

**MINUTES OF THE MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON JULY 9, 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, Scott Hawkins, Kyle Russell and Carl Wall

Appointed officers and employees present: Attorney Rob Clegg, Clerk/Recorder Patty Rowe and Engineer Doug Kinsman

- 1. Roll call.** David Andersen, Scott Hawkins, Carl Wall, Paul Bishop and Kyle Russell.
- 2. Approval of meeting minutes for 06-04-2025.** Carl Wall made a motion to approve the minutes as written for 06-04-2025 and Kyle Russell seconded the motion. All present voted in favor and the motion carried.
- 3. Approval of lot line adjustment for Vance Sagers Estate.** Curtis Sagers was present at the meeting and said that they have a new drawing for review. Doug Kinsman of Ensign Engineering presented the drawing showing that two of the original parcels are not changing but the back parcel, which is essentially an unbuildable parcel, will be divided with portions included in all three parcels. The original two parcels are grandfathered and should remain buildable lots. The back parcel is being broken into three parcels but considered one lot.

Mike Sagers said that there was originally one acre lots from Cecil Arthurs home all the way to McCormick Corner that were grandfathered. He believes that an original map would show these lots. He was told if a parcel is changed, it loses its grandfathered status.

It was recommended by the Planning and Zoning Commission that a legal easement must be placed on lots for fire trucks, etc. The Tooele County Recorder will assign new tax ID numbers to the new pieces and David Andersen asked if this would make it a subdivision. There will be five tax ID numbers tying three lots together and that is considered a subdivision. Doug Kinsman said that the two new tax ID numbers will be assigned to existing lots and cannot be sold separately. Attorney Rob Clegg was concerned with multiple tax ID numbers and asked how the town would be able to ensure that the newly numbered parcels are not buildable. The concern is that over the years when the institutional knowledge is gone, it will not be evident that these lots are not buildable even though they have a tax ID number. This issue will need to be sorted out for future clarity.

David Andersen said that the Land Use Management Code Chapter 4.4 states, "After

adoption of this code, no lot having less than the minimum width, depth and area required in the district in which it is located may be created, nor shall building from SDG for construction on such non-conforming lots created subsequent to adoption of this code.” It is against the code to create another non-conforming lot. Based on this, the Sagers family can ask for a re-zone or variance.

Recording becomes inaudible at this point...

Attorney Clegg said that because there was no formal application submitted, no motion nor vote is necessary.

4. **Public Comments.** Teresa Hansen, Syracuse, Utah said she would like to divide 85 acres on the Mormon Trail in half so that her son can build a home on one part of it and the other half could belong to her brother. She was told this would be considered a minor sub-division and was provided an application and checklist of required paperwork. She was told that a building permit could not be issued until the property is divided. She can get a well drilled and septic installed as long as she puts it on the correct piece of property, if done before it is divided.
5. **Adjourn.** Scott Hawkins made a motion to adjourn. Carl Wall seconded the motion. All present voted in favor and the motion carried. The meeting ended at 7:41 p.m.