

**MINUTES OF THE REGULAR MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON NOVEMBER 1, 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: Boone Baird, Paul Bishop, Scott Hawkins, and Blaine Russell

Appointed Officers and Employees Present: Attorney Rob Clegg, Clerk/Recorder Patty Rowe and Engineer Doug Kinsman

- 1. Roll Call.** Boone Baird, Paul Bishop, Blaine Russell, and Scott Hawkins
- 2. Approval of Meeting Minutes for 10-04-2023.** Paul Bishop made a motion to approve the minutes as written for 10-04-2023. Blaine Russell seconded the motion. All present voted in favor and the motion carried.
- 3. Approval of Building Permit for Loafing Shed for James Nell at 1450 W. Highway 199.** James Nell would like to place a loafing shed on his property. It is a three-sided building that he tore down at a previous location. He provided a plot map showing setbacks and they are adequate. There will be no power or water at the building. Boone Baird made a motion to accept the building permit application. Paul Bishop seconded the motion. All present voted in favor and the motion carried. James Nell asked why a permit is required for this type of structure and he was told that setbacks must be approved.
- 4. Approval of Conditional Use Permit for Trent Johnson at 54 S. Johnson Lane.** Trent Johnson has a lease with Johnson Land and Livestock on property where he will park his dump truck and skid steer used for his business. He is going to put a fuel tank on the property, and it was noted on the CUP that he will need to put a basin for spill containment. He needs a CUP to obtain a business license. Blaine Russell made a motion to approve the CUP. Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 5. Public Comments.** Doug and David Allred inquired about the zoning on property located on Pine Street. They are wondering if they can divide a 10-acre lot into two 5-acre lots so that they can put two homes on it. Scott Hawkins told them that if the property had been previously divided, it would become a major subdivision. He recommended that they get the history of the property from the county recorder's office. They would also like to get a copy of the subdivision requirements for the town and the clerk/recorder will email them to Doug. Doug Allred asked if they could build two homes on the 10-acre piece, and he was told by Scott that they could build only one home and an accessory dwelling unit.

Jay Anderson purchased some county property outside of town and he would like to develop 40 acres of it with the front 20 acres being commercial light industry and the back 20 acres residential one acre lots. He would like to get a service station, tire store or office space in the commercial section. Carl Wall told him that because it is county property there is no need to meet with the Planning & Zoning Commission. Mr. Anderson thought it would be good to present to Rush Valley Town what they are planning to do and get some feedback. Mr. Anderson said that he realizes that 1-acre lots are smaller than what Rush Valley currently has, but he thinks they would be the perfect size. Blaine Russell is not in favor of the development and Scott Hawkins said that he is concerned about the water situation. Mayor Johnson stated that he is not a proponent of downzoning. Mr. Anderson said that he believes there can be one well for four houses and there would not be a need for a water system. Boone Baird asked what the county planner has told him, and she said the county is open to growth. Mr. Anderson asked what he can do to make it more acceptable because he would rather work with the town than fight with them.

6. **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 7:25 p.m.