

**MINUTES OF THE MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON MARCH 4, 2026 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 and Scott Hawkins. Kyle Russell and Carl Wall were excused.

Appointed Officers and Employees Present: Clerk/Recorder Patty Rowe, Engineer Doug Kinsman and Mayor Brian Johnson.

- 1. Roll Call.** David Andersen, Scott Hawkins and Paul Bishop
- 2. Approval of Meeting Minutes – February 4, 2026.** Scott Hawkins made a motion to approve the minutes for February 4, 2026 and Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 3. Approval of Building Permit – Home for Jason Gabler at 1779 Indian Mountain Road.** Jason Gabler, a shareholder at Sunten, was present and requested approval to place a double-wide modular home on an existing lot currently occupied by a single-wide trailer. The proposed home is larger but will sit on the same footprint. The home meets HUD requirements and the plans will be submitted next week. Scott Hawkins asked about proximity to neighboring homes and whether the home includes carports. Scott Hawkins made a motion to approve the building permit pending receipt of plans. Paul Bishop seconded the motion. All present voted in favor and the motion carried.

Engineer Doug Kinsman arrived at the meeting.

- 4. Approval of Building Permit – Storage Shed for Tyler Kimber at 688 W. Canyon Meadows.** Tyler Kimber was present and requested approval to place a storage shed on his property. The structure will not have power or water. David Andersen inquired about setbacks, and it was determined that the proposed placement did not meet requirements. Tyler Kimber was instructed to move the shed at least two feet further south than originally planned. Scott Hawkins made a motion to approve the building permit with the stipulation that the shed be placed at least twenty feet from the property line. Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 5. Approval of Conditional Use Permit - Home Business for Jeff Hearty at 757 W. South Park Lane.** Jeff Hearty was present and requested a conditional use permit for a home-based business involving meth decontamination services. Only administrative work will be conducted from the home. Minimal amounts (single-digit ounces) of analytical grade methanol will be stored at the home, along with a water-based,

commercially available decontamination solution. No commercial traffic is expected. Paul Bishop made a motion to approve the conditional use permit and Scott Hawkins seconded the motion. All present voted in favor and the motion carried.

- 6. Approval of Conditional Use Permit – Home Business for Andrea Steadman at 1605 N. Main Street.** Andrea Steadman was present and requested a conditional use permit for a mobile ice cream truck operated out of a hearse. No business activity will occur at the residence. All ice cream products will be pre-packaged and the health department will not be inspecting the business. Paul Bishop made a motion to approve the conditional use permit and Scott Hawkins seconded the motion. All present voted in favor and the motion carried.
- 7. Approval of Building Permit – Storage Shed for Roger Evans at 300 W. Charles Hill.** Roger Evans was present and requested approval to place a pre-built storage shed on his property. The structure will not include power or water. David Andersen asked about setbacks and it was determined that the placement meets all requirements. Scott Hawkins made a motion to approve the building permit for a storage shed. Paul Bishop seconded the motion. All present voted in favor and the motion carried.
- 8. Submittal of Required Documentation for Variance for Vance & Betty Sagers Trust.** Curtis Sagers submitted all required documentation to the Planning & Zoning Commission. The lot lines are ready to be recorded with Tooele County upon approval and signature by the Town of Rush Valley. The documentation will be presented to the Town Council for approval and signature at the March 25 meeting.
- 9. Public Comments.** None
- 10. 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 7:33 p.m.