

**MINUTES OF THE REGULAR MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON APRIL 29, 2020 AT THE RUSH VALLEY TOWN HALL
52 SOUTH PARK STREET, RUSH VALLEY, UTAH
THE MEETING BEGAN AT 7:03 P.M.**

APPROVED
P. Rowe

Planning & Zoning Commission Members Present: Blaine Russell, Scott Hawkins, Carl Wall and Jeff Neil

Appointed Officers and Employees Present: Joe Cartwright, Patty Rowe

- 1. Discussion and Review of Agenda Items by Planning Commission.**
- 2. Roll Call.** Blaine Russell, Carl Wall, Scott Hawkins and Jeff Neil
- 3. Approval of Meeting Minutes for 03-04-20.** Scotty made a motion to approve the 03-04-20 meeting minutes. Carl seconded the motion. All present voted in favor and the motion carried.
- 4. Building Permit Application – Brad Leary.** The permit is for a home in Canyon Meadows. Jeff told Mr. Leary that the road will need to be improved gravel before occupancy will be given. The well has already been drilled. All setbacks are met. Scotty made a motion to approve the permit application. Carl seconded the motion. All present voted in favor and the motion carried.
- 5. Building Permit Application – Scott Buchanan.** The permit is for a manufactured home at SunTen. Mr. Buchanan came to us in 2017 and received approval to put in a manufactured home. After that, he decided to hold off on doing it, but would like to do it now. Jeff asked about the distance between it and the other structures. It was decided that it is a non-conforming lot. Scotty made a motion to approve the permit application. Blaine seconded the motion. All present voted in favor and the motion carried. Mr. Buchanan asked if the electrical work could be included on the same permit and was told yes.
- 6. Building Permit Application – David Elkins.** The permit is for a detached garage without power, mechanical or plumbing. Setbacks have been met. Scotty made a motion to approve the permit application. Blaine seconded the motion. All present voted in favor and the motion carried.
- 7. Building Permit Application – Warren Cheatham.** The permit is for a barn (agricultural building). The paperwork has been reviewed and the setbacks are met. It does have power and will need to be inspected. Scotty made a motion to approve the permit application. Blaine seconded the motion. All present voted in favor and the motion carried.

- 8. Building Permit Application – Mike Bates.** The permit is for a loafing shed. The size is 12.5 feet by 40 feet, and it will not have power or water. It falls under agricultural building. It will be attached to an existing concrete barn and setbacks are met. Carl made a motion to approve the permit application. Scotty seconded the motion. All present voted in favor and the motion carried.
- 9. Building Permit Application – Jared Hammerstrom.** The permit is for a manufactured home. Mr. Hammerstrom did not show up to the meeting. Jeff called them and they said they were under the impression they did not have to be there in person because of COVID-19. He told them they must be at the meeting to get approval and they would have to wait until the next meeting.
- 10. Inquiry on Zoning – Mike Rowe.** The inquiry is regarding property on Johnson Lane and whether it is a buildable lot. The legal description of the property was presented by Darrell Johnson. It is a government lot. Jeff said that if setbacks are met, it is a buildable lot. Mr. Rowe asked what the setbacks are, and he was told 20 feet from the edge of the road and six feet from the north, south and west sides. Jeff said it is a nonconforming lot and is buildable. Scotty made a motion for zoning approval of the buildable lot. All present voted in favor and the motion carried.
- 11. Public Comments.**
- 12. Adjourn.** Blaine made a motion to adjourn. Carl seconded the motion. All present voted in favor and the motion carried. Meeting adjourned at 8:03 p.m.