

**Rockville Planning Commission
Regular Meeting
Rockville Town Hall
January 9, 2024 – 6:00 pm**

1. **CALL TO ORDER – ROLL CALL:** Chair Arnold called the meeting to order at 6:00 pm. Ken Rybkiewicz, Garth Tyler, Layney DeLange, Linda Brinkley, Jane Brennan and Chair Tim Arnold were present. Town Clerk Vicki S. Bell recorded the meeting. Chair Arnold welcomed the new Alternate Member Layney DeLange.
2. **PLEDGE OF ALLEGIANCE:** Chair Arnold led the Pledge of Allegiance.
3. **DECLARATION OF CONFLICT OF INTEREST WITH AN AGENDA ITEM:** No conflicts were declared.

PUBLIC COMMENT: There were no comments.

4. **RECOMMENDATION AND NOMINATION FOR THE 2024 PLANNING COMMISSION CHAIR AND VICE CHAIR:** Chair Arnold explained the Town Council had reappointed Linda Brinkley, Jane Brennan and himself. He explained that each year the Chair position and the Vice Chair position are re-elected. Jane Brennan made the **MOTION** to appoint Garth Tyler as the Chair for 2024. Linda Brinkley **SECONDED** the motion.

VOTE on Motion:

Ken Rybkiewicz-Aye
Garth Tyler-Aye
Linda Brinkley-Aye
Jane Brennan-Aye
Tim Arnold-Aye

The motion passes unanimously.

Tim Arnold made the **MOTION** to appoint himself as Vice Chair for 2024. Jane Brennan **SECONDED** the motion.

VOTE on Motion:

Ken Rybkiewicz-Aye
Garth Tyler-Aye
Linda Brinkley-Aye
Jane Brennan-Aye
Tim Arnold-Aye

The motion passes unanimously.

Garth Tyler then delegated the Chair position to Tim Arnold to conduct this meeting.

Megan Honer-Orton introduced Andy Efstratis, a Rockville resident who is interested in serving in the Community.

5. **CONSIDERATION AND ACTION ON A BUILDING PERMIT APPLICATION FOR A GARAGE AT 37 WEST MAIN, ROCKVILLE-NEIL & LORRAINE ECONOMY:** Neil Economy approached the Commission requesting a building permit for a garage behind his current home. He presented an updated set of plans to the Commission outlining the areas of concern from the review on the first submittal. Questions were raised about the location and distance of the fire hydrant, and the location of the driveway and the new plans show all those details. Vice Chair Arnold asked about the distance between the garage and the pool. Jane Brennan said the pool is not a structure and so therefore has no required setback. Vice Chair Arnold asked about the existing fence. Neil Economy said the fence will be moved and the structure will become the fence both ways from the house around the garage and then extend the fence. The property extends further back than the fence location. Linda Brinkley asked if there was a connecting hall from the home to the garage. Neil said nothing connects the two buildings. Jane explained that the Town Code does not require a variance regarding setbacks if the building is completely in back of the home. She said as a side note this doesn't involve this building, but I want to tell you a conversation that I've had with the Town Council and the general consensus is the term behind the home means all the

Planning Commission Regular Meeting

January 9, 2024

Page 2

way behind. Jane said that this issue may need to be clarified with the Town Council. Vice Chair Arnold stated the previous plans showed a water line to the building, but the Town Code does not allow water within an accessory building. The water line has been removed on the new plans. Neil said there will be a stem wall in the back near the slope to help retain dirt. Neil Economy asked about the 5-month deadline from approval to completion. The Commission clarified that the building permit must be obtained and paid for within 6 months of approval, but the actual building may take longer if progress is being done. Vice Chair Arnold asked if the issue of the floodplain had been addressed. Clerk Bell said the flood plain issue is being worked on and should be completed soon as there does not seem to be any problems, as the elevation is higher in this location. Vice Chair Arnold noted the lighting is downward facing and also noted there are not any stated easements on this parcel. Neil Economy replied there is a phone line without an easement, but not in this location. Clerk Bell stated the Building Inspector is still reviewing the plans and his approval will be necessary before the actual permit is issued.

Vice Chair Arnold made the **MOTION** whereas the application for the building permit for a garage accessory building located at 37 W Main St. Rockville, UT, submitted by Neil and Lorraine Economy is complete, and whereas the following have been addressed and accepted by the Planning Commissioners-- no water in the accessory building, no easements are being violated, and the floodplain permit will be completed and approved and; whereas this building project complies with the current Land Use Code and does not conflict with the Rockville General Plan and does not conflict with the nature of the Community I move we approve this application. Linda Brinkley **SECONDED** the motion.

VOTE on Motion:

Ken Rybkiewicz-Aye
Garth Tyler-Aye
Linda Brinkley-Aye
Jane Brennan-Aye
Tim Arnold-Aye

The motion passes unanimously.

6. **APPROVAL OF THE MINUTES FOR THE DECEMBER 12, 2023, REGULAR MEETING:** Vice Chair Arnold asked if there were any changes to the minutes for December 12, 2023. No changes were noted. Vice Chair Arnold made the **MOTION** to approve the minutes from the December 12, 2023 meeting. Chairman Tyler **SECONDED** the motion.

VOTE on Motion:

Ken Rybkiewicz-Aye
Garth Tyler-Aye
Linda Brinkley-Aye
Jane Brennan-Aye
Tim Arnold-Aye

The motion passes unanimously.

INFORMATION/DISCUSSION/NON-ACTION ITEMS

7. Town Office Report –

- a. A business license was issued to Danielle Davis for Zion Sage Boutique at 302 East Main-
- b. A business license was issued to Skyler Davis for Zion Wolfe Construction at 302 East Main-Clerk Cox reported both business licenses were issued for the Davis's that were approved last month for their home occupations.

8. Planning Commission Administrative Business

Planning Commission Regular Meeting

January 9, 2024

Page 3

- a. The next Planning Commission meeting will be February 13, 2024. Vice Chair Arnold asked if everyone would be in attendance at next month's meeting. Jane Brennan said there is a possibility she will not be there. Vice Chair Arnold asked Layney DeLange to be available for this meeting. The Commission then discussed holding a work meeting after the regular meeting to discuss modifications to various Town Codes. It was agreed a work meeting would be held immediately after the regular Commission Meeting.
- b. Jane reminded the Commission about the annual Bed and Breakfast inspections that are now due and will need attention.
- c. Jane Brennan reported Linda Brinkley had been working on past minute books and was summarizing them and listing actions in the front to make it easier to reference.

9. **ADJOURN:** Vice Chair Arnold made the **MOTION** to adjourn. Linda Brinkley **SECONDED** the motion.

VOTE on Motion:

Ken Rybkiewicz-Aye

Garth Tyler-Aye

Linda Brinkley-Aye

Jane Brennan-Aye

Tim Arnold-Aye

The motion passes unanimously.

The meeting adjourned at 6:24 pm.

Shelley D. Cox
Town Clerk

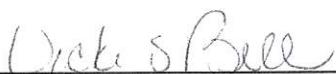
Minutes prepared by
Michael Hatfield
Town of Rockville

APPROVED



Planning Commission Chair/Vice Chair

The foregoing minutes were posted in the cabinet of the Rockville Town Office by Linda Brinkley at approximately 11:00 AM/PM on 14 February 2024, on the Rockville website and the Utah Public Notice website.



Shelley Cox
Town Clerk



**Rockville Planning Commission
Regular Meeting
January 9, 2024 6:00 p.m.
Rockville Town Hall**

PLEASE SIGN YOUR NAME AND PLACE OF RESIDENCE FOR THE RECORD

NAME	ADDRESS
<u>John</u>	<u>37 W. MAIN ST.</u>
<u>GARY HALL</u>	<u>620 E. MAIN</u>
<u>M. Hause-Oxton</u>	<u>Dockland</u>
<u>Andy Estafy</u>	<u>"</u>