APPROVED

MINUTES OF THE MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON APRIL 2, 2025 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, Boone Baird, Scott Hawkins and Carl Wall

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

1. **Roll Call.** David Andersen, Paul Bishop, Boone Baird, Scott Hawkins and Carl Wall

2. **Approval of Meeting Minutes for 03-05-2025.** Carl Wall made a motion to approve the minutes as written for 03-05-2025 and Scott Hawkins seconded the motion. All present voted in favor and the motion carried.

3. **Approval of Lot Line Adjustment for Vance Sagers Estate.** Mike and Curtis Sagers were present at the meeting and would like to move property lines to create three equal parcels. A diagram prepared by Ensign Engineering was presented which showed each parcel being at least five acres. Boone Baird stated the three parcels being discussed are numbers 01-283-0-0038, 01-306-0-0020 and 01-306-0-0018 and there is a proposal to adjust lot lines so that the acreage meets the five-acre minimum requirements and can be buildable. Carl Wall said that all three are pre-existing parcels. On the west side of each parcel they are in zone RR-5 and parcel -0018 is in zone A-40. The question is if parcel -0018 is in A-40 does it make it non-conforming and is the zoning going to change?

   Attorney Rob Clegg was contacted via telephone call and without seeing the diagram and being present at the meeting it was difficult for him to comment on the situation. He said that a request to the town council for re-zone may be necessary. It was decided to table the agenda item until the town attorney could be present to discuss the situation. Scott Hawkins made a motion to table the agenda item until the next meeting and David Andersen seconded the motion. All present voted in favor and the motion carried.

4. **Public Comments.** None

5. **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 7:53 p.m.