

MINUTES OF THE REGULAR MEETING OF THE RUSH VALLEY PLANNING COMMISSION HELD ON JANUARY 13, 2016 AT THE RUSH VALLEY TOWN HALL, 52 SOUTH PARK STREET, RUSH VALLEY, UTAH. THE MEETING BEGAN AT 7:03 P.M.

Planning Commission Members Present: Scott Hawkins, Jeff Neil, Blaine Russell and David Smith

Appointed Officers and Employees Present: Attorney Joel Linares and Clerk/Recorder Amie Russell

REGULAR AGENDA:

Blaine Russell was asked to chair the meeting.

1. Discussion and Review of Agenda Items by Planning Commission. There was no discussion on agenda items by the commission members.

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

3. Approval of meeting minutes for 11-11-15. Jeff Neil made a motion to approve the minutes as written. David Smith seconded the motion. All present voted in favor and motion carried.

4. JP Reynolds – Conditional Use Permit (Business License) JP Reynolds was not present at the meeting.

5. Janet Wyman – Property Line Changes. Susan Allred was present at the meeting. She asked the commission to consider making boundary changes to Bike Russell's property. They would like to sell the property. She also asked what the town's rules are regarding this. There are currently three parcels that are on their own deeds. The map she presented to the commission showing their requested changes shows the parcels will increase from three to four. This is not a boundary adjustment, it is considered a division of property. If you are creating more parcels than exist, you are subdividing property. The white house on Church Street is on its own deed and has 18" around the house. These parcels are already grandfathered as pre-existing, non-conforming lots. Attorney Linares commented he doesn't know the history of the property. Attorney Linares commented there will need to be more research done on this before any official decision is made. Once you get rid of the grandfather rule it cannot be given back. Scott

Hawkins made a motion to table this item. Jeff Neil seconded the motion. All present voted in favor and the motion carried.

6. Darrell Sagers – Zoning Approval. Darrell Sagers was not present at the meeting. He submitted two permit applications for consideration, one for a cleary building and the other for a pole barn. There will be no power or water to these buildings. Jeff Neil made a motion to approve zoning for both applications. David Smith seconded the motion. All present voted in favor and the motion carried.

7. Public Comments. David Smith mentioned someone asked him if a permit was needed to place a propane tank. He told them the commission doesn't make decisions unilaterally and he referred them to Amie Russell. Amie Russell commented he contacted her and has submitted a permit application to place a propane tank and also to replace the furnace in his home. Zoning approval is not required for this type of a permit application. The application has been forwarded to Brett Clark, Building Inspector for review.

8. 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 7:41 pm.