

**RUSH VALLEY TOWN
PLANNING & ZONING COMMISSION MEETING MINUTES**

May 6, 2026

Rush Valley Town Hall

52 South Park Street, Rush Valley Utah

Call to Order. The meeting was called to order at 7:01 p.m.

Commission Members Present: David Andersen, Scott Hawkins, Kyle Russell and Carl Wall. Paul Bishop was excused.

Appointed Officers and Employees Present: Attorney Rob Clegg, Clerk/Recorder Patty Rowe and Engineer Doug Kinsman.

1. **Roll Call.** All members listed above were present.
2. **Approval of Meeting Minutes – March 4, 2026.** Carl Wall made a motion to approve the meeting minutes as written; Scott Hawkins seconded the motion. All present voted in favor and the motion carried.
3. **Approval of Meeting Minutes – April 1, 2026.** Kyle Russell made a motion to approve the meeting minutes as written; Scott Hawkins seconded the motion. All present voted in favor and the motion carried.

David Andersen, Chairman, disclosed that he was the applicant for this agenda item and recused himself from voting. Scott Hawkins assumed control of the meeting.

4. **Approval of Conditional Use Permit – Apiary for David Andersen at 735 North Main Street.** David Andersen was present to request approval of a conditional use permit for an apiary (beehives) on his property. He explained that he currently has one hive but has obtained licensing through the State of Utah that would allow up to 25 hives in the future. Discussion included placement of hives, state inspection requirements, and whether any conditions were necessary. Carl Wall made a motion to approve the conditional use permit; Scott Hawkins seconded the motion. All present voted in favor and the motion carried.

Chairman David Anderson resumed conducting the meeting.

5. **Public Comments.** Mary Lynn, Midvale, attended seeking information regarding Parcel No. 01-306-0-0007. The Commission discussed that existing access currently being used from Pine Street appears to be informal and not legally established and the platted extension of Cedar Street appears to be the legal access point, although no

improved road currently exists. The Commission explained that legal access must be established before a building permit can be issued. If private access is pursued, easements or property acquisition from neighboring landowners may be necessary. Any access road would need to meet fire code standards, including width, compaction, and turnaround requirements for emergency vehicles. Commissioners also noted that road improvements on private access routes would be the responsibility of the property owner, not the Town.

The Commission reviewed general building permit requirements for rural residential construction and advised applicants to request the Town's building permit checklist prior to beginning development.

Questions were asked regarding construction of Accessory Dwelling Units (ADUs) and the Commission explained that ADUs are permitted in certain zoning districts but restrictions apply to legal non-conforming lots; detached ADUs may not be allowed on non-conforming lots and internal or attached ADUs may be possible depending on lot status and code requirements.

Questions were raised regarding solar installations and fully off-grid construction. The Commission discussed that larger solar installations may require Conditional Use Permit approval depending on system size. Commission members were not aware of any ordinance specifically prohibiting off-grid residential construction but advised applicants to verify electrical and inspection requirements with the appropriate agencies.

Stetson Sadler, Grantsville, attended seeking information regarding Parcel No. 01-297-0-0003. Their questions were regarding zoning, access, and development potential. The Commission explained that non-conforming parcels may still be buildable if legally created before adoption of current zoning standards, current zoning districts require compliance with minimum lot size requirements for future subdivision, and additional dwellings generally require separate legal parcels. Commission members explained that greenbelt qualification is administered by Tooele County.

Commission members encouraged potential buyers to perform additional due diligence beyond zoning compliance, including flooding potential and encouraged discussions with neighboring property owners regarding seasonal site conditions.

- 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 7:59 p.m.