

**RUSH VALLEY TOWN
PLANNING & ZONING COMMISSION MEETING MINUTES**

April 1, 2026

Rush Valley Town Hall

52 South Park Street, Rush Valley Utah

Call to Order. The meeting was called to order at 7:01 p.m.

Commission Members Present: David Andersen, Paul Bishop, Scott Hawkins, Kyle Russell and Carl Wall.

Appointed Officers and Employees Present: Clerk/Recorder Patty Rowe and Engineer Doug Kinsman. Attorney Rob Clegg was excused.

1. **Roll Call.** All members listed above were present.
2. **Approval of Meeting Minutes – March 4, 2026.** The minutes were not prepared in time for review. Scott Hawkins made a motion to table approval until next month's meeting; Carl Wall seconded the motion. All present voted in favor and the motion carried.

Engineer Doug Kinsman entered the meeting.

3. **Approval of Building Permit – Home for Preston Vowles at Juniper Street.** Shontae Vowles was present to request approval of a building permit for a home on a non-conforming lot (parcel number 01-308-0-0030). Jerrod Pierce participated by phone which is not standard practice. Discussion included discrepancies between the plot map and submitted dimensions, and it was determined that the plot map must be revised to reflect 30 feet from the corner post of the porch to the property line.

There was also discussion regarding road conditions, and it was determined that the road must be improved. Shontae Vowles stated that Councilmember Harding had indicated the road would be improved by him. Engineer Doug Kinsman stated that because the road is an existing through street, the Vowles are not required to install a turnaround. Road improvements must be completed prior to issuance of a certificate of occupancy. Scott Hawkins made a motion to approve the building permit with the conditions that the structure meet required setbacks, the road be improved to the west end of the property line, and a revised plot map be submitted. Carl Wall seconded the motion. All members present voted in favor and the motion carried.

4. **Public Comments.** Scott Stephens inquired about building a new home while residing in the existing home and then tearing down the existing structure. He was advised of setback requirements as well as septic, drain field and well requirements. He was

informed that a conditional use permit is required and that the existing home must be removed after completion of the new residence.

Clerk/Recorder Patty Rowe provided an update on the building permit for Tandy Coyle, noting that Ms. Coyle had indicated she was awaiting paperwork from the Town and had been invited to attend the meeting but was not present.

David Andersen asked commission members to note any inconsistencies or questions while reviewing the Land Use Management Code so that a list can be compiled and reviewed at a future meeting.

5. **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.