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MINUTES OF THE REGULAR MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON JUNE 7, 2023 AT THE RUSH VALLEY TOWN HALL
52 SOUTH PARK STREET, RUSH VALLEY, UTAH
THE MEETING BEGAN AT 7:00 P.M.

Planning & Zoning Commission Members Present: Paul Bishop, Scott Hawkins, Blaine Russell and Carl Wall

Appointed Officers and Employees Present: Clerk/Recorder Patty Rowe, Engineer Doug Kinsman and Mayor Brian Johnson

1. **Roll Call.** Paul Bishop, Blaine Russell, Scott Hawkins and Carl Wall

2. **Approval of Meeting Minutes for 04-05-2023.** Scott Hawkins made a motion to approve the minutes as written for 04-05-2023. Paul Bishop seconded the motion. All present voted in favor and the motion carried.

3. **Discussion on Business License Procedure for Rush Valley Town.** Carl Wall stated that beginning July 1, 2023 the town of Rush Valley will be issuing business licenses instead of Tooele County. An ordinance will be written that will copy the county's process and will include a requirement for a conditional use permit. Carl asked if the Planning & Zoning Commission or the Town Council will be the issuing body of business licenses? It was determined that will need to be decided depending on the size/nature of the business, but business licenses should not require a vote of either body. The conditional use permit, which must be obtained by the Planning & Zoning Commission, will ensure that all zoning requirements are met.

   Mayor Johnson said that he would like to see a flow chart showing the process for each kind of business. We also need a mechanism to revoke the license, if needed. The conditional use permit can be revoked if the conditions are not being met. Carl asked how/who will watch and regulate if all people have business licenses because there is a tax base for the town. Scott Hawkins expressed a concern that a business in town is currently serving alcohol and wondered if they have a license? Carl said that he knows of businesses in town that are currently operating without a business license. There are issues that need to be worked out and the attorney and clerk/recorder will continue working on them.

4. **Discussion on Lot Line Adjustment for Blaine Russell.** Blaine Russell was present and would like to square up the property around the St. John cemetery which requires a boundary line adjustment. He has had the property surveyed and it ends up being .669 acre that will be given to the cemetery. He would also like to vacate the two roads that go through the property. Carl Wall asked if the Planning & Zoning Commission has the authority to act on this and it was determined that the Town Council will hold a public hearing and approve an ordinance at a town council meeting. Doug Kinsman said that a boundary line agreement

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needs to be prepared between the town and Blaine Russell to make everything clean and properly recorded. Scott Hawkins made a motion to recommend to the Town Council approval of the lot line adjustment. Paul Bishop seconded the motion. All present voted in favor and the motion carried.

5. **Approval of Building Permit for Patty Rowe for Shed at 15 S. Johnson Lane.** Mike and Patty Rowe were present and would like to put a 12 x 20 engineered shed to the south of their home. The drawing provided shows the setbacks are met and it will not be placed on a concrete pad. Blaine Russell made a motion to approve the building permit for a shed. Scott Hawkins seconded the motion. All present voted in favor and the motion carried.

6. **Approval of Conditional Use Permit for Spencer Gardner for Residential Business at 76 N. Main Street.** Dana Gardner was present at the meeting to represent Spencer Gardner. Spencer would like to have a residential pest control business out of his home. There will not be employees or vehicles at his home. Scott Hawkins asked what type of storage he will have for his chemicals because there is a concern that they should be in a marked, locked area with notification for the fire department in case of fire. The conditional use permit will require that a hazard identification placard must be posted wherever the chemicals are being stored and the storage area must be locked. Blaine Russell made a motion to accept the conditional use permit for the pest control business. Paul Bishop seconded the motion. All present voted in favor and the motion carried.

7. **Approval of Conditional Use Permit for Todd Baird for Residential Business at 183 E. Highway 199.** Todd Baird was present at the meeting and would like to install a mill and pelletizing machine in an existing permitted building on his property. He has a business license from the State of Utah. The mill grinds, mixes, pelletizes, cools and bags product at a rate of 1.5 tons per hour. The business is registered under the state and federal government for forestry and agriculture products under an LLC. He plans to be in operation in September and will be milling wood burning pellets and live-stock feed. He is not expecting there to be many customers at his home. Doug Kinsman asked about the power required to operate the mill and said that there will need to be upgrades and electrical inspections. A new transformer may also be required. The mill will run from 12:00 p.m. to 5:00 p.m. Carl Wall asked if there would be big trucks hauling out the facility and Todd said that he will be doing most of the hauling himself. The finished product will be stored inside the building and there is a self-contained dust collection system on the mill. The permit for the existing building is for storage with minimal power so there will need to be new inspections to include the fire department. The conditional use permit states that before operations begin a building permit and inspections will be required. Scott Hawkins made a motion to accept the conditional use permit for the business of pelletizing materials. Paul Bishop seconded the motion. All present voted in favor and the motion carried.

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8. **Approval of Building Permit for Josh Cameron for Agricultural Building at 225 S. Russell Lane.** Josh and Kimberly Cameron were present at the meeting and applied for a permit for an ag building. The building will be placed on dirt with no power and will be used to store a tractor and hay. The roof pitch was discussed, and Doug Kinsman will look at the specifications during review. Scott Hawkins made a motion to accept the building permit for an ag building. All present voted in favor and the motion carried.

9. **Public Comments.** Josh Cameron asked where Todd Baird is going to get his wood for the pellets. Todd said that he will be contracting with individuals that are cutting posts on private property.

10. **Adjourn.** Blaine Russell made a motion to adjourn. Paul Bishop seconded the motion. All present voted in favor and the motion carried. The meeting ended at 8:15 p.m.