

**MINUTES OF THE WORK MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON MAY 1, 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, Paul Bishop, Scott Hawkins and Carl Wall. Boone Baird was not present.

Appointed Officers and Employees Present: Attorney Rob Clegg and Clerk/Recorder Patty Rowe

1. **Roll Call.** Carl Wall, Scott Hawkins, Paul Bishop and David Andersen
2. **Review of Land Use Management & Development Code.** Clerk/Recorder Patty Rowe provided to the commission copies of the subdivision checklists that were discussed last month. Carl Wall asked Attorney Rob Clegg if each phase of a subdivision has to have 180 days, or can it be expedited? Attorney Clegg said that it must be completed, or progress made within 180 days. It is then the applicant's responsibility to come in after 180 days and ask for an extension if they are not done in 180 days. If they do not come in to talk with the Planning & Zoning Commission within that time, they must start over. There was discussion on how many copies are necessary for subdivisions and it was determined that the number of copies requested should be the same on the checklist and the code book and the number should be eight (8). On the final checklist, it was decided that one (1) mylar is required.

The commission continued reviewing Chapter 15 Section 2.2. The checklists should be referenced in 15.2.2. Scott Hawkins asked if we have a flood plain plan for the town and Carl Wall said there is a map from the county that contains this data. Scott also asked about multi-family dwellings in 15.2.6.8 and Attorney Clegg said that it should be left so that it does not ever have to be redefined if there is ever a re-zone.

The commission started to review Chapter 15 Section 2.7 and it was determined that a survey should be done on any new subdivision. Also, if a marker is found, the survey would start there and if there is no marker the applicant would have to state where their survey began. On (i) the number of allowable lots needs to be identified in the management code to meet the open space requirement. On (j) the question was asked what defines a significant natural and man-made feature? The commission ended at 15.2.7 and will start again on item number 5.

Sun-Ten Lake would like to replace their sign and wondered if they need a permit. They are going to send the design to Carl Wall to verify that it can be replaced.

3. **Adjourn.** Scott Hawkins made a motion to adjourn. Paul Bishop seconded the motion. All present voted in favor and the motion carried. The meeting ended at 7:54 p.m.