

**MINUTES OF THE REGULAR MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON APRIL 3, 2024 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: David Andersen, Boone Baird, Paul Bishop, Scott Hawkins and Carl Wall

Appointed Officers and Employees Present: Clerk/Recorder Patty Rowe

1. **Roll Call.** Carl Wall, Scott Hawkins, Boone Baird, Paul Bishop and David Andersen
2. **Approval of Meeting Minutes for 03-06-2024.** Scott Hawkins made a motion to approve the minutes as written for 03-06-2024. Boone Baird seconded the motion. All present voted in favor and the motion carried.
3. **Public Comments.** Scott Hawkins reported that the barn for Cameron's is fully built and wondered if there has been an inspection. The clerk/recorder will verify this. Carl Wall asked for the status of the Walker permit and the clerk/recorder said that Ensign is working with the contractor to get what is needed to issue the permit. Carl Wall said that it appears that the Johns home is moving along. Carl Wall asked about the Ferris permit and the clerk/recorder will follow up on that one. Boone Baird reported that Todd Baird is still working on installation of power but is not yet to the point of inspection. Carl Wall reported that the commission will be seeing paperwork for the Vance Sagers Estate because they are dividing the property. One of his grandsons wants to propose a lot line adjustment to make a lot large enough to build a home.
4. **Review of Land Use Management & Development Code.** Carl Wall asked if the ordinance to repeal the open space requirement was ever adopted by the town council. The clerk/recorder said that the ordinance was presented to the town council and it was sent back asking the Planning and Zoning Commission do a review of Chapter 15 in its entirety so that all changes could be made at one time.

The commission began reviewing Chapter 15 Section 2 – Subdivision Application Procedure. There was discussion regarding what is required for an application. The clerk/recorder has checklists that are provided to an applicant. It was suggested that the checklists be included in the code book as attachments. The attachments should be called out in Section 2.2

A question needs to be asked of the town attorney if the 180 days for each phase is acceptable or does the entire subdivision need to be completed in one year?

5. **Adjourn.** Scott Hawkins made a motion to adjourn. Boone Baird seconded the motion. All present voted in favor and the motion carried. The meeting ended at 7:58 p.m.