

**MINUTES OF THE REGULAR MEETING OF THE RUSH VALLEY PLANNING
COMMISSION HELD ON JULY 3, 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

Appointed Officers and Employees Present: Joe Cartwright

1. Discussion and Review of Agenda Items by Planning Commission. No comments were offered.

2. Roll Call. Jeff Neil, Scott Hawkins and David Smith

3. Approval of meeting minutes for 06-05-19. Scott Hawkins made a motion to approve the minutes as presented. David Smith seconded the motion. All present voted in favor and the motion carried.

4. Chad Hymas – Conditional Use Permit Renewal. Chad and Shondell were present. Jeff Neil said that everything has been met and the fire department said that everything has been done, as required. Shondell stated that nothing has changed as far as the use of the land. She asked that in the future, as long as nothing has changed, the permit be renewed less frequently. Jeff said that as it stands with the town's ordinance, renewal is required every year but he thinks it needs to be amended. The town is in the process of changing it. The town also needs a way to notify conditional use permit users at 60 days before the renewal expires. The conditional use permit will have to be renewed for one more year until it is amended. Scott Hawkins made a motion to approve the renewal of the conditional use permit. David Smith seconded the motion. All present voted in favor and the motion carried.

5. Bill and Teresa Nelson – Zoning Approval for an Ag Building. Bill was present. Scott asked a question on the plot plan and all the requirements were met. Scott Hawkins made a motion to approve the zoning for an ag building. David Smith seconded the motion. All present voted in favor and the motion carried.

6. Public Comments. Della Frost asked a question: what is the difference between a building permit and an ag fee? As per Scott, an ag fee is for an engineer to look over the plans. On a building permit the engineer does an inspection on the foundation, electrical, plumbing, etc. This is required on anything over 120 square feet, which is a state regulation.

7. Adjourn. Scott Hawkins made a motion to adjourn. David Smith seconded the motion. All present voted in favor and the motion carried. Meeting adjourned at 7:15 p.m.