

Rockville Planning Commission
Public Hearing and Regular Meeting
June 10, 2025
6:00 pm

1. **CALL TO ORDER – ROLL CALL.** Chair Rybkiewicz called the Rockville Planning Commission meeting to order at 6:00 pm. Planning Commission members in attendance were Linda Brinkley, Tim Arnold, Andy Efstratis, Chair Rybkiewicz and alternate members Layney DeLange and Angie Frabisilio. Chair Rybkiewicz stated Jane Brennan was excused. Due to her absence Layney DeLange will be a voting commissioner for this meeting. Town Clerk Shelley D. Cox recorded the meeting.

2. **PLEDGE OF ALLEGIANCE:** Chair Rybkiewicz led the audience in the Pledge of Allegiance.

3. **DECLARATION OF CONFLICT OF INTEREST WITH AN AGENDA ITEM.** No conflicts were declared.

Public Comment: No comments were made.

4. **CONSIDERATION AND ACTION FOR A POOL PERMIT AT 128 WEST GRAFTON ROAD-LOWE'S-CHANCE WRIGHT:** Chair Rybkiewicz explained Chance Wright is out of town and Nick Lowe is participating on Zoom. Chair Rybkiewicz stated when the application was submitted it has not listed contractor's license number. Nick Lowe said he would provide those to the Office. He said they would like to pursue construction soon. Chair Rybkiewicz stated on the plans there is no pool deck shown, nor fence indicated to be installed and/or an automatic pool cover one of which is required by State Code. He said this could be worked out with the Building Inspector, but the contractors need to remedy this and follow the Code. Nick Lowe said that would be done and most likely an automatic pool cover would be installed. He said it would be a rectangular style fiberglass pool 40'x15'x4'. With a hot tub measuring 5'x5'. Layney DeLange asked where the water would be supplied to fill the pool. Nick Lowe said their well or irrigation water may be used as it is not as hard of water as the well. Chair Rybkiewicz stated there is a pipeline fire hydrant nearby but emphasized this cannot be used for that purpose. Chance Wright, the contractor, had included an application for a grading permit in case it was required for the pool installation. Planning Commissioners felt the pool permit should include all the details of construction. This issue will be reviewed and make sure the pool permits line up with all the other aspects. Chair Rybkiewicz stated the plan submitted shows plumbing is still noted in the pool house. The Building Inspector was contacted about this issue and conferred there is no plumbing inside. But it is noticed the plumbing still shows on the printed plans. Nick Lowe said the plans used may still be from the original submission of the home plans. He said they are aware no plumbing of any kind is to be inside accessory dwellings. Chair Rybkiewicz stated a tap may be outside an accessory building but not inside any building except the actual home. No questions were raised. Chair Rybkiewicz **MOVED** Whereas the application for a pool permit submitted by Chance Wright the contractor for Premier Western Properties, with John and Nancy Lowe the property owners at 205 W Grafton Road Rockville, UT is complete and this application for a pool complies with Chapter 5.1 of the Rockville Land Use Code and the Rockville General Plan, and the applicant has been made aware of the State Pool Code requirements and agrees to comply with the Code and no plumbing shall be

added to the accessory unit associated with the pool therefore move to approve this application. Tim Arnold **SECONDED** the motion.

VOTE on Motion:

Andy Efstratis – Aye
Layne DeLange - Aye
Linda Brinkley- Aye
Tim Arnold- Aye
Chair Rybkiewicz-Aye

MOTION PASSED

5. A PUBLIC HEARING TO CONSIDER PUBLIC COMMENT ON A DRAFT ORDINANCE FOR REVIEW AND POSSIBLE RECOMMENDATION BY THE PLANNING COMMISSION TO THE TOWN COUNCIL FOR ADOPTION OF AN ORDINANCE AMENDING THE LAND USE CODE TO ESTABLISH SEPTIC TANK DENSITY LIMIT AND ENVIRONMENTAL REVIEW CRITERIA FOR ZONING DECISIONS

Chair Rybkiewicz asked for a motion to open the public hearing. Tim Arnold **MOVED** to open the public hearing. Linda Brinkley **SECONDED** the motion.

VOTE on Motion:

Andy Efstratis – Aye
Layne DeLange - Aye
Linda Brinkley- Aye
Tim Arnold- Aye
Chair Rybkiewicz-Aye

MOTION PASSED

Chair Rybkiewicz reminded anyone wishing to comment to keep it brief and come to the front, stating their name. Tydon Oler approached the Commission to clarify that what's being proposed is the most recent draft that was sent out and posted, with no changes. Chair Rybkiewicz reaffirmed no wording has been changed from the draft as previously printed. Tydon Oler then asked if the analysis for septic tank density for Rockville gives a projected total number of septic tanks in each of the areas and then the calculated density is mentioned. For instance if there is a projected density of 396 septic tanks for the Virgin River Corridor and that works out to a calculated density of 1 tank per 3 acres. Does that mean each individual lot has to be more than three acres or does that mean that as long as we have an overall density that's over 3 acres. Chair Rybkiewicz stated it is his understanding that each individual lot does not need to be 3 acres, but a permit may be given every 3 acres overall.

Jacob Anderson asked if this limitation is for just traditional septic systems? And would that mean that once that density is met, you could do alternative systems like the Renco systems? Or is that counting alternative systems also. Chair Rybkiewicz stated this is only addressing septic tanks. Alternative approved systems by the Town and Southwest Health Department would still be allowed. This ordinance addresses this under alternate compliant measures. Tim Arnold read alternate compliance measures applicants may propose the use of alternative on site wastewater treatment systems that reduce nitrate loading, subject to review and approval by the Town Planning Commission, Southwest Health Department and the Utah Department of Environmental Quality.

Jacob Anderson said he had just installed an alternative system and had been working with the Southwest Health Department. The systems are nice but very pricey. He said the Southwest Health Department has recommendations for alternative systems. He said the theory is that the water from the alternative system may be used for irrigation as it is so clean.

Chair Rybkiewicz if anyone else would like to comment. No other comments were made. Linda Brinkley **MOVED** to close the public hearing. Layney DeLange **SECONDED** the motion.

VOTE on Motion:

Andy Efstratis – Aye

Layney DeLange - Aye

Linda Brinkley- Aye

Tim Arnold- Aye

Chair Rybkiewicz-Aye

MOTION PASSED

7. DISCUSSION AND POSSIBLE RECOMMENDATION TO THE TOWN COUNCIL TO ADOPT AN ORDINANCE AMENDING THE LAND USE CODE TO ESTABLISH SEPTIC TANK DENSITY LIMITS AND ENVIRONMENTAL REVIEW CRITERIA FOR ZONING DECISIONS: Chair

Rybkiewicz asked for any discussion the Commissioners may have. He said the Commission had gone over this and drafted the wording as discussed. He asked if there were any things that need changed or variations. He said this document may be presented tomorrow night to the Town Council, unless there are many changes. Tim Arnold questioned why it mandates connecting to the sewer system if a resident is within 300' of the sewer line. He said residents, although within the 300' may require pumping or extreme costs to connect. He also asked why the date of the study is not included. Chair Rybkiewicz stated the attorney recommending only referencing the most current septic density study accepted. This way the dates will not need to be modified each time a study is done. The State Code mandates the 300' connection reference. Tim Arnold looked up the State Code to verify the wording. He said there is an exception in the Utah Code stating if the sewer is not low enough for gravity feed a connection is not required. The Commission discussed referencing the State Code. Tim Arnold said the State Code referenced should be Chapter 10.8.3 and following the guidelines outlined by the State and include the wording they use. The Commission agreed to include this reference in this draft. It will be added before tomorrow's Council meeting. Angie Frabasilio questioned why the North side needs to connect when near the river if the South side would have the same effect but not required to connect. Are they not the same number of nitrates. This was discussed since there is no viable system to connect to on the South side of the river. Crossing the river with a sewer line at this time is not allowed. Chair Rybkiewicz said people on the North side of the river who have a home nearer the river may still connect if they desire. However they would be pumping up hill. Chair Rybkiewicz stated there are a number of homes on Bridge road that are not presently connected to the sewer system. Any pre-existing sewer systems being used are not addressed in this study nor ordinance. Chair Rybkiewicz informed the Commission that Southwest Health Department had a printed list listing each Town or City in the County and how many septic permits allowed with the exception of Rockville and once this is adopted we can work together to ensure proper channels are followed and to not exceed the allowed septic permits. Angie Frabasilio asked if within the 300' mandate to connect to the sewer line would an alternative system still be allowed. She asked if the wording needed to be clarified to allow it. The Commission agreed to clarify this issue. Angie Frabasilio questioned the wording in 5B mentioning degradation threshold versus maximum allowable septic tank density. She asked if this is the same issue should

they not be worded the same. Chair Rybkiewicz stated he feels the different wording addresses different issues. The Commission discussed using a more conservative number than the study indicates when permitting septic tanks. There are multiple thresholds mentioned and discussed within the Study. The Commission discussed wording and clarification. There are a few minor tweaks to iron out before presenting this to the Council. Chair Rybkiewicz said the Southwest Health Department is onboard with this and is glad the Town is formally addressing this. Chair Rybkiewicz asked if there were any more questions or comments. Tim Arnold will draft the language to be included in the proposal to the Council tomorrow night. No other comments were made. Chair Rybkiewicz **MOVED** Whereas the Rockville Planning Commission has reviewed the 2024 Analysis of Septic-Tank Density for Rockville, Washington County, Utah, discussed and now recommends to the Rockville Town Council the adoption of an Ordinance, draft Ordinance attached hereto, that will add a Chapter to the Rockville Land Use Code, Chapter 13-Environmental Sustainability. The purpose of this chapter is to protect groundwater quality by ensuring that septic tank installations do not exceed scientifically determined density limits in Rockville, as outlined in the recent Septic-Tank Density Study. This will also amend Chapter 8. Section 8.4 Establishment of Zones to include the following language... before zoning or rezoning any land the Town Council and Planning Commission shall consider the environmental sustainability of the proposed zone, as outlined in Chapter 13 of the Land Use Code. This includes, but is not limited to, impacts on groundwater quality, septic system capacity and findings from the most recent Septic Tank Density Study.. As we discussed and made minor revisions to 4C. State requirements will be added, and 300-foot requirement shall be changed and 5B will also be modified. The definitions in the most recent Septic Density Study will also be added to the Land Use Code in Chapter 2 therefore I move we approve this recommendation to the Town Council. Layney DeLange **SECONDED** the motion.

VOTE on Motion:

Andy Efstratis - Aye

Layney DeLange-Aye

Linda Brinkley- Aye

Tim Arnold- Aye

Chair Rybkiewicz-Aye

MOTION PASSED.

The Commission questioned if the Planning Commission had approved the Septic Density Study. Chair Rybkiewicz stated the Town Council is who accepts the study, the Planning Commission just reviews it.

8. **APPROVAL OF THE MINUTES FOR THE MAY 13, 2025 REGULAR MEETING:** Chair Rybkiewicz asked if anyone had any changes to the minutes for last month's meeting. No changes were made. Layney DeLange **MOVED** to approve the minutes of the Planning Commission meeting May 13, 2025. Tim Arnold **SECONDED** the motion.

VOTE on Motion:

Andy Efstratis - Aye

Layney DeLange-Aye

Linda Brinkley- Aye

Tim Arnold- Aye

Chair Rybkiewicz-Aye

MOTION PASSED

Information/Discussion/Non-Action Items.

1. **Planning Commission Chair Report-Ken Rybkiewicz:** Chair Rybkiewicz stated he will be out of town for next month's Planning Commission meeting on July 8, 2025 and Jane Brennan will be chairing it
2. **Town Office Report:** Nothing to report.
3. **Motion to Adjourn.** Andy Efstratis **MOVED** to adjourn the meeting at 7:10 pm. Layney DeLange **SECONDED** the motion.

VOTE on Motion:

Andy Efstratis - Aye
Layney DeLange-Aye
Linda Brinkley- Aye
Tim Arnold- Aye
Chair Rybkiewicz-Aye

MOTION PASSED

Minutes prepared by
Shelley D. Cox -Town Clerk

Motion passed.


Minutes prepared by
Shelley D. Cox
Town Clerk

APPROVED



Planning Commission Chair/Vice Chair

The foregoing minutes were posted in the cabinet of the Rockville Town Office by Shelley D Cox at approximately 11:00 AM on 8-13-25, on the Rockville website and the Utah Public Notice website.



Shelley Cox
Town Clerk

