

**MINUTES OF THE REGULAR MEETING OF THE RUSH VALLEY PLANNING
COMMISSION HELD ON MARCH 06, 2019
AT THE RUSH VALLEY TOWN HALL,
52 SOUTH PARK STREET, RUSH VALLEY, UTAH.
THE MEETING BEGAN AT 7:01 P.M.**

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

Appointed Officers and Employees Present: Joe Cartwright and Amie Russell

1. Discussion and Review of Agenda Items by Planning Commission. Jeff Neil commented he was approached regarding if the lot (Agenda item 4) was compliant with the land use code. Chapter 4 on conservation values. Jeff read 4.26. Jeff commented the permit can be approved pending the lot becomes compliant or it the commission will not approve the permit until lot is compliant. The lot is 1/3 acres. There are approximately 10 vehicles, camp trailers, containers etc. Carl Wall stated he concurs with comments previously stated. Wells may not be being shown where they actually are. County approves septic (wastewater) approval before a building permit is approved. Blaine commented he also concurs with what has been discussed.

2. Roll Call. Jeff Neil, Scott Hawkins, Carl Wall and Blaine Russell. David Smith was absent.

3. Approval of meeting minutes for 02-06-19. Blaine Russell made a motion to approve the minutes with change of the minutes reflecting Blaine Russell as present under Planning Commission Members Present. Scott Hawkins seconded the motion. All present voted in favor and the motion carried.

4. Carey Allred – Zoning Approval, Residence. Mike Millard was present representing Mr. Allred. He presented a conceptual site plan of the proposal. Jeff Neil read paragraph 2 of letter from the Tooele County Health Department. Jeff asked where the driveway will be, because that will determine what will be required in regards to the improvement of the road. They will need to contact the Mayors Office and get in contact with William Harding to get information what standard the road will need to be improved to. Carey Allred commented he would like to get the power ran from the power pole on the north. 12' is allowed as a rear setback on a non-conforming corner lot. The minimum rear setback is 6' on a non-conforming lot. The existing shed and garage will be torn down. There is a cellar. Structures cannot cover more than 10% of property on a non-conforming lot. 30' mx 60' is the square footage of the proposed residence. If it is attached it counts towards the sq footage. 35 ft height limitation in RR5. Everything is met regarding the setbacks. The footprint of the structure cannot exceed 1,400 square feet.

Jeff Neil commented the property needs to become compliant regarding the vehicles and other items discussed previously. Scott Hawkins made a motion to table this agenda item until the new proposal with square footage under 1,400 square footage. Carl Wall seconded the motion. All present voted in favor and the motion carried.

5. Carey Allred – Conditional Use Permit. Carey Allred commented he has a bus with living quarters. They are wanting to live in this for a six-month period. Planning commission commented it isn't allowed to have an RV on a lot without septic connection. This also requires temporary power. A conditional use permit cannot be approved until the septic is in place. No action was taken, completed application was not presented.

6. Public Comments. Carl Wall asked if it needed to go on record (item 5). Because an application was not received and it was more of a discussion with Carey Allred of what needed to take place on this. Scott Hawkins commented this is a conditional use, but since you would be living in it while building there must be septic and water. When the building is built you have to remove it. There can only be one residence on the property. You would disconnect and it would be an RV again. If you get the permit done for your septic, water and power this is a possibility to apply for a Conditional Use Permit for temporary residency while you are building your home. Approved Conditional Use Permits can be issued for 6 months at a time with the option to be extend up to 18 months.

7. Adjourn. Scott Hawkins made a motion to adjourn. Carl Wall seconded the motion. All present voted in favor and the motion carried. Meeting adjourned at 7:33 pm.