

**MINUTES OF THE MEETING OF  
THE RUSH VALLEY PLANNING & ZONING COMMISSION  
HELD ON NOVEMBER 5, 2025 AT THE RUSH VALLEY TOWN HALL  
52 SOUTH PARK STREET, RUSH VALLEY, UTAH  
THE MEETING BEGAN AT 7:01 P.M.**

**Planning & Zoning Commission members present:** David Andersen, Paul Bishop, Scott Hawkins, and Kyle Russell.

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

- 1. Roll call.** David Andersen, Scott Hawkins, Paul Bishop and Kyle Russell.
- 2. Approval of meeting minutes for 10-01-2025.** David Andersen requested corrections be made to the minutes. Scott Hawkins made a motion to approve the minutes with corrections for 10-01-2025 and Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 3. Approval of Building Permit – Storage Shed for Della Frost at 401 S. Johnson Lane.** Della Frost would like to build Tuff Shed on an existing pad that will have no power or water. The property is a pre-existing lot and the setbacks are met. Scott Hawkins made a motion to approve the permit for a storage shed and Kyle Russell seconded the motion. All present voted in favor and the motion carried.
- 4. Approval of Conditional Use and Building Permit – Solar System for Matthew Ten Eyck at 215 S. Russell Lane.** Jasmine Ten Eyck and a representative from the solar company were present at the meeting. The solar system will be installed on a garage already located on the property. The system is 12 kilowatts and does not require a conditional use permit. All power will be contained in the garage, and another building is not being erected. Scott Hawkins made a motion to approve the permit for a solar system and Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 5. Discussion with Scott Holladay on Parcel 01-287-0-0008.** Scott and Patti Holladay, 464 East Ivy Woods Lane, Midvale were present at the meeting. They have been trying to sell the parcel and need clarification on questions. An underwriter at a title company said that the lot lines on the parcel did not close and they hired a surveyor. The surveyor discovered an overlap of ten feet onto neighboring property, and an agreement was made to quit claim the ten feet to the neighbor which made the parcel smaller. Scott Hawkins is concerned that the change to the lot was not approved by the town and may not be a legally buildable lot. Attorney Clegg said that a lot line adjustment must be requested and approved. Engineer Doug Kinsman said their surveyor needs to complete a state-required form and bring it to the town for approval and signature.

**APPROVED**

Jack Hogan, 2458 W Deer Run Drive, South Rim, is purchasing the property and also discussed a discrepancy on the north property line. It was determined that the lot will be buildable once the appropriate lot line adjustment is approved. In summary, a boundary line adjustment form must be completed and signed by all affected landowners and the Town of Rush Valley. The landowners must come to the next meeting and present the lot line adjustment to the Planning and Zoning Commission for approval.

- 6. Public Comments.** None
  
- 7. Adjourn.** Kyle Russell made a motion to adjourn. Paul Bishop seconded the motion. All present voted in favor and the motion carried. The meeting ended at 7:39 p.m.