

**MINUTES OF THE REGULAR MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON JUNE 2, 2021 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: Boone Baird, Scott Hawkins, Blaine Russell and Carl Wall

Appointed Officers and Employees Present: Joe Cartwright and Patty Rowe

- 1. Discussion and Review of Agenda Items by Planning Commission.** None
- 2. Roll Call.** Boone Baird, Blaine Russell, Carl Wall and Scott Hawkins
- 3. Approval of Meeting Minutes for 05-05-2021.** Blaine made a motion to approve the minutes as written for 05-05-2021. Carl seconded the motion. All present voted in favor and the motion carried.
- 4. Approval of Conditional Use Permit for Vendor Booth Merchandising Business – Jill Erickson.** Jill Erickson stated that she has a small business making handmade items that she sells online and in a shop in Tooele. She needs an approved Conditional Use Permit from the town to get a business license. Carl asked if she is doing business out of her home, and she said no. Blaine made a motion to approve the permit. Boone seconded the motion. All present voted in favor and the motion carried. No re-application is needed unless she decides to start selling out of her home.
- 5. Approval of Conditional Use Permit for Living in RV Trailer on Lot – Paul Bishop.** Paul Bishop provided a site plan and said he is trying to get a house built. He has had trouble with the power, but Rocky Mountain Power has fixed it. The septic tank has been pumped and inspected. There is no record of the well or septic with Tooele County, but he is working on that with Bryan Slade of Tooele County. He is also working on the well and will have it sampled. He has a discrepancy with the survey that he has been working on for six weeks with Ensign Engineering. Scott asked how long until he starts building and Mr. Bishop said hopefully within a couple of months. Scott said that the trailer will need to be inspected by the town's engineer. The Conditional Use Permit is for the RV and Mr. Bishop will need to come in for a building permit when he is ready to build his home. The surveying problem is with the recorder's office where is not showing on the map as five acres. The map says there is five acres, but the survey says four. Scott said it is a pre-existing lot and if it is under five acres, it will become a nonconforming lot. Blaine made a motion to approve the permit

for six months. If we see progress, it can be extended one time. The permit will be dated today for the six-month start. All present voted in favor and the motion carried.

- 6. Review of Conditional Use Permit for Living in RV Trailer on Lot – Sam Coyle.** The building permit for the home will need to be an agenda item at a future meeting. They are building the home themselves, so it will probably not be done in six months. It was clarified how many times the Conditional Use Permit can be renewed. Attorney Cartwright said that unless there is substantial action within a maximum period of one year the permit shall expire. So substantial action must be made by October 7, 2021. Carl made a motion to approve the Conditional Use Permit extension. Blaine seconded the motion. All present voted in favor and the motion carried. The extension will last for six months from the due date of June 26, 2021, so December 26, 2021 is the new due date. Payment of \$50 was paid for the extension.
- 7. Approval of Lot Line Adjustment – Ali Johns.** Ali Johns was present at the meeting. Scott asked if they are making two divisions, top and bottom. If they are adjusting their lines, does the original lot have to be part of one of the lots? Ms. Johns said they have two pieces of property, one being a small non-conforming lot that is .50 acre and another that is 10.42 acres. They are extending the fence line to make two separate lots. Attorney Cartwright said the town is only approving the line and the county will record it as they want. Corey Child from Ensign Engineering said that the easement on the side will be recorded through the county. Scott is wondering if the easement comes out of the five acres and Attorney Cartwright said no, the easement will run on top of the lot, not reduce the size of the lot. They are expanding the smaller lot into the larger lot, including the easement, giving access to the back lot. The easement will be recorded so even if the lot is sold, there will always be access. The paperwork provided by Ms. Johns seems to be backwards. Once the documents are recorded, Ms. Johns must provide them to the town. Ms. Johns said that she talked to the county surveyor, Jeff Miller and he said that with Rush Valley being incorporated, they have to approve it. Scott told her that the town will approve it, but she must take it to the county to record it. He said that the paperwork must be corrected and she should email the record to the town. She does not need to come to another meeting. Carl made a motion to accept the line adjustment pending the change of the easement identification and proof from the county showing the recording of the transaction. Boone seconded the motion. All present voted in favor and the motion carried.
- 8. Approval to Revise Plot Plan on Building Permit for Home – Shane Anderson.** Shane Anderson presented a new site plan moving the home back fifty feet and turning it on an angle. The setbacks are still within the line. Carl made a motion to accept the revised plot plan. Blaine seconded the motion. All present voted in favor and the motion carried.

- 9. Approval of Building Permit for Barn – David Andersen.** David Andersen said that the barn is a four-stall 24 x 36 barn with power. Scott asked about the irrigation ditch and Mr. Andersen said the barn is at least 30 feet away from the ditch. It meets the setbacks and the power will be underground. Blaine made a motion to approve the building permit. Boone seconded the motion. All present voted in favor and the motion carried.

- 10. Public Comments.** None

- 11. Adjourn.** Blaine made a motion to adjourn the meeting. Boone seconded the motion. All present voted in favor and the motion carried. The meeting ended at 7:35 p.m.