

**MINUTES OF THE REGULAR MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON AUGUST 5, 2020 AT THE RUSH VALLEY TOWN HALL
52 SOUTH PARK STREET, RUSH VALLEY, UTAH
THE MEETING BEGAN AT 7:00 P.M.**

Planning & Zoning Commission Members Present: Blaine Russell, Carl Wall, 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.** Carl Wall, Blaine Russell, Scott Hawkins and Jeff Neil
3. **Approval of Meeting Minutes for 07-01-2020.** Scott made a motion to approve the 07-01-2020 meeting minutes. Carl seconded the motion. All present voted in favor and the motion carried.
4. **Re-submittal of Building Permit Application – Mike & Patty Rowe.** Mike Rowe said that when the property was surveyed, the shed had to be moved because the depth of the lot changed. It went from 114 feet to 97 feet on the north side and 97 feet to 79 feet on the south side. Scott made a motion to approve the changes of the setbacks on the building permit application. Carl seconded the motion. All present voted in favor and the motion carried.
5. **Public Comments.** Dalton Broadhead is building a home in the Canyon Meadows subdivision and asked what he needs to do to get his permit approved. He was told that he can come to the next meeting to get his zoning approved with his site plan and it will be pending the other required items. He cannot start building until he gets approval from Ensign, but he can start putting in his driveway. Dalton also asked if there is a minimum size requirement on a culvert. Doug Kinsman said that it is 15 inch minimum.

Blaine Russell stated that he is concerned about all the wells that are being drilled in town. With thirty wells potentially going in, he is concerned that there is not going to be enough water for the residents. He also said that someone in town has survey sticks on a right-of-way and we need to stop letting people get away with these things. Attorney Cartwright said that the Planning & Zoning Commission cannot deal with water issues but could make a recommendation to the town council to amend the general plan to not allow so many lots. The stakes on the right-of-way is a real property issue and should be between the property owners. Unfortunately, because we are in a rural area, there are a lot of fence-line and easement issues. Doug Kinsman said that if we want to stop growth, we as a town must

change our ordinances. If the requirements are met, we cannot deny them. People are entitled to do what they want with their property. To put a moratorium on wells, it must come from the State of Utah.

6. **Adjourn.** Scotty made a motion to adjourn. Blaine seconded the motion. All present voted in favor and the motion carried. Meeting adjourned at 8:32 p.m.