

**Sevier County Planning & Zoning Commission**  
**March 11, 2026**

Minutes of the Sevier County Planning Commission meeting held on the eleventh day of March, 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, Mike Mills, Tyler Moore, and Deanna Cowley.

Others attending included: Building Official/Zoning Administrator Jason Mackelprang, Code Enforcement Officer/Building Inspector II Trevor Peterson, Building, Deputy Clerk/Auditor Barbara Crowther, and those listed on the roll.

Rachel Mason was excused.

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

**Zoning Administrator Update:**

Zoning Administrator Jason Mackelprang said it is just business as usual. Nothing too exciting coming down.

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

Minutes of the February 11<sup>th</sup> Planning Commission meeting were reviewed and approved on a motion by Larry Hansen, second Deanna Cowley, unanimous.

**Taiten Brown Subdivision Amendment approved:**

Taiten Brown and Trent Brown met with the Commission concerning their request to amend a subdivision and 3 lots into one. Zoning Administrator Mackelprang noted the parcels are in the Brooklyn Zone area, and the current lots are quite small. Discussion followed concerning the lots involved being lots 13, 14, and 15, that they are the furthest on the left of the map, that there will be one lot left over that they will try to combine with something else in the future, that there is not currently anything on the lots, and that this is the direction that the Commission would like to go in that area to be able to meet setbacks, etc. After discussion, Tyler Moore moved to approve the Taiten Brown Subdivision Amendment, second Larry Hansen, unanimous.

**Henries Hollow Subdivision, Phase 2 Approval Recommended to County Commission:**

Surveyor Troy Savage met with the Planning Commission, and added Lenny Hartle via telephone to represent the applicant, Mr. Randy Lawyer concerning his request for a 14-lot major subdivision located on Cove Mountain. Mr. Savage began by pointing out a few issues regarding property lines stating they have been working with the Forest Service and the County Road Department to obtain a variance allowing the roadways to follow a current 60 inch trail and giving the roadway to the County. He then said that this would result in 4 lots being slightly under the 20 acre minimum because of the road right of way that would be deeded to the County. Discussion followed concerning the size of the lots before the right-of-way, that the road will be re recognized by the County as a Class D Road and will be shown on the map, that this plan is advantageous to both Mr. Lawyer and Sevier County, and that the road in the subdivision will be developed by Mr. Lawyer before being transferred to the County. Additional discussion followed concerning the completion of phase 1 of the subdivision, that there are no water

rights for the parcels, that the soil tests have been completed, that Phase 2 had only been a concept during the application for Phase 1, that 5 lots of the original 18 lots in Phase 1 have been sold, that the subdivision is located in the Monroe Canyon Fire area and the remaining Phase 1 lots were burned and would be difficult to sell at this time, and that approximately half of the lots in Phase 2 were affected by the fire. The Planning Commission questioned whether there were subdivisions on the Mountain with smaller lots than 20 acres. Zoning Administrator Mackelprang said there are some cluster subdivisions on the mountain, but they also have dedicated open space to allow for that. After discussion, Larry Hanson moved to recommend approval of the Henries Hollow Subdivision Phase 2 to the County Commission, second Tyler Moore, unanimous.

Rob Jenson then moved to adjourn the meeting, second Mike Mills, unanimous.

There being no further business to come before the Board, meeting adjourned at 6:20 p.m.