

**MINUTES OF THE REGULAR MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON MARCH 6, 2024 AT THE RUSH VALLEY TOWN HALL
52 SOUTH PARK STREET, RUSH VALLEY, UTAH
THE MEETING BEGAN AT 7:02 P.M.**

Planning & Zoning Commission Members Present: David Andersen, Paul Bishop, Scott Hawkins 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 02-07-2024.** Scott Hawkins made a motion to approve the minutes as written for 02-07-2024. Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 3. Appointment and Oath of Office for New Planning & Zoning Commission Member.** Blaine Russell resigned as a Planning & Zoning Commission member on January 30, 2024. The new member, David Andersen was sworn into office by the clerk/recorder for a term of four years ending December 2027.
- 4. Approval of Building Permit for Home Rebuild for Lacey Burrows at 1253 N. Main.** Lacey Burrows requested a permit for a home rebuild that was initially going to be a remodel. They are not changing the structure, only putting up new walls and the setbacks are not changing. Carl Wall asked about the foundation and Lacey said the original footings are being mended and used and they are working with the inspector from Ensign Engineering on this. Scott Hawkins told them a building permit is required and they will also need to provide plans for review. It has not been decided yet if all of the outside walls are being replaced. The original well was not on the county's records, so new well and septic certificates are required. Carl said that until all required documentation is submitted, the Planning & Zoning Commission will not grant permission to move forward on the rebuild and any further construction is at risk of possible disassembly for inspection. Scott Hawkins made a motion to approve the building permit pending receipt of all required documentation. Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 5. Status and Review of Current Projects.** All pending building permits, conditional use permits, and business licenses were reviewed by the commission. Action needs to be taken on the following permits:

Permit 2021-11 Bishop, Paul Conditional Use Permit

Permit 2023-11 Cameron, Josh Ag Building
Permit 2023-16 Baird, Todd Electrical

The clerk/recorder reported that some business licenses that were due at the beginning of the year have not been renewed and the town council will follow up. If the town is notified of a person doing business without a license, they will request that a license be obtained.

6. **Public Comments.** Nick Anderton asked if he could place a modular trailer home on property at 250 West Highway 199 which is 19 acres and owned by Alan D. Anderton. The year of his modular home is 1973. The Town of Rush Valley Land Use Management and Development Code considers anything manufactured before 1976 a mobile home and Section 8 states that mobile homes are prohibited in the town according to HUD standards. If they do place a modular home on the property, it will need a foundation or block and anchor points. The axle and tongue must be removed. There is also a requirement for a certificate from a qualified professional that the home meets all HUD requirements.

The Anderton's inquired about the requirements for an Accessory Dwelling Unit (ADU) and Carl Wall said that it cannot be smaller than 800 square feet and cannot be larger than 1,200 square feet. It cannot be more than two bedrooms, must be located behind the home and has to meet setbacks. The water and sewer hookups must be installed on the preexisting home and the septic system must have been designed to accommodate the ADU. The electrical system must run off the same meter as the preexisting home. Carl also said the ADU is always the accessory and can never become the primary home. The primary home is required to be lived in and cannot be vacated while the ADU is being lived in.

7. **Adjourn.** David Andersen made a motion to adjourn. Paul Bishop seconded the motion. All present voted in favor and the motion carried. The meeting ended at 8:01 p.m.