

Sevier County Planning & Zoning Commission
August 12, 2026

Minutes of the Sevier County Planning Commission meeting held on the twelfth day of August, 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, and Rachel Mason.

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.

Deanna Cowley, and Tyler Moore 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 the building department is busy, that the department had 100 single family homes last year and that so far as of today, the department is at 73. Jason explained that there is a new apartment and townhome project going on in Salina City that will be starting soon, called 'South Haven.' Jason stated that Richfield City just approved a 28-unit condo complex that will be going by the Royal Inn. Rachel Mason asked if this market driven, in which Rob Jenson explained that in this case, this is a part of Governor Spencer Cox affordable housing plan. Jason thanked the Planning Commission for all that they do, and expressed to all of them how great of a job they each do for the county.

Minutes of the May 13th Planning Commission Approved:

Minutes of the May 13th Planning Commission meeting were reviewed, and approved on a motion made by Rob Jenson, second; Larry Hansen, unanimous.

Amendment to the Cluff Minor Subdivision Approved:

The Planning Commission considered an amendment to an existing minor subdivision for Charlie Cluff located at 450 South Cougar Ridge Lane, Sevier, Utah. Charlie Cluff explained to the Planning Commission that all he wants to do is create an extra lot out of an already existing lot. Charlie explained that he is going through some financial issues right now and that by splitting this lot he would be able to refinance. Charlie Cluff is explaining to the Planning Commission the mylar, showing his property and what his request is with splitting the property. Gary Leaming inquired if he will remain where he is at, in which Charlie stated yes. Larry Hansen suggests a fire hose for safety. Rob Jenson made a motion to approve the amendment as shown, second; Mike Mills, unanimous.

Amending the County General Plan and Transportation Master Plan Considering by Disclaiming Roads by Class D Roads:

Micklane Farmer of Jones and DeMille Engineering and Wesley Bywater from the Sevier County Road Department are in attendance to help explain to the Planning Commission what it means to disclaim a Class D Road. Jason Mackelprang explained that Trevor Peterson went through the mapping and highlighted the Class D Roads that should be disclaimed. Trevor also has also driven a lot of the roads to know if they needed to be disclaimed or not as well. There was discussion on that. Jason Mackelprang

Sevier County Planning Commission

August 12, 2026

Page 2 of 2

explained that his office had been challenged by a property owner, which is how this actually got started in the first place. Jason explained that this property owner's road was classified as a D Road, in which Jason stated it should not have been, and with the advice of the County Attorney and some other attorney's, this is where we ended up, according to Jason. Rob Jenson reiterated that the property owners challenged that they had a private drive, or private access, in which both Trevor Peterson and Jason Mackelprang replied, "yes" too, and that the County classified the road as a Class D Road. Trevor explained that none of the roads that are marked on the map that have been disclaimed go to any public ground, and any roads that do go to public ground, we left off.

At this time, Micklane and Wesley presented information on the big screen TV for full effect on the Transportation Master Plan. There was discussion on the County updating the Transportation Plan. Micklane Farmer is explaining the small changes that needed to be made. Larry Hansen made a recommendation on street names for addressing, stating that he prefers all numbers and no more names for roads! Gary Leaming explained that it is time for a motion to be made to set date and time for a public hearing. Larry Hansen made the motion to set the date and time for the public hearing for the amending the county general plan and transportation master plan and disclaiming class D roads for the next meeting which will be Wednesday, September 9, 2026, @ 6:00pm, second; Mike Mills, unanimous.

Chairman Gary Leaming inquired if there was any more business that needed to be handled before the close of the meeting, in which George and Nikki Baldouf of Austin were in attendance and were hoping to get a chance to speak with the Planning Commission. Gary Leaming welcomed them and allowed to speak about their concerns. Nikki explained that in order for them to get approval for their building permit, one of the signatures that is required as part of the process is from the County Road Department and she was complaining that they will not sign off until they do a \$9000 escrow for their culvert. She explained that she and her husband do not want to do their access now and then have all the construction trucks driving all over it, trashing it and then have to pay to re-do it all over again after. Nikki explained that she is confused on where the Road Department came up the \$9000 in the first place. George was upset as well and expressed his opinion on the matter and went as far as to say that he feels that the County is way overstepping their bounds and that this is not right and something needs to be done about this. Mike Mills inquired what road this is. Austin Drive-12 acres of farm ground. Jason Mackelprang stated that he does know that when this first started with escrow talk with the culverts and accesses that bonds were also an option. Jason told the Baldouf's and Wesley Bywater with the County Road Department to talk with him after the meeting regarding the bonds. Gary Leaming expressed his thanks to Nikki and George for bringing this to their attention and said that he does not feel that the county intentionally tries to make people miserable.

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

Meeting adjourned at 7pm.