

Sevier County Planning & Zoning Commission
February 11, 2026

Minutes of the Sevier County Planning Commission meeting held on the eleventh day of February, 2026 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: Vice-Chairman Larry Hansen, Rob Jenson, 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, and Tyler Moore 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 stated that he threw a lot of zoning ordinances and updates at the Planning Commission last month, however, things are progressing, and wanted to thank them for time and efforts. Jason then stated business as usual.

Minutes of the January 14th Planning Commission Approved:

Minutes of the January 14th Planning Commission meeting were reviewed, and approved on a motion made by Rachel Mason, second; Deanna Cowley, unanimous.

Amended Chad Outzen Subdivision Approved:

The Planning Commission then considered an amendment to an existing minor subdivision to create three new building lots for Chad Outzen located at approximately 79 East 1570 North, Monroe. Jacob Savage from Sunrise Engineering was representing for Chad Outzen. Jacob stated that instead of having wells, they have been added to the Austin Water Special Service District. Jacob also stated that the septic had to be deeper than usual, however, there have been no issues or hiccups. Larry Hansen inquired about fire suppression, Jason Mackelprang stated that they have been putting in fire hydrants as they have been putting in pipes. Mike Mills inquired if there was culinary water on the Brooklyn Road? Jason stated yes. Mike Mills made a motion to approve the amendment for Chad Outzen, second; Rob Jenson, unanimous.

Larry Hansen inquired if there is anything else that needed to be covered in the main meeting before moving on to the public hearing. Mike Mills did have a question on the main road in front of Chad Outzen's property, he asked if the road was going to be widened a little bit, in which Jacob Savage explained that the right of the way was widened a little bit, however Mike Mills is concerned that it is pretty narrow. Mike inquired if there was an existing width for county roads, in which Jason stated 66' right of way, and gravel roads are 24'.

Rob Jenson made a motion to close the regular meeting, and open the public hearing, second; Rachel Mason, unanimous.

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Micklane Farmer of Jones and DeMille Engineering was in attendance and Kendall Welch also with Jones and DeMille was in attendance via zoom meeting. There was no one in attendance for the public hearing, so both Micklane and Kendall did a review of each of the above listed items. They presented on the big screen TV and answered any questions that the Planning Commission had.

Public Hearing Consists of:

Design and Construction Standards of the Sevier County General Plan:

There was discussion on the language and design criteria, the Transportation Plan, and Micklane Farmer commented on the high level of work that been done with the ordinances.

Title 15: Land Usage, and Chapter 153: Subdivision of the Sevier County General Plan:

Kendall took this one over, she stated that we needed to be in compliant, which meant they changed our terminology-lot line adjustment is now simple boundary adjustment. Updates to definitions which make it easier to look up in the code. Kendall spoke about the 'Administrative Land Use Authority'-more consolidated review process, in Sevier County, this is Jason Mackelprang, the county Zoning Administrator.

Title 15: Land Usage, Chapter 152: Street, Sidewalks and Public Places of the Sevier County General Plan.

Micklane explained this is for the Road Department, encroachment on county right away. Bonding, and the different types of bonding. A fee schedule will detail things such as a driveway at \$10,000 for example. Jason explained that this needs to happen to protect our county roads. If the owner or developer of the property cannot put in an approach at the time of construction, they can leave an escrow amount so that when time comes in the construction process, if they still do not put in the approach, the county can do it, with that money.

Water Element and Conservation Update to the Sevier County General Plan.

This is a long time in the making. Mike Hansen with the Hansen Planning Group helped us with this portion and the county grant to complete the work. The State has required that this is put in the General Plan. Water Conservation. The county needs to adopt water preservation water rights in the county.

Vice-Chairman Larry Hansen thanked Micklane and Kendall for their hard work and for their presentation. Larry Hansen closed the public hearing and re-opened the regular agenda and then asked for a motion to be made, in which Rob Jenson made a motion to refer the County Commissioners,

1. **Design and Construction Standards of the Sevier County General Plan**
2. **Title 15: Land Usage, and Chapter 153: Subdivision of the Sevier County General Plan**
3. **Title 15: Land Usage, Chapter 152: Street, Sidewalks and Public Places of the Sevier County General Plan**
4. **Water Element and Conservation Update to the Sevier County General Plan**

Second; Mike Mills, unanimous.

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

Meeting adjourned at 6:41pm