

APPROVED

**MINUTES OF THE MEETING OF
THE RUSH VALLEY PLANNING & ZONING COMMISSION
HELD ON AUGUST 6, 2025 AT THE RUSH VALLEY TOWN HALL
52 SOUTH PARK STREET, RUSH VALLEY, UTAH
THE MEETING BEGAN AT 7:02 P.M.**

Planning & Zoning Commission members present: David Andersen, Paul Bishop, Scott Hawkins, Kyle Russell and Carl Wall

Appointed officers and employees present: Clerk/Recorder Patty Rowe. Attorney Rob Clegg was excused.

- 1. Roll call.** David Andersen, Scott Hawkins, Carl Wall and Paul Bishop. Kyle Russell arrived at 7:04 p.m.
- 2. Approval of meeting minutes for 07-09-2025.** Paul Bishop made a motion to approve the minutes as written for 07-09-2025 and Scott Hawkins seconded the motion. All present voted in favor and the motion carried.
- 3. Approval of conditional use permit for daycare for Tessa Sorenson at 98 N. Main Street.** Tessa Sorenson was present at the meeting and would like a conditional use permit for a daycare in her home. She is licensed with the State of Utah and approved for eight children including her own. The fire department and Tooele County have inspected her home. There is some concern about the turnaround at her home and the need for cars to be backing out onto the street during peak traffic hours. There could potentially be eight cars at the home during pickup hours.

It was determined that a traffic study and public hearing were not needed because of the location of the home and the condition of the road. It was decided that the conditional use permit could be approved for up to eight children, no backing out of the driveway for picking up or dropping off and no on-street parking. Carl Wall made a motion to approve the conditional use permit and Scott Hawkins seconded the motion. All present voted in favor and the motion carried. Tessa Sorenson needs to provide a site map showing measurements of her property.

- 4. Approval of building permit for ag building for Clair Vernon at 200 N. Arellano Lane.** Clair Vernon was present at the meeting and would like to build an agricultural building on his property. The building will be 40 x 60 with no power or water. The setbacks were reviewed and are met. Scott Hawkins made a motion to approve the permit for an ag building and Kyle Russell seconded the motion. All present voted in favor and the motion carried.
- 5. Public Comments.** A representative for Beehive Gardens, a licensed, medical cannabis

producer wanted to address concerns that were mentioned last time they attended a meeting. Regarding traffic, each day there will be two to three employees with up to three cars except on harvest days when there will be up to seven cars. Harvest days occur once per month and are for a single day. Typical hours will be 6:30 a.m. to 5:00 p.m. There will not be large trucks at the facility, only vans. They would like to build an additional building on the property that will be secured as well as the greenhouses. Cameras will be installed to monitor the entire property. An electric gate is not necessary and chain link fence will surround the entire property. Light pollution will be kept to a minimum with 72 LED lights per greenhouse. The light requirement is twelve hours, and blackout shades will be installed. They are still researching ways to neutralize the odor so that it is not a nuisance.

Carl Wall mentioned this is the second time someone has attempted to put a cannabis farm in the greenhouses and the first time it was denied. He said that he recalled the reason was that it was closer than 600 feet from a residence and closer than 1,200 feet from a government building. Beehive Gardens will prepare the appropriate paperwork and submit it to be included on the October agenda for a public hearing and approval.

Commission member Kyle Russell asked if it would be beneficial for the commission to meet at the beginning of each meeting for a closed session to discuss agenda items. This will need to be approved by the town attorney to ensure that OPMA requirements are met.

- 6. Adjourn.** Scott Hawkins made a motion to adjourn. Kyle Russell seconded the motion. All present voted in favor and the motion carried. The meeting ended at 8:15 p.m.