

**MINUTES OF THE MEETING OF  
THE RUSH VALLEY PLANNING & ZONING COMMISSION  
HELD ON MAY 7, 2025 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, Boone Baird, Scott Hawkins and Carl Wall

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

- 1. Roll Call.** David Andersen, Paul Bishop, Boone Baird, Scott Hawkins and Carl Wall
- 2. Approval of Meeting Minutes for 04-02-2025.** Scott Hawkins made a motion to approve the minutes as written for 04-02-2025 and David Andersen seconded the motion. All present voted in favor and the motion carried.
- 3. Approval of Building Permit for Ag Building for Dalton Broadhead at 179 N. Park Street.** Dalton Broadhead was present at the meeting and would like to build an agricultural building on his property. There will be no power or water for the building and setbacks are met. Scott Hawkins made a motion to approve the building permit and Carl Wall seconded the motion. All present voted in favor and the motion carried.
- 4. 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. Doug Kinsman of Ensign Engineering presented drawings of the lots that are being proposed. They were originally proposing three long, skinny lots, but the Planning and Zoning Commission's concern is they are taking one of the legal, non-conforming lots and spreading it out to an RR5 and A40, both non-conforming.

Attorney Rob Clegg said by trying to make non-conforming lots into five acre lots, but pushing into the 40-acre zone, they are violating the town's zoning codes. Mike Sagers asked about a lot below their property that he feels is violating the zoning and was told that parcel is a non-conforming legal lot. Attorney Clegg said they can leave the lots as they are, and use them as they are, because they are legal, non-conforming lots. If they want to expand them to five acres and push them into 40-acre zones they should ask for a rezone of the area by petitioning the Town Council.

Doug Kinsman presented other options, but they were not equal divisions, took away frontage that is needed for farming or removed them from green belt. Even though they are not making a new line, moving an existing line is considered a lot line adjustment, creating a non-conforming lot.

Boone Baird stated, based on discussion from Doug and Rob, if they are to create the proposed parcels spreading from R5 to A40, there would need to be a re-zone. As of now, the lots are all buildable, but not all equal. If the lines are moved, it will make all the lots non-buildable. They are currently non-conforming, but buildable because they were grandfathered in before the code went into effect. After the code, if a lot line is adjusted, it has to conform to what is currently being followed.

Mike Sagers also asked about two houses on lower Pine Street that are in the A-40 zone. He was told they are on non-conforming, pre-existing lots and a map was provided proving this to be true.

**5. Public Comments.** None

**6. Appointment and Oath of Office for New Planning & Zoning Commission Member.**

Boone Baird resigned as a Planning & Zoning Commission member. The new member, Kyle Russell, was sworn into office by the clerk/recorder for a term of four years ending May 2029.

**7. Election of Planning & Zoning Commissioner Chair to Serve for the Remainder of 2025 Calendar Year.** Due to the resignation of Boone Baird who was serving as the Planning & Zoning Commissioner Chair, it was necessary to select a new one. Carl Wall made a motion to nominate David Andersen as chair and Scott Hawkins seconded the motion. All present voted in favor and the motion carried.

**8. 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 7:42 p.m.