

MINUTES OF THE REGULAR MEETING OF THE RUSH VALLEY PLANNING COMMISSION HELD ON OCTOBER 14, 2015 AT THE RUSH VALLEY TOWN HALL, 52 SOUTH PARK STREET, RUSH VALLEY, UTAH. THE MEETING BEGAN AT 7:00 P.M.

Planning Commission Members Present: Ed Johnson, Scott Hawkins, Blaine Russell and David Smith

Appointed Officers and Employees Present: Clerk/Recorder Amie Russell

REGULAR AGENDA:

1. Discussion and Review of Agenda Items by Planning Commission. The planning commission members reviewed the plot maps provided by the applicants.

2. Roll Call. Present were Planning Commissioners Ed Johnson, Scott Hawkins, Blaine Russell and David Smith. Attorney Joel Linares was excused.

3. Approval of Meeting Minutes for 08/12/15. Scott Hawkins stated a correction needed to be made to item 4 to state “David Smith made a motion to approve the conditional use permit subject to meeting county requirements.” Scott Hawkins made a motion to approve the meeting minutes with stated correction. Blaine Russell seconded the motion. All present voted in favor and the motion carried.

4. Randy Lee – Zoning Approval. Red Lee, 773 S West Park, was present at the meeting. He was asked if the new structure will be attached to the existing building. His intention is to attach it. The structure applied for will not have power or water to it. Scott made a motion to accept the application and approve zoning with the setback and plot map provided. Blaine Russell seconded the motion. All present voted in favor and the motion carried.

5. Sean Turner – Zoning Approval. Sean Turner, 1078 Church Street, was present at the meeting. Scott Hawkins asked him what the rear setback is. Sean replied 0 ft. Due to the lot size the rear setback can be reduced to 10 feet and the side yard setbacks is 20 ft. The construction of the structure has already started. Ed Johnson commented the planning commission members have taken an oath to follow the guidelines in Land Management Code for Rush Valley. The pre-existing hay shed that was there has been torn down. The fence (backside of the structure) is made of 3 inch pipe. Ed Johnson commented it could be tabled and discussed with Attorney Linares and possibly discussed with Vance Sagers or the trustees. Ed also commented the commission has always followed the book. Sean Turner commented it isn't a big deal to him it can be moved in a day and the fence is a 3 inch fence. Any structure is supposed to follow the setback. The fence is part of the structure. The permit is supposed to be part of the pre-plan. Scott Hawkins stated if it can be modified/moved so the structure is 10 feet from the property line this will bring it into compliance. Brett Clark, Building Inspector, reviews and approved the permits and he will be the one that will check the setbacks and structure. There will not be any power or water to the structure. Scott Hawkins made a motion to approve the zoning and application with the understanding the structure will need to meet the 10 foot setback

requirement on the rear. Blaine Russell seconded motion. All present voted in favor and the motion carried.

6. Public Comments. No public comments were offered.

7. Adjourn. Scott Hawkins made a motion to adjourn. David Smith seconded the motion. All present voted in favor and the motion carried. The meeting was adjourned at 7:16 pm.