

APPROVED
P. Rowe

**MINUTES OF THE REGULAR MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON JULY 1, 2020 AT THE RUSH VALLEY TOWN HALL
52 SOUTH PARK STREET, RUSH VALLEY, UTAH
THE MEETING BEGAN AT 7:01 P.M.**

Planning & Zoning Commission Members Present: Blaine Russell, Scott Hawkins 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, Scott Hawkins and Jeff Neil
- 3. Approval of Meeting Minutes for 06-03-2020.** Blaine made a motion to approve the 06-03-2020 meeting minutes. Blaine made a motion to approve the minutes. Scotty seconded the motion. All present voted in favor and the motion carried.
- 4. Building Permit Application – Mike & Patty Rowe.** The permit is for an outbuilding (garage/storage). A question was asked about the setback measurement and Mr. Rowe clarified it. Scotty made a motion to approve the building permit application. Blaine seconded the motion. All present voted in favor and the motion carried.
- 5. Discussion of Canyon Meadows Subdivision Phase 3 Concept Plan.** Randy Hunt presented a concept plan for a subdivision on the east side of Park Street. There was a question on the lots on the back of the cul-de-sac and it was also mentioned there is no green space. There must be at least 20% of the 100 acres. Green space is open space that cannot be farmed, it is just left as an open field. The lanes in the subdivision must be paved because of the number of homes. There is also not egress out of the subdivision because Park Street is not paved. This is something the Fire Department should review. Blaine asked about the lots that are close to the rodeo grounds because of the noise and dust. Perhaps the green space could be included around the rodeo grounds. Some of the property owned by Mr. Hunt surrounds the fire station and should be addressed. Mr. Hunt asked how much of Park Street must be paved and he was told that the town can require that it be paved to the closest highway and not just to the owner's property line. Park Street is currently an unimproved town road and as per code, it must be improved to current town standard. Attorney Cartwright will send Mr. Hunt the road standards so that he can review them. Mr. Hunt will be required to improve his half of the road and the owner of the other side of the road will have to improve their half if they subdivide. Mr. Hunt said that he is trying to make these lots affordable for young families and the more costs we require, the more he will have to charge them. He thought the development would be a lot nicer with a cul-de-sac road instead of improving Park Street, but if we are requiring him to improve Park Street, he

will do that. Attorney Cartwright noted that the town is constrained by the code and they cannot waive the requirements. Mr. Hunt will go back and reconfigure the plan and bring it back to another meeting.

6. **Public Comments.** Blaine asked if we answered the email inquiry regarding the Bradbury property. She was told that the property is in 10-acre zoning.
7. **Adjourn.** Blaine made a motion to adjourn. Scotty seconded the motion. All present voted in favor and the motion carried. Meeting adjourned at 8:31 p.m.