

**APPROVED**

**MINUTES OF THE MEETING OF  
THE RUSH VALLEY PLANNING & ZONING COMMISSION  
HELD ON JANUARY 7, 2026 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. Kyle Russell was excused.

**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 and Paul Bishop. Kyle Russell was excused.
- 2. Approval of meeting minutes – November 5, 2025.** Clerk/Recorder Patty Rowe asked a question on the minutes, and Attorney Clegg answered. Scott Hawkins made a motion to approve the minutes for November 5, 2025 and Carl Wall seconded the motion. All present voted in favor and the motion carried.
- 3. Election of Planning & Zoning Commission Chair to serve for the 2026 calendar year.** Scott Hawkins made a motion to nominate David Andersen to serve as the Planning & Zoning Commission Chair for the 2026 calendar year and Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 4. Election of Planning & Zoning Commission Vice Chair to serve for the 2026 calendar year.** Carl Wall made a motion to nominate Scott Hawkins to serve as the Planning & Zoning Commission Vice Chair for the 2026 calendar year and Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 5. Setting of dates, time and place for regular Planning & Zoning Commission meetings for the 2026 calendar year.** It was decided to change the July 1, 2026 meeting to July 8, 2026. Scott Hawkins made a motion to accept the proposed dates with the change to the July meeting. Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 6. Approval of Building Permit – Carport Cover for Tandi Coyle at 85 E. Heather Way.** Tandi Coyle was present at the meeting and would like to construct a cover to place over two existing conexs on her property. It was determined that the two conexs are covering two separate lots. The lots either need to be combined or the conexs need to be moved to one or the other lot. Carl Wall made a motion to table the approval of the building permit until the property owners bring proof that the lots are combined. Paul Bishop seconded the motion. All present voted in favor and the motion carried.

- 7. Approval of Building Permit - Hay Barn for Curtis Kirk at 562 N. Main Street.** Brian Lever was present at the meeting. He has built a hay barn on property owned by Curtis Kirk and the building permit was signed by Curtis Kirk. The setbacks have been met and no water or power is installed in the building. 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.
- 8. Approval of Building Permit – Basement Finish for Scott Hawkins at 151 N. Kruletz Lane.** Contractor Gary Hiller of Grantsville was present at the meeting and said that he will be completing an unfinished basement for Scott Hawkins. The basement will have a kitchen in it and is considered an Accessory Dwelling Unit (ADU). A conditional use permit is required for an ADU and will need to be placed on the agenda for next month. Carl Wall made a motion to table the approval of the building permit pending the approval of a conditional use permit. Paul Bishop seconded the motion. All present voted in favor and the motion carried. Scott Hawkins abstained from voting.
- 9. Public Comments.** Catherine Stromberg, 105 N. Main expressed concerns about a lot line adjustment that is being brought to the Town Council by Scott Holladay. Attorney Rob Clegg suggested that she may need a quiet title and will need to reach out to an attorney.
- 10. Open and Public Meetings Act (OPMA) Training.** It was suggested that the training could be done online and the clerk will send out the link to view the training.
- 11. 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 7:50 p.m.