Sevier County Planning & Zoning Commission
September 9, 2026

Minutes of the Sevier County Planning Commission meeting held on the ninth day of September, 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, and Mike Mills.

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, Rachel Mason 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 there is still a lot of building and that the data center originally had a 6-month moratorium put on it. However, that is now starting to dwindle down and soon, the Planning Commission will be seeing more information on that. Other than that, Jason stated business as usual.

Minutes of the August 12th Planning Commission Approved:

Minutes of the August 12th Planning Commission meeting were reviewed, and approved on a motion made by Larry Hansen, second; Rob Jenson, unanimous.

Gilbert Minor Subdivision Amendment Approved:

The Planning Commission then considered an existing minor subdivision amendment for Heather Gilbert located at approximately 300 West and 500 North, Monroe. The request is to create a 2-lot minor subdivision involving existing Parcel# 6-107-2. The Gilbert's were not in attendance, so therefore Trevor Peterson spoke on their behalf. Trevor stated that he went through this entire process with Heather and that she had her paper work in order, and her road department letter. Trevor showed the Planning Commission the mylars to explain what Heather Gilbert is wanting to do. Mike Mills then made a motion to approve the Gilbert Minor Subdivision Amendment, second; Larry Hansen, unanimous.

Larry Hansen made a motion to close the regular meeting, and open the public hearing for amending up to 135 current Class D Roads in the Sevier County Transportation System Network Map, second; Mike Mills, unanimous.

PUBLIC HEARING- Class D Roads in the Sevier County Transportation System Network Map:

Sevier County Zoning Administrator, Jason Mackelprang started the public hearing with some background, stating that back before our time, two years ago, the county was running into more roads that should not be roads. Jason explained that the roads were personally driven and looked at, and then decided upon whether or not they met the criteria for being a public road. Jason stated that property owners should get easements for their properties.

A non-maintained county road is a Class D Road.

Gary Leaming thanked Jason for the introduction, and then welcomed the people in the audience for being here this evening.

Adam Church:

Adam Church explained that he was locked out of his property twice and that the only road to this property is 4-120-11. The property owner who lives in front has put up gates twice and that this road is a Class D Road. Adam stated that the county has not made a decision on if this is staying a Class D Road and he has no way to access his property. This has been looming for over a year. He has been forced to hire an attorney, and he is aware that there are laws that back him up. Adam wants to the county to make it right with the road before it gets disclaimed. He stated he should have been moved in by now and they have not even started building. Gary Leaming thanked him and his wife for being here tonight, stating that the letter they wrote to the Planning Commission does need to be heard.

Randy Meacham:

I've been talking to Commissioner Scott Johnson and I disagree with the State's Assessments-Randy then read the entire 5th amendment to the Planning Commission-Randy then stated that he doesn't know why he is doing all the work on this when we have a county attorney. Randy stated that what we are doing is unethical and that we are going against the Constitution of the United States.

Cal Christensen:

His property is out by Joseph, he's in a similar situation like Randy Meacham. Some have easements some don't. Chase Peterson has FedEx trucks and now owns that piece of property. We have so many trucks driving so fast down this road, then they stop and have to turn around And I want to know why I didn't hear about this meeting until 1 hour ago. In which Jason explained that Mistee posts in the Reaper for two weeks, twice in this building, all the post office's, the radio stations, etc. Other than calling you personally, that's the best we can and will do.

Brooke Mickelsen:

Brooke stated that she was not here for the Class D Roads, rather she wanted to talk to us tonight about her health and covid and heart disease and Planning Commissions not making decisions before really listening to others and not just making super fast decisions. Brooke hopes that science will be evaluated.

Gary stated that he appreciates all of the thoughts and comments that were brought up tonight and that he wishes he could make everyone happy. Gary thanked the public for their comments. Larry Hansen then made a motion to close the public hearing and re-open the regular meeting, second; Rob Jenson, unanimous.

Rob Jenson stated that he feels there should be no action taken tonight, and that the publics comments should be thought about and taken into thoughtful consideration. Larry Hansen agreed. Gary Leaming inquired on how do they come up with a conclusion to move forward, in which Rob Jenson stated that he feels this should be on the next agenda in October and that no action should be taken until then. Larry Hansen agreed. Rob Jensson made a motion to table this action until the October 14th meeting, second; Larry Hansen, unanimous.

Being that there was no further business, Rob Jenson made a motion to close the meeting, second; Larry Hansen, unanimous. Meeting adjourned at 7:30 p.m.