Rockville Town Council
Regular Meeting
Rockville Town Hall
July 12, 2023 – 6:00 pm

1. **CALL TO ORDER - ROLL CALL:** Mayor Pam Leach called the meeting to order at 6:00 p.m. The following members of the Town Council were present: Michael Evenson, Dan McGuire, Megan Honer-Orton, Pam Leach, Jeff Ballard. Town Clerk, Vicki S. Bell, recorded the meeting.
2. **PLEDGE OF ALLEGIANCE:** Mayor Leach led the Pledge of Allegiance.
3. **APPROVAL OF THE AGENDA:** Jeff **MOVED** to approve the agenda. Megan **SECONDED** the motion.

   VOTE on Motion:

   Michael Evenson: Aye
   Dan McGuire: Aye
   M. Honer-Orton: Aye
   Mayor Leach: Aye
   Jeff Ballard: Aye

   The motion PASSED unanimously.
4. **DECLARATION OF CONFLICT OF INTEREST WITH AN AGENDA ITEM:** No conflicts were declared.

PUBLIC COMMENTS: There were no public comments.

DISCUSSION / INFORMATION / NON-ACTION ITEMS

1. **REPORT ON HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT – PAM LEACH:** Mayor Leach announced that this month's report is limited to numbers of calls only due to the fact that the district was in the process of changing systems. She reported that Rockville had a total of three calls, Springdale had a total of 18 calls, and Zion National Park had a total of five.
2. **REPORT ON RECOMMENDATIONS OF THE PLANNING COMMISSION – JANE BRENNAN, VICE CHAIR:** Vice Chair Jane Brennan reported that the Rockville Planning Commission had one public comment regarding the possibility of a horse rescue facility from a concerned resident. The person wanted to know what the regulations were for the safety of the horses since we don't have a limit on the total amount of animals allowed per acre. Jane stated she told the individual the Town had designed the Animal Ordinance with animal health and welfare in mind. When asked about this, Jane stated this is currently only an idea and would include other four-footed animals as well.

   Vice Chair Brennan moved on to two action items discussed by the Commission. The first was a Temporary Use Special Event Permit for Jaden Reardon at I/G Winery for an event to be held September 3, 2023 at 276 Grafton Road on Jacob Anderson's property. The permit is for a 3-hour ticketed event, not open to the public, during the day in the vineyard and was approved by the Commission. The second action item was a building permit for the addition of a bathroom to M. Honer-Orton's house at 149 E. Main Street. This building permit was also approved.
3. **REQUEST FOR AGENDA TIME FOR THE DISCUSSION OF ROCKVILLE'S SHORT TERM RENTAL REGULATIONS – WESTIN KRISER:** Westin Kriser, from Utah Valley, addressed the Town Council regarding his interest in the property for sale at 59 W. Main Street for use as a short-term rental. Mr. Kriser stated he is an outdoor person and Zion National Park is Utah's gem. He said this is a sweet town and he would like to bring more people to this area. He is a real estate developer and investor who has some experience in short-term rentals. He said he has carefully read our Town ordinances and has spoken to the realtor selling the property. He seeks comment from the Town Council on opposition to or potential for a variance to be put in place adding one more short-term rental permit to the currently existing four. Could this property be a short-term rental?

   Mayor Leach responded currently no. She added that all of our current short-term rental buildings exist in a designated zone and there are no short-term rentals allowed outside that zone. Surveys of residents have not shown support of short-term rentals throughout the Town. The mayor stated that a variance would not be an option due to specific rules by which variances can be granted. Megan added that the Town's General Plan better expresses the feelings of the majority of Rockville's residents to remain a rural/agricultural community than does the Land Use Code. She stated she wasn't sure the property was suited as a family residence, and that the current owners were aware it could not be used as a short-term rental before remodeling. When asked, she stated the building had originally been a grocery store. Mayor

Leach cited other considerations for not allowing additional short-term rentals, such as the shortage of rental housing for Park and Springdale business employees as an example. She explained that Rockville has always supported the Park and wishes to continue to do so. She stated we don't want to lose any more potential long-term housing to short-term rentals. Mr. Kriser asked whether there are any plans for the future which could allow for additional short-terms rentals on the west side of town where the short-term rental zone exists and was told there are not.

ADMINISTRATIVE ACTION ITEMS

1. **DISCUSSION AND APPROVAL OF *RESOLUTION NO. 23-0712-01A; A RESOLUTION FOR THE HIRING OF A CODE COMPLIANCE OFFICER*:** Mayor Leach asked whether there were any questions about the resolution. Dan noted there was no salary range written into the resolution and added it should indicate if it's hourly or exempt. Clerk Bell explained she omitted it to facilitate future salary changes. Planning Commission Vice Chair Brennan opined the salary be left off this resolution document. The pay scale would be included in the job posting and application, she said. Jane added that other documents related to job description and duties will also need to be written, but what the Council needs to approve or disapprove tonight need not concern itself with such details. Mayor Leach suggested we discuss these concerns at the next meeting, and certainly before posting the position. More research and work need to occur before the position can be posted, she granted, then directed the Council back to the discussion and approval or disapproval of the resolution to hire a compliance officer. The general purpose and duties of such an official were then reiterated and clarified by Mayor Leach, and she entertained several questions and concerns. Megan **MOVED** to approve Resolution No. 23-0712-01 A Resolution for the Hiring of a Code Compliance Officer. Michael **SECONDED** the motion.

   VOTE on Motion:

   Michael Evenson: Aye
   Dan McGuire: Aye
   M. Honer-Orton: Aye
   Mayor Leach: Aye
   Jeff Ballard: Aye

   The motion PASSED unanimously.

2. **APPROVAL OF THE MINUTES OF THE JUNE 14, 2023, REGULAR MEETING:** Dan **MOVED** to approve the minutes of the June 14, 2023 Regular Meeting. Jeff **SECONDED** the motion.

   VOTE on Motion:

   Michael Evenson: Aye
   Dan McGuire: Aye
   M. Honer-Orton: Aye
   Mayor Leach: Aye
   Jeff Ballard: Aye

   The motion PASSED unanimously.

3. **APPROVAL OF EXPENDITURES FOR THE MONTH OF JUNE 2023:** Megan asked Clerk Bell about the entry regarding the last item concerning Access One Group -- "Prepare application for Rocky Mountain..." Clerk Bell explained one of the things she had to do to prepare the bid for the maintenance building was to complete a one-page application for Rocky Mountain. This application contained numerous technical terms unfamiliar to her which compelled her to contact an electrician to assist her in completing the form prior to presenting it to Rocky Mountain. Jeff **MOVED** to approve the expenditures for the month of June 2023. Megan **SECONDED** the motion.

   VOTE on Motion:

   Michael Evenson: Aye
   Dan McGuire: Aye
   M. Honer-Orton: Aye
   Mayor Leach: Aye
   Jeff Ballard: Aye

   The motion PASSED unanimously.

4. **APPROVAL OF THE JUNE 2023 FINANCIAL STATEMENTS:** Mayor Leach pointed out that the $800.00 expenditure for repairing the ditches was a bargain. Dan asked whether changes in fixed monthly expenditures could be highlighted in future reports to facilitate their easy observation, and Clerk Bell said she could do that for the Council members. Dan **MOVED** to approve the June 2023 financial statements. Michael **SECONDED** the motion.

   VOTE on Motion:

   Michael Evenson: Aye
   Dan McGuire: Aye
   M. Honer-Orton: Aye
   Mayor Leach: Aye
   Jeff Ballard: Aye

   The motion PASSED unanimously.

ADMINISTRATIVE NON-ACTION ITEMS

1. **MAYOR AND COUNCIL MEMBER REPORTS**

   Mayor Pam Leach: Mayor Leach praised Rockville's World-Famous Drill Team's performance at the recent Fourth of July Parade. She then thanked the Drill Team and everyone who helped support and facilitate the effort.

   Mayor Leach spoke next about several meetings she's attended, in particular a meeting of the Five Counties Mayors and Five County Association of Governments (FCAOG). In the past couple of years, the mayors have been meeting with Stephen Lisonbee, the Senior Advisor of Rural Affairs from Governor Cox's office to discuss our respective issues and concerns. The FCAOG has agreed to conduct these meetings going forward to assist Stephen Lisonbee and the ULCT in getting the concerns to the Governor and the Legislature. A common concern has been the increased traffic in our communities due to the influx of recreational and tourist traffic. Cameron Diehl from the Utah League of Cities and Towns was present and provided a thorough report on legislative actions. Mr. Diehl said that Utah's growth has forced legislators to work year-round now. He encourages City and Town officials to monitor current events. Cameron sends out a "Friday Facts" email from the Utah League. If you are not receiving that email, contact the ULCT and request to be put on their list for any of their emails.

   Mayor Leach said that Mr. Diehl cited upcoming legislation on transportation, housing, and water. UDOT has been asked to consider the use of toll roads to help with infrastructure and maintaining roads in areas and communities like ours, possibly including SR-9. They are in the process of researching what the Federal guidelines are. Mayor Bruno from Springdale is concerned that an additional booth where people have to stop and pay will cause another back-up in traffic, such as the existing one for Zion National Park. License plate recognition technology like that currently in use in the Salt Lake area and California is being considered as a way to mitigate the long back-ups of cars that result from toll road booths. These systems bill people later and do not require them to stop. Should they decide to proceed with this idea, it would most likely begin with a 1-to-2-year pilot trial.

   The legislature is looking at several possible bills to address housing shortages for young first-time buyers and workers. They are trying to find ways to encourage affordable housing. Last fall 100,000 building permits were approved which have yet to be constructed. This is due to the costs of building and land purchase.

   The monies that were allocated for secondary water metering is almost completely gone. Mr. Diehl said that they have spent about 95% of it, so they are considering other ways to deal with this crucial issue. Dan mentioned that a major user of water in Utah is still for agriculture which sells much of its product out of state.

   Mayor Leach announced the FCAOG will be meeting with Mayors monthly and invited Council members to let her know if they have any issues they might want brought up at those meetings. She also stated these are Zoom meetings and that all Town representatives would be welcome to sit in.

   Dan McGuire: Dan requested access to the Bridge Report. Mayor Leach replied that she had just received the report from UDOT and would be sending it to the Council members for review. Dan mentioned the citizen's letter from across the river that was going to be reviewed by the attorney for response. He asked if any progress has been made on that letter. Mayor Leach replied that we had spoken with our legal counsel and met with the property owner and discussed the items in that letter. We

were advised by our legal counsel that we are not the guardians of wildlife, but noise and light pollution limits are within our purview. Mayor Leach and Planning Vice-Chair Jane Brennan will be visiting the properties during both day and nighttime hours to monitor their compliance with our LUC. The property owner advised us they have taken multiple sound readings during their events and has kept a log and will compare it to what was provided. Zion Red Rock Retreat seems to be very proactive and wishes to demonstrate their willingness to cooperate.

Dan then announced there had been no meetings of the solid waste or of the Hurricane Valley Fire District this month.

Michael Evenson: Michael had nothing to report.

Megan Honer-Orton: Megan reported that she spoke to the police department about the CERT team. It is Megan's intention to include information in the August newsletter about the CERT team to raise awareness. Such information will include general facts, a brief history of CERTS in our area, and available training for next year. Megan then cited recent flooding out east and noted we might want to send out an email about flood preparedness for our residents.

Jeff Ballard: Jeff said he spent a few hours on Grafton Road and graded it. He added we could use some more gravel at places along the road. Asphalt is also required to fill in potholes. Jeff stated he has already spoken to Allen Lee about these needs. Irrigation water is flowing smoothly, but the need for a repair was again cited. Jeff warned that when the repair does occur it will disrupt the flow of irrigation water for several days.

2. **STAFF REPORT AS NEEDED:** Clerk Bell had nothing to report.

ADJOURNMENT: Adjournment: Michael **MOVED** to adjourn the meeting. Dan **SECONDED** the motion.

VOTE on Motion:

Michael Evenson: Aye
Dan McGuire: Aye
M. Honer-Orton: Aye
Mayor Leach: Aye
Jeff Ballard: Aye

The motion PASSED unanimously.

The meeting was adjourned at 6:43 p.m.

Minutes prepared by
Michael Hatfield, Deputy Clerk
Town of Rockville

APPROVED:

Pam Leach, Mayor

The foregoing minutes were posted in the foyer cabinet of the Rockville Town Office by Vicki S Bell *at approximately* 8:20 (AM)PM *on* 17 August 2023, *on Rockville's Website and the Utah Public Notice Website. Posted to Spectrum Events* LVA.

Vicki S Bell

Rockville Town Council
July 12, 2023 6:00 p.m.
Rockville Community Center
43 E. Main Rockville, UT 84763

PLEASE SIGN YOUR NAME AND PLACE OF RESIDENCE FOR THE RECORD

NAME	ADDRESS
Westin Kriser	308 W 410 N Orem, UT 84057
Layney Delong	Rockville
Trish & Rich Hess	Rockville