Deanna Cowley made the motion, second; Tyler Moore, unanimous.

**Zoning Administrator Update:**

Jason Mackelprang stated that this could be an exciting year, explaining that he has met with Joel, the Engineer with Desry from the Sigurd Solar Battery Plant, and stated that they are looking to start that project in June or July. Jason explained that '2025' was the biggest year that the building department has ever had, and that so far January was moving right along.

**Minutes of the December 10<sup>th</sup> Planning Commission Approved:**

Minutes of the December 10<sup>th</sup> Planning Commission meeting were reviewed, and approved on a motion made by Deanna Cowley, second; Tyler Moore, unanimous.

**Planning Commission to Review and Set Time and Date for Public Hearing on the Water Use and Preservation Element on the Sevier County General Plan:**

Micklane Farmer from Jones and DeMille Engineering stated that as of now, the water element was to be tabled until further notice.

**Planning Commission to Review and Set Time and Date for Public Hearing on the Design and Construction Standards of the Sevier County General Plan:**

Micklane Farmer is here to help answer any questions the Planning Commission may have with any of these updates. Jones and DeMille Engineering have been hired to help the county update the General Plan. Micklane explained that they are taking this out of the Transportation Plan and putting it in the right spot. Also at this time, Jason explained that the Planning Commission can make one motion for all public hearing requests at the very end, versus at the end of each one individually.

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**Planning Commission to Review and Set Time and Date for Public Hearing on Title 15: Land Usage, and Chapter 153: Subdivision of the Sevier County General Plan:**

Jason Mackelprang explained that in 2023 the State Legislature required the change for the subdivision ordinance. This has been a copy and paste type style. Jones and DeMille is working hard to fix things for us. There was discussion on taking out the words 'major' and 'minor' and now using 'small subdivision' and that the criteria will change for the process and the land use body that can approve the small subdivisions. Jason explained that developers made this change happen. They were tired of waiting for approvals. Jason explained that the job and duties of the planning commission is to update the general plan and ordinances and that they are the appeal authority.

**Planning Commission to Review and Set Time and Date for Public Hearing on Title 15: Land Usage, and Chapter 152: Streets, Sidewalks and Public Places of the Sevier County General Plan:**

Jason explained that this is in effect now, and that what it means is that when someone needs to put in an approach before the Road Department will sign off on the County Signature Sheet that is a requirement prior to getting a building permit in the county, and because of weather or any other obstacle, that owner or developer is able to put up a bond by paying a check in the amount of let's say \$15000 that gets put into an account that is set aside just in case they do not put in the approach at the final inspection, then the county is able to use that money to pay for the approach to put in. If the owner or developer puts in the approach, they will get their money back. Of course this is done per Road Department standards.

Jason explained that the State hands down these changes and updates. Constant changes and always revolving.

Rob Jenson made a motion to set a time and date for a public hearing for all the above mentioned items for the next meeting which is February 11<sup>th</sup> at 6pm, second; Tyler Moore, unanimous.

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

Meeting adjourned at 6:26pm