

APPROVED
P. Rowe

**MINUTES OF THE REGULAR MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON JUNE 3, 2020 AT THE RUSH VALLEY TOWN HALL
52 SOUTH PARK STREET, RUSH VALLEY, UTAH
THE MEETING BEGAN AT 7:10 P.M.**

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.** Scotty asked a question of the attorney regarding the boundary line adjustment for Ali Johns. On the map where the lot is, it is a government existing lot in the southwest corner. How are we going to slide a lot line to get five acres? It cannot legally be done. Attorney Cartwright said that it is not a question for the town. We can give approval subject to the County approving a lot line adjustment and it is up to the property owner to figure it out. If we approve it, it does not mean they can do it. The final approval comes from the County. The lot line must start from the corner, they cannot just move the line, it must be part of the original lot. The property owners have one big lot and they want to combine two lots and divide it in half. There is a 10-acre lot and a ½ acre lot. If it meets the zoning rules, the county can approve it. It does meet the zoning requirements. The County will have to survey the property and make the decision to change the boundaries.
2. **Roll Call.** Blaine Russell, Carl Wall, Scott Hawkins and Jeff Neil
3. **Approval of Meeting Minutes for 04-29-2020.** Blaine made a motion to approve the 04-29-2020 meeting minutes. Scotty seconded the motion. All present voted in favor and the motion carried.
4. **Boundary Line Adjustment – Ali Johns.** See discussion in item number 1 above. Jeff asked if they plan to put a legal easement through the first lot to the back lot. This will take away acreage from the lot, but it will still be close to 11 acres, so it will meet the zoning requirements. Both lots must have a minimum of five acres and the easement must be thirty feet. Scotty made a motion to accept a boundary line adjustment, subject to County approval. Carl seconded the motion. All present voted in favor and the motion carried.
5. **Building Permit Application – Matt & Jamie Broderick.** The Broderick's would like to build a barn in the southwest corner of the property. They do meet the setbacks. There is a road that comes in and is a legal easement. The height of the building is 34 feet, which is the maximum it can be. If there is a residency built, there will have to be an improved road put in. Carl made a motion to approve the permit, pending they provide a site plan to us, as well

as building plans. Scotty seconded the motion. All present voted in favor and the motion carried.

6. **Public Comments.** Tyler Kimber asked the question of what determines the need for a building permit. He was told anything bigger than 120 square feet, regardless of what type of building. It also must meet the setbacks and if power is put to it, he will need a building permit. He also asked about building a bunkhouse on his property. He was told it must be attached to the house; one dwelling per property. He can have a temporary building under a conditional use permit while he is building his house, but it must be removed upon completion of the house.
7. **Adjourn.** Scotty made a motion to adjourn. Carl seconded the motion. All present voted in favor and the motion carried. Meeting adjourned at 8:25 p.m.