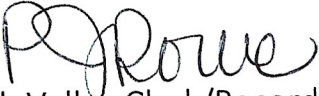


01-11-2022

Approved minutes (with stamp) for the June 6, 2018 Planning Commission meeting were not posted nor saved; however the minutes were approved at the next meeting (July 2, 2018) with no changes (see attached).

Patty Rowe 
Town of Rush Valley Clerk/Recorder

MINUTES OF THE REGULAR MEETING OF THE RUSH VALLEY PLANNING
COMMISSION HELD ON JULY 02, 2018 AT THE RUSH VALLEY TOWN HALL,
52 SOUTH PARK STREET, RUSH VALLEY, UTAH.
THE MEETING BEGAN AT 7:00 P.M.

Planning Commission Members Present: Jeff Neil, Scott Hawkins, Blaine Russell, Carl Wall and David Smith

Appointed Officers and Employees Present: Attorney Linares and Amie Russell

REGULAR AGENDA:

1. Discussion and Review of Agenda Items by Planning Commission. Carl Wall asked why public comments were item 5 and not at the end. Amie Russell commented she was advised to put the public comments where they are on the agenda.

2. Roll Call. Carl Wall, David Smith, Scott Hawkins, Blaine Russell and Jeff Neil were present at the meeting.

3. Approval of Meeting minutes for 06-06-18. Scott Hawkins made a motion to approve the minutes as written. David Smith seconded the motion all present voted in favor and the motion carried.

4. Nomination and Consideration of Planning Commission Chair and Vice Chair. Scott Hawkins made a motion to nominate Jeff Neil as chair. David Smith seconded the motion. All voted in favor and the motion carried. David Smith made a motion to nominate Scott Hawkins to the position as vice chair. Carl Wall seconded the motion. All present voted in favor and the motion carried.

5. Public comments. Jeff Neil requested any comments be directed to the commission and to refrain from any cross-talk. No public comments were offered.

6. Scott Hawkins – Zoning Approval Agricultural Building. Scott Hawkins was present at the meeting and commented he intends to put in an AG building. Setbacks are 100 feet East, 150 South, 270 feet on the West, 400 on the North and it will be 85 feet from the house. This in in a RR5 zone, non-conforming lot. Scott Hawkins will recuse himself from the vote. Approximately 30' x 30' with metal or a pole barn, it may or may not have sides depending on pricing. No power or water to this barn. David commented no road grading improvements needed. David Smith made a motion to approve zoning. Carl Wall seconded the motion. David, Blaine Russell, Carl Wall and Jeff Neil voted in favor and the motion carried.

7. James Nell – Zoning Approval Agricultural Building – Barn. Applicant was not present at the time of consideration.

APPROVED

MINUTES OF THE REGULAR MEETING OF THE RUSH VALLEY PLANNING
COMMISSION HELD ON JUNE 06, 2018 AT THE RUSH VALLEY TOWN HALL,
52 SOUTH PARK STREET, RUSH VALLEY, UTAH.
THE MEETING BEGAN AT 7:00 P.M.

Planning Commission Members Present: Jeff Neil, Scott Hawkins, Blaine Russell, Carl Wall and David Smith

Appointed Officers and Employees Present: Amie Russell

REGULAR AGENDA:

1. Discussion and Review of Agenda Items by Planning Commission. Planning commission members have this time to discuss the agenda items and ask questions. Scott Hawkins asked to see the application to rezone 39.94 acres submitted by Chad Hymas. David Smith asked if there was a difference in the height restrictions between the RR5 and RR40 zones, Jeff Neil commented there are different restrictions.

2. Roll Call. Jeff Neil, Scott Hawkins, Blaine Russell, Carl Wall and David Smith. Attorney Linares was excused.

3. Approval of meeting minutes for 05-09-18 and 05-14-18. Scott Hawkins made a motion to approved the minutes as written. Blaine Russell seconded the motion. All present voted in favor and the motion carried.

4. Public Hearing for Application to rezone 39.49 acres located approximately 1460 West Stookey Lane, Rush Valley, Utah, from its current RR-5 (Rural Residential, 5 acre lot) zoning designation to an A-40 (Agricultural, 40 acre lot) zoning designation.
7:09 PM Public hearing opened

Shondell Hymas, 1136 E Penny Rd Rush Valley was present at the meeting. She apologized that her husband Chad couldn't be here tonight. She also apologized to the town and planning commission regarding the predicament they have put you in with the building they are building. Their intent was to build what they put the permit in for. As time went on and the vision of what they were creating grew we neglected to come in and update the permit they had requested. At this point Chad and Shondell have met with Mayor Johnson and Attorney Linares and in trying to figure out the best course of action to take to make them compliant with the ordinances of Rush Valley this has been the recommended route. The majority of what they are creating is in county land but because this building is in the city, Shondell wanted to give a brief description of what they are building and doing and answer any questions. Our intent and the reason that Attorney Linares suggested we go this route of rezoning this parcel is because under the zoning codes under A40 a conditional use permit could be applied for if the zoning change is approved. It has been determined that our building doesn't qualify as an AG Bldg. or a residence because there are no bedrooms. Attorney Linares has reviewed the ordinances in Rush Valley and

determined this will require a Conditional Use Permit as a Dude Ranch, under A40. If this rezone is granted they will apply for the Conditional Use Permit. The activities that will take place on the county side but the building is on the city side. Their intent is to have youth conferences, family reunions, group activities whether town or anything of that nature. There is an amphitheater and pavilion on the west end of their land. We would like youth from not only our town but other areas to enjoy the feeling there and also the history of the land. They will camp in tents or in the renovated sheep camps. Another thing they will be doing is a promotional hunting area. They have applied through the state for a commercial permit for hunts for pheasants on a small area on the property. This is on county property but is near the city line and they want to be forthright on what they will be doing. This will only happen a few times a year. The building in question groups come may participate in activities and they may come to this building. Chad may do some of his talks there with some of his groups that come to pheasant hunt or for leadership/safety. She also hopes that this building can be used for town dances or parties and that members of the town will take advantage of using this building. There are permits for water, septic and sewer. They are trying to be compliant and forthright. Blaine Russell asked if they have applied for a well permit. Shondell commented yes and the well has already been dug. It is a culinary well not an agricultural. The health department has tested the water and given approval as far as drinking water. David Smith asked for clarification if the public hearing was for the public to ask questions. Andrea Evans Rush Valley resident asked how this was going to benefit the town? Shondell responded to all for a place to enjoy and they plan to not charge to use the facility. Currently the youth from the Rush Valley Ward is going to use this for Youth Conference. The amphitheater is lighted and has power. There is an entrance at the west end so it will not disrupt traffic. I have been told many stories about the Stookey Barn that is on Mike Longs property and that there were town dances that were held there. She hopes that the town will use this to come and camp. They don't intend to drag people out every weekend. As far as hunting only a couple months during the year so they feel like it will benefit the town. Blaine Russell commented on the stream that a couple water company utilize. The prior owner put a pipe/sprinkler and was using the water and we need to clarify that nothing like this will take place. Shondell commented she wasn't aware of that happening and they can take her work that they will check into that so it doesn't happen. She understands the water supply is precious and have a responsibility to keep it clean. The groups will not be swimming in it and that will be told to them so it isn't polluted.

David Smith asked if the question that was asked by the town resident was answered and addressed in the way you asked. Andrea Steadman commented she is concerned with the people that will be brought out here and that we like the small town and live here for a reason. There is already a lot of traffic in the town and this will just bring more. Shondell responded there will be people brought out here, but the people that will come out here to pheasant and hunt and things like that are Chad's clients coming from out of state and that they will not want to move here. This cannot be guaranteed.

Leslie Baird 183 E Hwy 199 commented as far as youth groups, they are kids with a couple, not families looking for property. Clients that will come out will be staying in Tooele when they come for the hunts. When they come out for hunts, depending on the numbers they will be bused out here. There will be cars when the youth groups come out it will not be any different than

going to Utah County or Summit County. It will not be 30-50 cars, because it is wards not entire stakes.

Shondell commented they cannot guarantee who will be coming out most of them will be youth. As far as traffic there is a lot of traffic already with Dugway. As far Rezoning Shondell commented she met will Darrel Johnson and asked what his thoughts were on this because he is the biggest land owner around their property. We are asking to rezone larger not downsize and subdivide. We just want to build a building so if they want to bring people from the west end of their property, they can.

Tammy Robison 1161 N Big Hollow Rush Valley asked about four-wheelers and side by sides is this going to include bringing them across the road to the Stansbury Trail. Shondell commented they will be keeping them on their property. Leslie Baird when come out and they want to use the four wheelers, side by sides or ATV's they have to be rented from Chad.

Kirk Steadman 1605 N Main Rush Valley asked about the size of the amphitheater that looks to hold 100-200 people, it looks ginormous for this community. If only small groups are being brought out, why was an amphitheater this size built? Shondell commented there will be firesides a couple times a year and it isn't going to happen all the time and this is why it was built that size. As far as permits go, they have applied for those permits through the county for those larger gatherings.

Darrell Sagers 167 S Johnson Lane Rush Valley. Once this gets rezoned and later you decide you don't want to do this anymore, could it be rezoned? Shondell responded no because it is going to a larger zone. Darrell Sagers further commented the people that live here like it small and that is why you may get negative feedback so it can go both ways and what could happen in ten years. She is hoping the people that come out here aren't the type that want to move out here but it cannot be guaranteed.

DeAnne Evans 307 West Charles Hill Rush Valley. DeAnne asked why wasn't this presented in the beginning to those of us who live out here and raised our family here instead of coming in the back way and now there is pressure that you are going to get it because you have already done this. Shondell commented when they first started the intended use was an AG Bldg. and to renovate the sheep camps as we started to build it. They also felt they could help Nancy Long with her dream of renovating the sheep camps. Their intent wasn't to bypass it all they wanted to store four wheelers and Chad could bring people out to. Bill Nelson and Chad talked about what it could be and that how it evolved. It maybe could have been presented to the town somehow.

Bill Nelson 5 Arthur Circle Rush Valley. Bill commented the plan was initial was to have his private guests stay at a different property that the Hymas' own in Big Hollow.

Kevin Russel, 50 S Westpark Rush Valley asked about the what will be in the structure how many people it can hold. Shondell responded there will be 2 levels main entrance north side, bathroom and kitchen facilities, walk out basement store ATV's. Groups that come in will meet to have safety training meeting and this will not happen all the time. Upper floor TV pool table,

recreation room. Kevin asked what type of kitchen facilities there would be. Shondell commented there will be a serving area, residential setup with a warming oven.

David Smith asked for clarification on Big Hollow, they purchased the cabin from the Garrison's people would stay there 5-7 people. Shondell commented she understands the community doesn't want other people here, but they are hoping that will be used by the community.

Deanne Evans commented about the volunteer ambulance service, 3 and they don't want to be on call every time they have an event. What does this look like in regard to the medical needs. This will be limited to 8-10 youth conference there isn't going to be large groups coming out and will not be constant large groups. Family reunions, there will not be hundreds of people out here all summer constantly. Adults that will be pheasant hunting. Will there be training or something prior to using the ATV's? Shondell commented there will be training and helmets will be required to operate them.

Codee Bolinder 8 Arthur Circle Rush Valley asked if you willing to let them know so the fire department and ambulance will be aware? Shondell commented the county is requiring to follow certain step in correlation with their permitting. Kevin Russell has met with Chad regarding fire pits. They meet county requirements. Chad has been working well with Kevin regarding this and also with extinguishers.

Blaine Russell commented there is a rodeo arena and the traffic and parking that brings they are working on and also Rush Valley Days that also bring in traffic.

Shondell commented the comments made have addressed things more toward the conditional use permit, but tonight is the recommendation is whether or not this property should be rezoned. This is great information, to have discussed.

Scott Hawkins made a motion to close the public hearing. David Smith seconded the motion. All present voted in favor and the motion carried. Public Hearing closed at 7:42 pm

5. Lacey Burrows – Zoning Approval Addition to Home. Kris and Lacey Burrows was present. They are planning on tearing out current garage, build a new garage to the house and adding on to the west adding 20' and the length of the house. Will not go out any further than it is now. They will need to provide a parcel number and the setbacks on the plot map. Scott Hawkins made a motion to approve and they need to bring in a plot with actual dimensions and setbacks. Blaine Russell seconded the motion. All present voted in favor motion carries.

6. Jamie Broderick – Zoning Approval Agricultural Building. Jamie was not present at the meeting. Dean Alder asked if he could clarify anything.

7. James Nell – Site Plan Review James Nell was present. Blaine Russell asked where his access was. James Nell showed the commission members a plot map showing the property line. There was a gate there, it has just been recessed. He has placed gravel. If there was an existing

entrance it needs to remain the same. If it has been moved he will need to get approval from the state.

8. Consideration of Application to rezone 39.49 acres located approximately 1460 West Stookey Lane, Rush Valley, Utah, from its current RR-5 (Rural Residential, 5 acre lot) zoning designation to an A-40 (Agricultural, 40 acre lot) zoning designation. Jeff Neil asked if there was any discussion regarding this. He is going to ask the commission to vote in favor or against this rezone. David Smith commented that the code book states that we are the caretakers of the land instead... continued to read the first part of the code book. David Smith asked where the nearest residents and will youth be shooting? The Hymas' will provide shotguns to be used and only adults will be using them. Shondell showed the commission a map where the hunting will take place there are no residents near the area. Carl Wall asked for clarification that many of the questions that were asked tonight is not what the agenda item is about. Tonight is simply changing the zoning from RR5 to A40. Jeff Neil commented in the affirmative. Carl Wall further commented that many of these questions should be tabled and considered until the appropriate time when the conditional use permit is applied for. David Smith asked if it was a secure answer that later the A40 could not be subdivided into smaller lots. Jeff Neil commented no, it falls into a 40 acre zone, 1 resident per 40 acres. Scott Hawkins made a motion to move this forward to the town council with a favorable recommendation. Blaine Russell seconded favorable decision from the commission. All present voted in favor and the motion carried.

9. Neil Johnson - Consideration of Boundary Line Adjustment. Neil and Cheryl Johnson were present at the meeting. Cheryl Johnson commented their property is located north of Chad Hymas property. Chad owns three parcels. A new lot is not being created, it is in an A40 zone. A map was provided for the planning commission to review of where the boundary line is so both properties will be squared up. Chad has made Shondell aware of this and agrees to the proposed boundary line adjustment. Scott Hawkins made a motion to approve the boundary line adjustment as presented. Blaine Russell seconded the motion. All present voted in favor and the motion carried. Amie Russell will check to see if this needs to be recorded. A mylar with signature blocks will need to be provided that shows the surveyed property and the property boundary change.

10. Public Comments. Frank Reed 287 N Marvista Lane Tooele UT freed733@gmail.com He would like to get information on what needs to be done to divide property. This property is down where Bitzie Smith lives. This property has previously divided. So this will fall under a major subdivision. He would also like information about what the road requirements will be. Private piece of land that a road is accessed. Amie Russell will communicate the requested information to him.

11. Adjourn. Blaine Russell made a motion to adjourn. Scott Hawkins seconded the motion. All present voted in favor and the motion carried.