

**MINUTES OF THE REGULAR MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON OCTOBER 4, 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: Attorney Rob Clegg, Clerk/Recorder Patty Rowe and Engineer Doug Kinsman

- 1. Roll Call.** Paul Bishop, Scott Hawkins and Carl Wall
- 2. Approval of Meeting Minutes for 09-06-2023.** Scott Hawkins made a motion to approve the minutes as written for 09-06-2023. Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 3. Approval of Conditional Use Permit and Building Permit for Solar System for Michael Farr at 136 W. Highway 199.** Nick Moyle from Lifetime Energy was present at the meeting. Carl Wall said that because of the size of the system, a conditional use permit is required. The system is roof mounted and will mostly cover the roof on the south and west sides. The CUP will contain a stipulation that if the system goes into non-use (2 years) the panels need to be removed. Nick Moyle said that the meter has been approved by the power company. Blaine Russell joined the meeting. Scott Hawkins made a motion to approve the CUP and accept the building permit application. Blaine Russell seconded the motion. All present voted in favor and the motion carried.
- 4. Approval of Building Permit for Solar System for Raymond Pierce at 1269 N. Church Street.** Nick Moyle from Lifetime Energy was present at the meeting. Carl Wall said that because of the size of the system, a conditional use permit is not required. It is a roof mounted system. Scott Hawkins made a motion to accept the building permit application. Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 5. Approval of Building Permit for Covered Deck for David Elkins at 1 Arthur Circle.** David Elkins was present at the meeting. The engineered deck will be on the north side of the street, and it meets the setbacks. Scott Hawkins made a motion to accept the building permit application. Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 6. Approval of Building Permit for Well/Storage House for John Mohr at 98 N. Main Street.** John Mohr was present at the meeting. The permit is for the re-construction of a wellhouse on the northwest corner of his property. John Mohr said the setbacks are 23 feet off the north property boundary, 14 feet from his fence line and 39 feet from the edge of the road.

On new construction the minimum setback is 60 feet from the center of the road, but this is re-construction of an existing building. The plumbing was not changed, and the power was minimally changed and will be inspected. There are no plans for submittal to Ensign Engineering, but Doug Kinsman said they are not required. He does need a site plan, which was provided. Paul Bishop made a motion to accept the building permit application. Blaine Russell seconded the motion. All present voted in favor and the motion carried.

7. **Approval of Building Permit for Jerami Ferris for Hay Barn at 2 Arthur Circle.** Jerami Ferris was not present at the meeting.
8. **Public Comments.** James Nell, 1450 W. Highway 199 is going to build a loafing shed that he moved from another location. He is going to reconstruct it with no power nor water and is wondering if he needs a building permit. Scott Hawkins said that the setbacks will need to be approved, so a permit and a site plan will be required. The setbacks must be 30 feet for the front yard, 50 feet for the rear yard and 20 feet for the side yard. There is a private road, so the 60 feet from center of road requirement is not necessary. No engineered plans or inspections are required, only a site plan. The building permit will need to be included on the next meeting's agenda.
9. **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 7:36 p.m.