

**MINUTES OF THE REGULAR MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON AUGUST 4, 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, Scotty Hawkins, Jeff Neil and Carl Wall

Appointed Officers and Employees Present: Patty Rowe

- 1. Discussion and Review of Agenda Items by Planning Commission.** None
- 2. Roll Call.** Boone Baird, Carl Wall, Scotty Hawkins and Jeff Neil. Blaine Russell asked to be excused.
- 3. Approval of Meeting Minutes for 07-07-2021.** Carl made a motion to approve the minutes as written for 07-07-2021. Scotty seconded the motion. All present voted in favor and the motion carried.
- 4. Approval of Building Permit for Solar System Add-on for Kirk Steadman.** Aaron Bird from One Solar was present at the meeting. He said they are adding three panels to the existing system on the garage. Rocky Mountain Power will need to be updated because it is being taken from 9 to 9.6. No electrical or service entrance updating is being done. Scotty made a motion to approve the permit. Boone seconded the motion. All present voted in favor and the motion carried.

While Mr. Bird was present at the meeting, the council wanted to ask him a couple of questions. At present, our code requires a conditional use permit for a solar system and we want to change it to a building permit. Jeff asked the question of how large of systems are being put on homes. Mr. Bird said that because of the wells in Rush Valley, the usage is going to be incredibly higher. Normally in rural areas, a 10 to 15kw system as opposed to a 7kw system in the city. Scotty said that anything tied to the meter on their house would require a permit as per Rocky Mountain Power. It was determined that regardless of the size of the system, if it is metered it will require a permit. Mr. Bird said that if structure with the solar system on it is being lived in, it should be inspected and permitted. The intent is to completely do away with the conditional use permit. Rocky Mountain Power has a ceiling on all residential systems at 25kw. If it is commercial, there is no ceiling, but there are no commercial solar systems in Rush Valley. We do not want any solar farms out here. We will have the attorney update the ordinance and it will be forwarded to the town council.

5. **Public Comments.** Jay Nelson, son of Joe and Sherri Nelson, said his parents live on 20 acres in Rush Valley where it is zoned for 40 acres. He asked if the town would revise section 3.1.6 of the ordinance to enable him to change the property boundaries so they can subdivide, giving him two acres to build a home on. Sherri Nelson asked if we could do an amendment saying it could be subdivided for a family member. Scotty said that it would be a subdivision and would have to be a minimum of five acres. It is a 40-acre zone, and currently all the lots in the area around their property are nonconforming. Jeff said the first thing that would have to happen is the zoning would need to be changed. Mr. Nelson asked if we could amend the zoning map? Boone said that would be across the board on all lots in the entire town. They do not want to see any growth out here, they just want their son to be able to live here. Teresa Neil asked what about her kid being able to live here? He should be afforded the same opportunity as anyone else. Carl said what happens if they have to sell out for whatever reason, it will no longer be a family member owning the property. Patty Rowe said that she has nieces and nephews that want to build out here but cannot because of the current zoning. If we change the zoning to five acres, everybody will be subdividing their property because they want their children to live here too. Boone said that anyone can submit paperwork for a subdivision. Jeff said that is correct and their request can be taken to the town council for approval. Jeff said that their request will have to be an agenda item to re-zone. Scotty suggested that they ask for a re-zoning of Section 1. Scotty said they will also have to have a dedicated easement.
6. **Adjourn.** Scotty made a motion to adjourn the meeting. Carl seconded the motion. All present voted in favor and the motion carried. The meeting ended at 7:36 p.m.