

APPROVED
P. Rowe

**MINUTES OF THE REGULAR MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON OCTOBER 7, 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.** Blaine Russell, Carl Wall, Scott Hawkins and Jeff Neil
- 3. Approval of Meeting Minutes for 09-03-2020.** Scott made a motion to approve the 09-03-2020 meeting minutes. Blaine seconded the motion. All present voted in favor and the motion carried.
- 4. Approval of Building Permit Application for Barn – Pete Albrecht.** Jeff reported that setbacks are met and there will be no power to the building. Scott made a motion to approve the application for a barn. Carl seconded the motion. All present voted in favor and the motion carried.
- 5. Approval of Building Permit Application for Solar System for Melvy Valenzuela - Sparrow Electric.** Gabriella from Sparrow Electric presented the permit. She said the name on the permit needs to be changed to Yvonne Jarvie. Scott asked if it is going to be a 3.1-kilowatt system and she replied yes. It is going to be mounted to a modular home with a racking system. Scott made a motion to approve the application for a solar system. Blaine seconded the motion. All present voted in favor and the motion carried. We will need to collect a \$50 fee for the Conditional Use Permit. They will also have to get a building permit from Rocky Mountain Power to run power.
- 6. Approval of Building Permit Application for Home – Jamie Broderick.** Matt and Jamie Broderick presented the permit. Scott asked a question about access and they said there was a road to homes that used to exist there. There are two owners that own the access, but Attorney Cartwright said that it should be treated as one owner. The setbacks are met. Jeff said that they need a legal title search from the County. They have all the other documentation. Scott made a motion to approve the application for a home building permit. Carl seconded the motion. All present voted in favor and the motion carried, pending the receipt of the title search.

7. **Approval of Building Permit Application for Home – David Harris.** A question was asked about a utility easement and David Harris was told to stay away from the easement and he agreed that he would. All paperwork was provided. Scott made a motion to approve the application for a home. Blaine seconded the motion. All present voted in favor and the motion carried.
8. **Approval to Relocate Electrical Service for Burian's – Lisa Hiller from Honest Construction.** The Burian's nor Lisa Hiller attended the meeting.
9. **Approval of Conditional Use Permit for Two Dwellings on Lot – Sam Coyle.** Tandy Coyle presented the permit asking for permission for her elderly parents to stay in a camp trailer on her property. She was told that the Town of Rush Valley has an ordinance against living in RV trailers full time. The Coyle's are trying to build onto their home for their parents to reside, but in the meantime her parents have nowhere to go. The sewer, power and water will need to be inspected by Ensign Engineering to ensure there is not a life safety issue. After six months, there must be progress done on the home addition, otherwise the trailer will have to be removed from the property. Carl made a motion to approve the conditional use permit, pending the inspections, with the condition that progress is made within six months. Scott seconded the motion. All present voted in favor and the motion carried. There will be a \$50 fee for the permit which was collected and there will be other fees for the inspections and possible re-inspections.
10. **Public Comments.** Jamie Broderick asked for an address for her property. Ensign will provide that to her.

Gloria Limb has a trailer that is in her driveway and she wants to get a permit for it. They are in the process of cleaning out their house so that it can be redone and livable and then they will move back into the home. She was told to bring in a Conditional Use Permit and be on next month's agenda.
11. **Adjourn.** Scotty made a motion to adjourn. Carl seconded the motion. All present voted in favor and the motion carried. Meeting adjourned at 7:30 p.m.