

Rockville Planning Commission
Regular Meeting
Rockville Town Hall
February 13, 2024 – 6:00 pm

1. **CALL TO ORDER – ROLL CALL:** The meeting was called to order at 6:00 pm. Ken Rybkiewicz, Layney DeLange, Linda Brinkley and Garth Tyler were present. Tim Arnold and Jane Brennan were excused. The meeting was recorded by Vicki S. Bell, Clerk.
2. **DECLARATION OF CONFLICT OF INTEREST WITH AN AGENDA ITEM:** No conflicts declared.

Public Comment – If you wish to speak during Public Comment, please sign in with the Town Clerk by 5:45 p.m. If more than one person desires to speak on the same topic, a time limit may be imposed: There were no public comments.

Linda **MOVED** to switch the order of agenda item No. 3 and agenda item No. 4. Ken **SECONDED** the motion.

VOTE ON MOTION:

Ken Rybkiewicz – AYE
Layney DeLange – AYE
Linda Brinkley – AYE
Garth Tyler – AYE

The MOTION passed unanimously.

3. **CONSIDERATION AND ACTION ON AN APPLICATION FOR A SPECIAL EVENT PERMIT FOR VACATION RACES, MARCH 2, 2024:** Salem Stanley stated they will be putting on the Zion Half Marathon on March 2, 2024. The Zion Half Marathon begins in Virgin and finishes in Springdale. The racers will come through Rockville along highway SR-9. It is estimated that the first participant comes through Rockville at roughly 8:00 a.m., with the last participant coming through by 10:00 am. The runners will stay on the shoulder so there shouldn't be meaningful disruption within the town. They're expecting about 1500 participants this year, which is a little lower than they've had in the past, but it's going to be business as usual. This is the 13th edition of the event.

It was asked if there would be roadside aid stations. Salem responded that the center of Rockville is approximately at mile 8.5. There will be a station at mile 9 which is at the east end of town and then we have one at mile 7. He mentioned he remembered the mayor setting up an impromptu aid station, which was kind of awesome. That's always welcome. And if anybody wants to come out and cheer the runners on, that's a wonderful thing.

Salem stated that they have a second event, the Zion Ultra marathon. It happens in April and the only immediate impact to Rockville is the race brings runners 200 yards into Rockville on the Grafton Mesa. We're not sure if we need to be doing a formal permit. He stated they are open to do whatever is necessary. Clerk Bell proposed that for 200 feet, we could include the Zion Marathon along with this application. Chair Tyler agreed. Salem was appreciative and will be submitting the insurance certificate once it has been secured for the Zion Ultra Marathon. The race is scheduled for April 13th and 14th. They don't expect runners to be running through Rockville until Sunday.

Layney asked when you have races up on the mesas and the runners use the ribbons and the trees. Do you guys use the clip? Salem responded that they really try to leave no trace and if you ever find any we'll come and clean it up. It's happened before and it will likely happen again. But again we're local we can run up here pretty quick and clean it up.

Chair Tyler **MOVED** that whereas, the application for a temporary use special event permit for Vacation Races to conduct foot races along SR-9 through the town of Rockville on Saturday, March 2nd is complete and; whereas, Vacation Races has a history of using the shoulders alongside SR-9 without significant problems and; whereas the Zion Half Marathon has for several years left little to no impact on the environment and has been a welcome community activity and; whereas, Salem has been made aware and agrees to minimizing the disruption of traffic on State Road 9 and agrees to clean up debris left behind after the race, and; whereas, will provide traffic control as needed to conduct a safe event, and; whereas, we are approving the Zion Ultra

Marathon which will bring runners into Rockville approximately 200 feet on April 13 - 14, 2024 and; whereas; these events comply with the Rockville Land Use Code, Chapter 9.1.25 and the event does not conflict with the Rockville General Plan and does not conflict with the nature of the community; and, therefore, Chair Tyler **MOVED** to approve this special event application for Vacation Races. This motion is being made on the condition that Salem supplies the Town with the insurance certificate for the Zion Ultra Marathon. Ken **SECONDED** the motion.

VOTE ON MOTION:

Ken Rybkiewicz – AYE
Layne DeLange – AYE
Linda Brinkley – AYE
Garth Tyler – AYE

The MOTION passed unanimously.

4. CONSIDERATION AND ACTION ON A BUILDING PERMIT APPLICATION FOR A NEW

HOME AT 208 WEST MAIN: Chair Tyler invited Jan up to give a brief overview of what he's wanting to do now versus what he had been approved for in the remodel. Jan explained that once he began demolition, he discovered that the existing home's foundation had very significant problems. He stated that he would have a new home sitting on blue clay. He had a bid for a new build and it was going to cost him more to remodel that old house than to go and build a new house that he wanted. This house will look like a modern or even a Tuscan Craftsman. It's got the pillars or the tapered pillars with the sandstone columns.

Jan stated that he has to make sure that the new house is going to be protected from water coming down the hillside. He said that he may not be in an actual floodplain, but he's does have to deal with flooding. He reported he even has problems with the flood irrigation coming over onto his property from the adjoining property. He has to be able to somehow grade his property in order to protect his home from flooding. When he begins grading the property in order to put swales, he fears he may kill some pretty substantial trees. He's trying to build something that looks congruent; something that will fit in with the community. Jan stated that the property needs to be elevated. He did provide an elevation plan drawn by an engineer. He's not looking to try to elevate the property and have the house sitting up on a knoll. He's trying to elevate it because the terrain on this property is all over the place,

Chair Tyler explained that he's gone by Jan's property 2-3 times to look at it from the street. He noted that like Jan mentioned, there are issues with flooding. There is on the east side of the property kind of, not a berm, but a low spot where water is allowed trying to circumvent or go around the existing house. When looking at the plans, the west side of the house that Jan is proposing is, within a couple feet of the east side. The southwest corner of the house is going to have to be filled in according to the current plan. I would like to notate that because of the little low spot, Jan needs to try and direct the water around the house.

Jan stated that the engineer feels that one of the reasons this house sunk and cracked is because of the flood irrigation that is so commonly used throughout the community. Once you start getting water underneath the foundation that's what causes it to sink. Ken stated that there are a lot of expansive soils in the county in general. It's not just the flood irrigation. There are lots of clay soils. And so if you are looking at engineering issues, a lot of it has to do with the type of soil that's inherent in this part of the county as well. Ken advised that Jan consider the type of soil that you're dealing with when you're doing the excavation and foundation work. Garth stated that the Geotech report does mimic what Ken said. On that particular corner it looks like there is a little low spot; and technically that will need to be built up with structural fill. The corner is going to have to be built up because it's in that little low spot is not going to be any higher than what's existing there already. When you look at that, as a benchmark, the current house and the way it was landscaped to repel the water it's not going to be any higher than what that is. Garth stated he wants to make sure that when Jan builds this new house, that it is properly structured and along with the structural field. And also, that Jan properly landscapes to take care of the water that runs down his place otherwise he's going to be in the same position that he is with his existing house. Jan stated that when they did the drilling on that property in 2020, they went down 23 feet. The report came back saying was no blue clay. He was told he would need to over excavate by three feet. They suggested cobble of less than 6 inches with road base mixed in. So, I mean there's a host of issues that I still don't know.

Ken asked about the site location. He wondered if anyone did the calculations for distance from the cliffside and the steep slopes that are referenced in the letter. We need to confirm that it is out of the rockfall zone. Garth responded that his set back from the cliff side is 167 feet. Jan stated that Landmark Engineering did some computer simulations with the soil study and the rock fall study that I sent to the town. Any rocks that would come down the west side of the property and then veer off and come into my property. But Landmark believes that the surface is a medium to hard surface and no rocks in their simulation would even touch the border of my property. He tries not to touch the hillside because he thinks it's kind of like flirting with disaster when you start cutting toes and digging trenches and things like that.

Jan added that he will be elevating under the entire house. It has to be in order to get a berm to control the flooding. Clerk Bell had Jane Brennan on the phone Friday or Thursday and she said that was totally within the realm of what can be done here because of the flooding situation. Clerk Bell clarified what Jane's reasoning was behind her thought was the knowledge that Jan's purpose for the elevation is to prevent flooding; not for the purpose of getting his house up taller. Jane said this is a flooding situation and he needs to make sure his house is safe from the flooding. The height of the house would still be less than the 25 feet. Jan commented that he is not interested in making the house stand up like a sore thumb. His house is set so far back, about 250 feet, from the road. Even if the house was raised 2 feet, it wouldn't be noticed.

Chair Tyler stated that there are a couple of other points to make. No easements are being violated with this. And then sewer, obviously, once you connect the new house, then the old house needs to be disconnected as well. Just a point of clarification. Layney asked Jan if he will you live in the old house until the new house is completely built. [Inaudible] the old house and then fill in the basement; having removed all the walls out of the basement. Jan responded that he's thinking about putting the house on ksl.com. He will invite people to come and literally have them dismantle the house. There's a lot of old Douglas fir.

Chair Tyler stated that if there are no other comments he'd like to make a motion. Whereas, the application for a building permit for a new house being construction at 208 W Main St. in Rockville, UT, submitted by Jan Fasselin is complete and; whereas, the following has been addressed and accepted by the Planning Commission: the elevation of the terrain around the new structure is to control erosion. The terrain is designed to repel water away from the new structure and prevent future structural damage due to excessive moisture and will not cause excessive water to drain onto adjacent properties and, whereas no easements are being violated and; the sewer and water will be immediately disconnected from the existing residence and rendered unusable after the new house is completed and; whereas, this building project complies with the Land Use Code and does not conflict with the Rockville General Plan and does not conflict with the nature of the Community, therefore, Chair Tyler **MOVED** we approve this application. Ken **SECONDED** the motion.

VOTE ON MOTION:

Ken Rybkiewicz – AYE
Layne DeLange – AYE
Linda Brinkley – AYE
Garth Tyler – AYE

The MOTION passed unanimously.

5. **CONSIDERATION AND ACTION ON A BUILDING PERMIT APPLICATION FOR A NEW MAINTENANCE BUILDING AT 43 EAST MAIN:** The grading permit you approved has allowed Grass Creek Construction to start working up there. They've got it all leveled. They're starting to put the utility hookups in. And you may notice that the steel building has been delivered; but it's all in pieces. We are submitting the building permit to actually get that building built. The Planning Commission has seen the plans; do you have any questions?

Chair Tyler asked if the retaining walls have been installed or are they waiting until they get the building permit. Vicki responded that she was unaware of their plans as to when the walls would be installed.

Layne asked who will maintain the building. Vicki responded that the town will maintain the building. It's basically going to be for storage. We're going to store the town dump truck, the town

backhoe and the cert trailer in there. We'll have everything in one place; giving our equipment some protection.

Chair Tyler clarified that water will not be plumbed into the building at this point. Vicki responded that they will be putting the plumbing, as we don't want to break up the cement at a later date, it's going to be plumbed, but nothing will be attached to that plumbing until such time as Ordinances may change.

Chair Tyler stated he would like to read a motion, whereas, the application for a building permit for the new maintenance Building being constructed at 43 E Main St. Rockville, UT, submitted by the Town of Rockville, is complete, and whereas, the following has been addressed and accepted by the Planning Commissioners, the building will be situated on the portion of the property adjacent to DeMille Rd. with respective retaining walls as notated and: whereas, the building will be constructed on the property in accordance to the manufacturer specifications and, whereas, water will not be plumbed into the building, and; whereas, this maintenance building complies with Land Use Code, Chapter 8 and does not conflict with the Rockville General Plan and does not conflict with the nature of the community. Chair Tyler **MOVED** that the Planning Commission approve this application. Layney **SECONDED** the motion.

VOTE ON MOTION:

Ken Rybkiewicz – AYE
Layne DeLange – AYE
Linda Brinkley – AYE
Garth Tyler – AYE

The MOTION passed unanimously.

5. **APPROVAL OF THE MINUTES FOR THE JANUARY 9, 2024, REGULAR MEETING:** Ken **MOVED** to accept the minutes for the January 9, 2024 regular meeting. Layney **SECONDED** the motion.

VOTE ON MOTION:

Ken Rybkiewicz – AYE
Layne DeLange – AYE
Linda Brinkley – AYE
Garth Tyler – AYE

The MOTION passed unanimously.

INFORMATION/DISCUSSION/NON-ACTION ITEMS

6. **TOWN OFFICE REPORT – NA**
7. **PLANNING COMMISSION ADMINISTRATIVE BUSINESS**
- a. Next Planning Commission meeting will be March 12, 2024

ADJOURN: Ken **MOVED** to adjourn the meeting. Layney **SECONDED** the motion.

VOTE ON MOTION:

Ken Rybkiewicz – AYE
Layne DeLange – AYE
Linda Brinkley – AYE
Garth Tyler – AYE

The MOTION passed unanimously.

Vicki S. Bell,
Town Clerk

APPROVED



Planning Commission Chair/Vice Chair

The foregoing was posted in the foyer cabinet of the Rockville Town Office by _____ at approximately _____ AM/PM on _____, on Rockville's Website and the Utah Public Notice Website. Posted to Spectrum Events _____.



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Regular Meeting
February 13, 2024 6:00 p.m.
Rockville Town Hall

PLEASE SIGN YOUR NAME AND PLACE OF RESIDENCE FOR THE RECORD

NAME

ADDRESS

Robin Smith

888 W Main

Jan Fasselini

208 West Main Street

Josh Oliveri / Salem Stanley

847 E Apache

Danielle Davis

202 E Main St

Jacob Anderson

490 E Main

Sandy Straub

57 W. Main St