

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

September 2, 2026

Rush Valley Town Hall

52 South Park Street, Rush Valley Utah

Call to Order. The meeting was called to order at 7:00 p.m.

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

Appointed Officers and Employees Present: Attorney Rob Clegg and Clerk/Recorder Patty Rowe

1. **Roll Call.** All members listed above were present.
2. **Approval of Meeting Minutes – July 8, 2026.** Scott Hawkins made a motion to approve the meeting minutes as written; Paul Bishop seconded the motion. All present voted in favor and the motion carried.
3. **Approval of Building Permit – Carport at 85 E. Heather Way.** Tandy Coyle and Ken Vineyard were present to discuss approval of a building permit for a carport. The Commission had previously requested documentation from the Tooele County Recorder's Office regarding the consolidation of the parcels, and Tandy Coyle provided that documentation. The Commission discussed the property configuration, including the consolidation of multiple parcels and the remaining separate parcel associated with the roadway. The Commission reviewed the property boundaries and setbacks in relation to the proposed structure and existing structures on the property. They also discussed the construction, including the roof design and the distance between the proposed structure and existing structures. Scott Hawkins made a motion to approve the building permit; Kyle Russell seconded the motion. All present voted in favor and the motion carried.
4. **Approval of Conditional Use Permit – Dairy at 600 Cemetery Road.** Colton Park and Paul Opfar were present to discuss a proposed dairy operation. The applicants explained that the property consists of approximately 14.39 acres and is zoned RR-5. They stated that their existing dairy operation, which currently milks approximately 30 cows, would be relocated to the property and that they anticipate an operation of approximately 40-60 cows.

The Commission discussed the existing property, including the residence, barn, sheds, mobile homes, and historic log cabin. The applicants stated that the residence and log cabin would remain, while other existing structures would be removed and additional facilities would be constructed as needed. Discussion also included the number of animals, manure and waste-water management, silage storage, drainage, irrigation facilities, potential odors, flies, traffic,

water usage, and applicable state requirements and permits. The applicants stated that wastewater would be managed through containment and separation systems and that manure would be processed and ultimately used on other agricultural property.

The Commission discussed the proximity of neighboring residences and the potential impacts on surrounding properties and it was recommended by Attorney Clegg that a public hearing would provide neighboring property owners and other members of the public an opportunity to comment on the proposed use. Scott Hawkins made a motion to table the Conditional Use Permit application pending a public hearing; Carl Wall seconded the motion. All present voted in favor and the motion carried.

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

5. **Approval of Building Permit – Agricultural Building at 735 N Main Street.** David Andersen was present to request approval of an agricultural building permit. Mr. Andersen explained that the proposed structure is a metal-framed building that had previously been located elsewhere. He plans to reassemble the structure on his property for storage of equipment. The Commission discussed the location of the proposed building, including setbacks from the property lines and existing residence and the method of anchoring the structure. It was determined that the proposed building met the applicable requirements. Carl Wall made a motion to approve the building permit; Paul Bishop seconded the motion. All present, except David Andersen, voted in favor and the motion carried.

Chairman David Anderson resumed conducting the meeting.

6. **Public Comments.** Carl Wall addressed the Commission regarding the Conditional Use Permit requirement for the proposed dairy and asked whether other properties in Town with larger livestock operations are subject to similar requirements. The Commission discussed the distinction between agricultural uses, feedlots, dairies, commercial operations, and the applicable zoning requirements. The Commission also discussed the importance of applying the Town's requirements consistently and reviewing the applicable ordinances to determine when a Conditional Use Permit is required based on the type, size, and duration of an agricultural operation. Additional discussion addressed the proposed dairy's potential business license requirements and whether the Conditional Use Permit should establish specific conditions regarding the scope of the operation, sale of milk, compliance with applicable regulations, traffic, and other potential impacts.

Patty Rowe raised a question regarding regulations applicable to the sale of raw milk and whether compliance with those regulations should be addressed as a condition of the Conditional Use Permit. The Commission discussed requiring compliance with applicable

state regulations without duplicating the regulatory requirements in the Town's permit. The Commission agreed that additional research and review would be appropriate before considering the dairy Conditional Use Permit at a future meeting.

7. **Adjourn.** Scott Hawkins made a motion to adjourn; Paul Bishop seconded the motion. All present voted in favor and the motion carried. The meeting ended at 7:55 p.m.