

**MINUTES OF THE REGULAR MEETING OF THE RUSH VALLEY PLANNING
COMMISSION HELD ON FEBRUARY 06, 2019
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: Jeff Neil, Scott Hawkins, David Smith, Blaine Russell and Carl Wall.

1. Discussion and Review of Agenda Items by Planning Commission. Carl Wall commented on a couple things to keep in consideration. He reference the Land Use Code Chapter 4, sections 4.14, 4.26 item c, referring to the general appearance of general cleanliness of the lot, 4.27 referring to the building materials and the 4.3 evaluating modular – new or used as they are moved in items 1 and 2. If manufactured items come in the need to have the HUD Stamp and confirm to building code. Jeff Neil commented in the past Ensign has taken care of the code, making sure they are in compliance. When plans are submitted, they go through and make sure aspects of this are met.

2. Roll Call. Jeff Neil, Scott Hawkins, David Smith, Carl Wall and Blaine Russell. Amie Russell asked to be excused.

3. Approval of meeting minutes for 01-02-19. Blaine Russell made a motion to approve the minutes as written. David Smith seconded the motion. All present voted in favor and the motion carried.

4. Carey Allred – Zoning Approval, Residence. Carey Allred, property owner, was present at the meeting. Jeff Neil asked for clarification if the building plans presented were what he was proposing for a residency. He replied in the affirmative. Jeff Neil commented it was not a residential building. This has no plumbing, heating in this metal building. Jeff Neil further commented the commission cannot approve this as a residency as it is. Carey Allred commented he will resubmit and it will have everything in it the commission is needing. The blue prints are being prepared. Scott Hawkins asked where it will be placed on the property. Carey Allred commented they were going to build a house with the garage in the lower level with ventilation because they wanted to be able to park in the garage. Scott Hawkins commented this is a non-conforming lot, 1/3 acre, minimum setbacks on the front is 20 feet. Because this property is on a corner lot there are two fronts. Only 10% of the property can be covered in buildings

Carey Allred commented 1,800 square feet would be the max if they take out the current garage. He intends to leave the cellar. Carl Wall commented they intend to add insulation, plumbing and electrical, but are you intending on using this particular building and where is the garage? It is two levels. Mike Millard is working with Ensign Engineering regarding getting the plans to include the foundation, insulation, plumbing and electrical. Scotty Hawkins asked about the height of the structure, the top of the structure can only be 35' above ground level.

Blaine Russell asked where he was intending to live. Carey Allred commented he needed to get a conditional use permit to live in a tour bus on his property

Scott Hawkins made a motion to table this item until the next meeting and the plans are brought in. Carl Wall asked if he understood the process if the setbacks, zoning, are approved. It will then go to Ensign Engineering for review. Scott Hawkins also commented this type of building meets codes for a utility building, but not for residential. David Smith seconded the motion. All present voted in favor and the motion carried.

5. Public Comments. Carl Wall had a question on the septic system due to their being no history of where it is, will it have to go through the Health Department? Jeff Neil commented water and septic will have to go through the Tooele County Health Department and they will deal with the distance between the well and septic on what is allowed.

6. Adjourn. Blaine Russell made a motion to adjourn. Scott Hawkins seconded the motion. All present voted in favor and the motion carried.