

Rockville Planning Commission
Regular Meeting
October 14, 2025
6:00 pm

1. **CALL TO ORDER – ROLL CALL.** Chair Rybkiewicz called the Rockville Planning Commission Regular meeting to order at 6:00 pm. Planning Commission members in attendance were Andy Efstratis, Tim Arnold, Linda Brinkley, Jane Brennan, and Chair Rybkiewicz along with alternate member Angie Frabisilio. Town Clerk Shelley D. Cox was recording the meeting. Layne DeLange was excused.
2. **PLEDGE OF ALLEGIANCE:** Chair Rybkiewicz led the audience in the Pledge of Allegiance.
3. **DECLARATION OF CONFLICT OF INTEREST WITH AN AGENDA ITEM. DECLARATION OF CONFLICT OF INTEREST WITH AN AGENDA ITEM:** Tim Arnold declared a conflict of interest with #7 on tonight's agenda. This special event permit for a nativity program is being requested by the students where he teaches school. Chair Rybkiewicz declared he works for the Rockville Pipeline Company, and there's somewhat of a discussion happening about our building permit and the Fire Marshal's recommendations this evening, which really doesn't affect the pipeline much, but it was a discussion that was initially started by the Pipeline Company. He said he is a paid contractor for the Pipeline Company.

Public Comment: Chair Rybkiewicz read in a letter from Robin Smith, dated October 10, 2025

Town of Rockville Planning Commission To be read into records during the public comment period of the October 13, 2025 (should be October 14, 2025) meeting. Dear Commissioners, Thank you for your service to Rockville. This letter clarifies that the non-conforming use of the cabin at 388 W Main Street as a residence, was discussed and voted on during the August 9, 2022 Planning Commission regular meeting, with the decision recorded in public records (3 in favor, 1 opposed). The issue of the use of the cabin as a residence has drawn attention during the current political campaign. I appreciate that one candidate who brought this subject up during discussions with potential voters has met with me personally and apologized after confirming the facts. If any member of this community has questions about the use of a parcel in town, please contact the Town Clerk or review public records directly. Before sharing information, ensure you have researched and verified it. Sincerely, Robin Smith 388 W Main St Rockville UT 84763

4. **Consideration and Action on a Minor Subdivision Request-South Mesa-Kelland Terry-Willie Holdman-continued from last month.** Willie Holdman and his attorney Karin Schaman were attending by Zoom. Chair Rybkiewicz asked Willie Holdman to provide a brief explanation of what he is requesting. Willie Holdman said he has always loved the area down here. He is a professional photographer and has been going here for a lot of years doing photography and stuff. And like a lot of people, as well as the locals who live here think it's a beautiful place. He said he spent a lot of time here on Eagles Crag Road and would like a piece of property there. He said he reached out to Kelland Terry and asked about the possibility of purchasing a piece of his property. We came up with an agreement to purchase this 20-acre property. It will be 20 acres split off Kelland Terry's 80-acre parcel. Jane Brennan asked Mr. Holdman if he was aware that a road goes through this 20-acre parcel, and does he realize that he will not own that road. Willie Holdman asked if she was referring to Eagle Crags Road. Jane Brennan said it is Eagle Crags Road but on the map he provided it is listed as Bridge Road. Mr. Holdman said he knows that the road falls in the property line and is sure there's an easement there for access for the public and everything else and for other people that live up there to

go up there. So yeah, that's his understanding. He said this application is pretty much straightforward, as two people coming into agreement to sell property and purchase property up there. He said he is buying 20-acres, so I'm pretty sure it falls within the current zoning of open space 20. Jane Brennan reiterated to Mr. Holdman that it is a public road, and he doesn't own it, nor can he block it. She said this subdivision does not guarantee the ability to build and asked if he understood that? Mr. Holdman said yes he understood. Angie Frabasilio asked what Mr. Holdman planned for the property. Willie Holdman said probably what most people do when they buy a property, just kind of enjoy it and maybe it's an investment. He said he liked to enjoy the sunrise and sunsets from there, as that's pretty much what he does right now. Jane Brennan asked if Mr. Holdman was still buying the Glade Dalton property located inside this 20-acre parcel. Willie Holdman said not at this time. Jane Brennan said if you do not buy the Dalton property it, puts the Dalton property in a keyhole lot. And although it was in the middle of Mr. Terry's property if someone else wanted to buy that property, I'm sure you're going to be morally obligated at the very least to put in an easement for a road so that they have property access. She said she was under the impression he was going to buy that property too because one of your application packets came with information regarding Mr. Dalton's as it contained the power of attorney and the surveyor stated with the two properties it would be 21-acres. We were under the impression this was all going to be one big parcel. Willie Holdman said it just didn't work out the way he had planned. So at this time, I'm not purchasing the Dalton property. Andy Efstratis asked about the house that is on the property at this time. Is he tearing it down? Willie Holdman said the house there now is on the Dalton property and is not included in this purchase. The various maps show the house in different locations, but it is truly not on the piece being discussed at this time. He said there's a lot of confusion about that boundary as he has done tons of research and when he was looking into this Dalton parcel. The County has it in one area and the Daltons have it in another area. He said the structure there was built in the 70s, and they've kind of used it as a picnic area, but it hasn't been used for a little bit. He said he knows this is a 20-acre zone, and he is buying 20 acres. He is aware there are some issues with that area up there. He said he knows there are six or seven residences who live up there right now full time, but I understand they may have got their property, even though their property isn't even 20 acres, that's not even conforming with your zoning right now. He understands that they're living there and using their property. So he is unsure how this affects his property. He said he had just fallen in love with the property, and had reached out to the Terry's, and worked out a deal. Jane Brennan reiterated to Mr. Holdman that businesses are not allowed on the property either. She said, "I want you to understand that it's not commercial property". Mr. Holdman said he is just going by the Town's zoning ordinance. He said he went through all the zoning codes and everything and is aware of what that 20-acre open space is zoned for.

Jane Brennan then **MOVED**, Whereas the application for a minor subdivision of the property parcel number R-1305-A-1, submitted by Willie Holdman of Eye Candy Trust for a property currently owned by Kelland Terry is complete. And the division splits this property into a 20-acre parcel within a 20-acre open space zone. And this application does not conflict with the Rockville Land Use Code, Chapter 7, and this subdivided parcel complies with the Rockville General Plan. Therefore we approve this application. Chair Rybkiewicz **SECONDED** the motion.

VOTE on Motion:

Andy Efstratis – Aye

Tim Arnold - Aye

Linda Brinkley- Aye

Chair Rybkiewicz-Aye

Jane Brennan -Aye

MOTION PASSED

5. **Consideration and Action on a Building Permit for Jacob Anderson for South Mesa-returned from Town Council-(as requested from Jacob Anderson this is continued to November)** Chair Rybkiewicz informed the attendees this has been continued to next month as requested by Jacob Anderson, the applicant.
6. **Consideration and Action on a Special Event Permit-Butch Cassidy Run-Town of Springdale-Robyn Sanders** Chair Rybkiewicz invited Robyn Sanders, representing the Town of Springdale, to explain her request. Robyn Sanders said the Town of Springdale has been holding the Butch Cassidy run for close to 40 years. She said it will be held on Saturday, November 8th, 2025. The 10K will begin in Springdale at 9 A.m. And the 5K here in Rockville on Bridge Road at 9 A.m. She said everyone will end at the finish line in Grafton as usual. There will be live music entertainment, an award ceremony, poker judges for best poker hand, runner food, and a Springdale PTO fundraiser. The race will be using Valley Academy buses again, which is nice because they cannot speed as easily. There will be a small number of shuttles from businesses throughout town. There will be five buses and four of the smaller shuttles which will operate as normal. They'll go from the Church to Bridge Road, to the finish line, and back until the race starts, and then they'll bus everybody back to the Church in Springdale so they can go home. Jane Brennan said we have always voiced concern over the speed of the buses and shuttles travel, please remember to be slow. Robyn Sanders said a packet is provided to the drivers including in bold letters the speed issue. She said the huge Valley Academy school buses, which were used last year went nice and slow. Some of them are a bit too slow, but beggars can't be choosers. She said speed is also reiterated that morning as well. Jane Brennan said the narrative mentions about 450 runners and attendance is 550. Does that include families and volunteers and everybody? Robyn Sanders said yes, that includes all staff, all volunteers and all spectators. The shirt this year is a dark burgundy, and the design was done by Sue Kenniston and it's a cool little man made out of cacti. She reminded the Commission that this race does include a race for walkers. Robyn Sanders said Mason Cottom comes with his guitar and sings to the spectators while they're out there waiting until the runners get there. There's not much for them to do, so they hang out by the fire and listen to Mason. Andy Efstratis asked if they were anticipating the same numbers as last year. Robyn Sanders said last year there were a lot of 5K runners and this year we dwindled the numbers back a little bit. They learned about how many people we had on Bridge Road before the race started and revised the number of participants. She said there are 250 for the 5K and 200 for the 10K, together makes that 450 number. Insurance is in place for the race with a certificate provided to the Town.

Jane Brennan then **MOVED**, Whereas the application for a Temporary Use/Special Event Permit for the Butch Cassidy race on November 8th, 2025 is complete. And the event complies with the Rockville Land Use Code, Chapter 9.1.25, and the event complies with the Rockville General Plan. And the Grafton Heritage Partnership approves this use. The Butch Cassidy race has more than a 40-year history of leaving little impact on the environment and has been both a community fundraiser and a welcome community activity. The Butch Cassidy Race Committee Chair, Robin Sanders, has been made aware of Rockville's concerns about speeding shuttles along Grafton Road, and she agrees to notify the shuttle drivers of our request to adhere to the speed limit we approve this application. Chair Rybkiewicz **SECONDED** the motion.

VOTE on Motion:

Andy Efstratis – Aye

Tim Arnold - Aye

Linda Brinkley- Aye
Chair Rybkiewicz-Aye
Jane Brennan -Aye

MOTION PASSED

7. Consideration and Action on a Special Event Permit-Zion Academy Nativity Program-

Tim Arnold: Tim Arnold removed himself from the Commission to present this request in the absence of his students. My students would have been here today, but they had a church activity, so they are not here answering all your questions. Tim Arnold said this will be the exact same program as last year. Even the script will be the same, except we have about four more students who would like to participate. The program will only be about a half hour long with hot chocolate and donuts provided for the attendees. It will be about 45 minutes to an hour for the total time period. The plan is to do it two nights in a row this year as opposed to separate weekends. The dates are December 11th and 12th. A flyer inviting the Town will be put up as well. Jane Brennan asked about the estimated attendance of 50 people per night. Tim Arnold said that was the attendance from last year, so that's what we have planned with. The maximum attendance last year was 50. One night it was 31 and then 48 attendees the next show. Jane Brennan expressed sadness that the students were not here to participate in this civic activity as last year was a lot of fun.

Jane Brennan **MOVED**, Whereas the application for a Special Event Non-Private Use Permit submitted by Tim Arnold and the students at Zion Academy is complete, and the event will be held at 276 Grafton Road, and this event will take place on the evenings of December 11th and 12th, 2025 as a live nativity. This event occurred with a special event permitted in 2024 without incident, hazard, or inconvenience to the community and the estimated attendance is repeated this year at approximately 50 people per evening. Therefore, I move we approve this application. Linda Brinkley **SECONDED** the motion. Chair Rybkiewicz invited Angie Frabasilio to vote in place of Tim Arnold.

VOTE on Motion:

Andy Efstratis – Aye
Angie Frabasilio - Aye
Linda Brinkley- Aye
Chair Rybkiewicz-Aye
Jane Brennan -Aye

MOTION PASSED

Tim Arnold rejoined the Planning Commission

8. CONSIDERATION AND ACTION ON A BUILDING PERMIT FOR 101 EAST MAIN-SANT HOME-

AAA DISASTER. Chair Rybkiewicz invited Paul Bracken (AAA Disaster) to explain this application for a building permit for 101 East Main, Anna Sant. He said that this was the house that had to be demolished due to the explosion. Chair Rybkiewicz said they had applied for a demolition permit to begin with and now they are rebuilding the home. Paul Bracken said they will begin construction soon. He said the home will be a single story with 1100 square feet. It will have 3 bedrooms. Andy Efstratis had reviewed the plans and the concerns he expressed were addressed with the needed documentation, such as elevations, location of the fire hydrant and other small issues. The list of needed information was emailed, and the required documents have been received. Jane Brennan said the web site has two locations for the actual building permit and required documentation to begin the process, which confuses many people. When handed out the building

permit documents in person all required documents are included. Andy Efstratis remarked that the plans show a gas line running into the roadway, which is a natural gas line and is not available in Rockville. Paul Bracken said the home is totally electric. He said it is slightly bigger than the previous home. He said the basement has been removed and the area has been compacted to grade.

Jane Brennan **MOVED** Whereas the application for a building permit for a home submitted by Burton and Anna Sant at 101 East Main Street is complete and this home complies with the Rockville Land Use Code Chapter 8 and complies with the Rockville General Plan and does not conflict with the rural residential atmosphere of the Town of Rockville. Therefore, I move we approve this application. Chair Rybkiewicz **SECONDED** the motion.

VOTE on Motion:

Andy Efstratis – Aye

Tim Arnold - Aye

Linda Brinkley- Aye

Chair Rybkiewicz-Aye

Jane Brennan -Aye

MOTION PASSED

9. Discussion and Recommendations for Amendments to the Current Building Permit Application, along with Fire Zone 1 & Fire Zone 2 revisions-(referred for review from the Town Council)

At the current time the Town has 2 forms regarding fire approval when a building permit is applied for. One is Fire Zone One and the other is Fire Zone Two. These documents need to be revised in order for both the Town, those building, and the Fire Marshal to all be on the same page. The Town Council has worked on the documents and made revisions the Fire Marshal requested. The Council asked the Planning Commission to review these documents and recommend changes. They will then be noticed for approval of the forms. Jane Brennan asked if these documents would be part of the Code or just forms used. She said unless they are in the Land Use Code a public hearing is not required, they can just be approved, but she doesn't think they are in our Land Use Code. She said the Town Council can simply approve the forms. She said Ken was talking about the issue with the fire hydrant for somebody who's not a pipeline shareholder who has a well for their culinary water I guess okay so. Chair Rybkiewicz said yes, that is the case, as a home currently being built in Town who does not own a pipeline water share. Rockville Pipeline Company accommodated the building project for a residence that was not a shareholder. Chair Rybkiewicz said for this issue he was speaking on behalf of the Pipeline Company. It's been our policy, at the owner's expense when requested, to allow for a hydrant to be installed near a residence. There was a bit of some consternation as the hydrant was installed. The Pipeline wanted the hydrant in one location, and the Fire Marshall insisted it be installed in a different location closer to the home and off the road. And after installation when the hydrant was tested, it was found to not provide adequate flow per current fire code. Therefore, it required the owner and builder to install a sprinkler system. So that brought on a discussion on what we should do. The fire marshal, after speaking with him directly, personally, I had some questions and concerns for him. And he pretty much put it on the Town. And so this is what the Town Council has sent to us. Jane Brennan said Ken you were talking about the issue with the fire hydrant for somebody who's not a shareholder right, so they have a well for their culinary water which I guess is okay. However the fire hydrant comes from everybody's water which is the Rockville Pipeline's supply. And so that's not okay because they're not paying for it. Chair

Rybkiewicz said the current home being discussed the owner did pay for the hydrant and the installation. Jane Brennan said that is what anyone would be required to do is to pay for the hydrant and installation no matter the location. She asked if the Fire Marshal came up with this questions regarding the pressure and these forms. Chair Rybkiewicz said this is an issue that needs addressing as there may be more in the future. The forms currently list the Rockville/Springdale Fire Department. All these issues are interrelated in that all kinds of concerns occurred on this one project. Due to the pressure when that fire hydrant was tested the Fire Marshal said every home will need a fire system when building. The Fire Marshal will decide the size of tank that each building will require based on size and square footage. He will also require an outdoor tank for those living outside the pipeline service area. Only the Fire Department will be allowed to connect to a hydrant during fires.

Chair Rybkiewicz said we had documents dated 2009, which were the original documents that all new building permits in the Town of Rockville sign, recognizing that the water supply system at times can be inadequate for current code requirements for fire suppression. And the current fire marshal was not even aware that we had such documents. He said the pipeline company has tried to provide information to them over the years as to where our hydrants are located. He said he makes an effort, if he is around when there is a fire, he will go and check and make sure that the fire crew are receiving adequate water for suppression. Jane Brennan asked if we specifically talking about somebody on a well here or are we talking about everybody. Chair Rybkiewicz said everybody. He said there are two zones. Zone One is for buildings located outside of the pipeline system or those that don't own a water share in the pipeline. Zone Two is for buildings located inside the pipeline service area and owns a share. Part of the problem is the hydrant they tested did not have enough pressure per code. This property is within the service area but not shareholders, so they are required to install a residential automatic sprinkler system. These new two forms will require inside holding tanks for new builds. Chair Rybkiewicz said the Fire Marshal feels as though all new construction is going to need a fire suppression system, a sprinkler system, due to his perception of our water system, which I don't necessarily feel like it's been tested adequately. In order to make these regulations across the board every new building will be required to have a sprinkler system. The new forms will require both the owner and the contractor to sign. On the Lowe home, only the contractor signed it and during the project, they switched contractors, and that's where the problem came in. Chair Rybkiewicz said the new general contractor tapped into Rockville Pipeline Company's line to supply their sprinkler system, which was not permitted in the first place. So there were some extenuating issues that occurred. So right now, we're faced with all new construction requiring a sprinkler system. Jane Brennan said she would think that even though the form is not a required part of our Land Use Code, it should be. Tim Arnold agreed saying Zone One and Zone Two should be put into the Land Use Code as a requirement for building. Chair Rybkiewicz said the Town of Rockville follows the 2021 International Building Code Standards. If the hydrants don't provide adequate flow, sprinklers would be required. Tim Arnold asked my question is, what can we do to make our hydrants? People are paying for water and hydrants and hope to be able to use them in an emergency. He said knows there was a big fiasco, I guess, when with the recent fire, they went and hooked to the hydrants first, not knowing that they did not provide enough water. Chair Rybkiewicz stated he was there on site and the water system performed as it should. Tim Arnold said he had fire personnel say it did not. Chair Rybkiewicz said that was not the case. He said he tries to be there to ensure there is the needed water or subsidize it with Springdale water. Tim Arnold said he agrees with what has been said, and maybe the hydrants have not been tested and maybe that should be done first before adopting these forms. Tim Arnold said Zone 1 should be accepted as that is away from the pipeline service area, but the testing would justify or not justify the in-pipeline

service area requiring in home systems. Chair Rybkiewicz said the Fire Department didn't even have a record of where the hydrants were after he submitted them three times. He said it seems the Fire Department has not been very proactive in terms of Rockville. He said the cost to install sprinklers would add to the home building cost. Tim Arnold said when a new owner is required to pay for water or pay to put in a hydrant to build something in the Town of Rockville, and then on top of that put in a tank, let's look at if our system needs to be tested again and verified, then let's consider the forms. Chair Rybkiewicz said he feels as though they haven't done an adequate job actually testing our hydrants. He said the current Fire Marshal said that the last time they were up here testing hydrants, which I've only known them to have tested 2 hydrants in Town to come to this conclusion, he claimed that he was chased off the property by the property owner.

He said the property owner was Rob Snyder, the president of the Pipeline Company that was talking to the fire department and was encouraging them to continue and was grateful that they were there testing it. Tim Arnold said before we change our Land Use Code and force this very costly additional requirement, he thinks as a Planning Commission with the Mayor's help get the Fire Department to come up here and test each hydrant. He believes that it should be our next thing instead of just broadly approving a huge cost of \$35,000, \$40,000 to a building project because the water pressure may not meet requirements and/if it is not needed. Linda Brinkley said she served on the Fire Department when it was the Rockville/Springdale Fire service in the '90s, we knew then that all the pipes when you get close to Rockville were inadequate. She said part of the training at that time was drafting water out of the river at the low water crossing. She said she later served on the Fire Department Board, and they still knew the pressure wasn't adequate. She said she can't remember when they changed the requirement for someone to build a new house but when Greg Worthington built the house on DeMille Road those forms were required to be signed. She said people were up in arms, that they had to put in sprinkler systems. Currently the Fire Marshal can review plans and require the building to have a sprinkler system. She said it started in 2009 requiring new builders to sign the paper to make them aware of the water pressure. Jane Brennan said she was not required to sign such a form addressing this concern in 2013 when she built her new home on DeMille Road. Chair Rybkiewicz said when the fire hydrant for the Lowe house on Grafton Road tested it was just over 600 GPM or whatever measuring synonym they use. And the code is like 1,000 GPM. So they were 400 gallons a minute shy of what code says it should be.

Chair Rybkiewicz said when the fire on the North end of Town happened last year he spoke to both engine officers and they both stated that they had adequate water. Tim Arnold said that's why all the hydrants need to be tested. Chair Rybkiewicz said the fire personnel didn't know where the hydrants were until he told them. Jane Brennan said these forms say this system will include a small inside holding tank, which is meant to suppress the fire long enough to allow the occupants to evacuate. She asked if anybody had ever seen one of those indoor tanks and how big it is? She said it's 25 gallons and sprays the room that you're in. Clerk Cox said the Fire Marshal said it would be a 300-gallon tank, but each building could be different and recommended the size be taken out of the forms. Chair Rybkiewicz said it self-pressurizes, so the tank reservoir is full. He said it's not tied to the culinary supply and is independent. He usually requires a 200-to-300-gallon tank with like a 2-horsepower pump on it that activates the sprinklers. He said the sprinklers nowadays are designed if one room triggers, it sprays that one room, not the entire house. Residential sprinkler systems have come a long way compared to what they used to be in commercial buildings. Tim Arnold asked if the NSFF Code has a building size, such as a minimum requirement such as under 800 square feet, does it still require a system or not. He said those things should be determined before approval if there were a minimum size building that would not require a sprinkler system. He said he in his opinion there's a couple more things that should be clarified before approval to send the forms

back to the Council. Jane Brennans clarified that a test of the fire hydrants should be done and then specifics of what would require a system in size or remodel. Tim Arnold stated Zone One should always be required to have a system, as there's no hydrants available nearby nor can they be installed. But he said his concern is lumping in Zone Two. He said sometimes opinions on these specific requirements change when personnel in the department change. He said remodels need to be addressed if it is just the area remodeled that needs a system or at what point, or percentage does it requires the entire home to be retro fitted? Jane Brennan said another issue would be if it's an old home without a road suitable for a fire truck to access how that is handled. She said if someone did a major remodel, it appears you would need it approved by the fire marshal. She said in reading this if you had an existing home that you wanted to redo a room or something, then would you have to just put sprinklers in that room? She said a remodel and redoing a room is different. She is aware of one neighbor who wanted to do a big remodel, an addition and other things, remodeling down to the studs' type remodel, and he would have had to have the fire inspector come and take a look at it. And so this homeowner opted to not do the project because his road wouldn't accommodate a fire truck. The home is kind of an existing old style. Chair Rybkiewicz stated all of our building permits are subject to fire marshal approval already. So even if these forms don't outline a sprinkler system is needed he could require it anyway. Tim Arnold suggested let's break that rumor right now, and get the fire hydrants tested and that would solve one huge issue in our Town and then be more specific on size on remodeling because again when we have to make the approval based on these forms I want to be clear in telling people what their project will require up front. Chair Rybkiewicz said he felt these forms are just trying to pass the liability issue on the Town. He said insurance companies are definitely clamping down on policies and questioning the location to the nearest fire hydrant.

Chair Rybkiewicz said after listening to the Town Council, they were upset that the hydrant for the Lowe's wasn't more available to the public for a residence that's not even a shareholder. The solution to that would have been for us as the Planning Commission require them to move the house closer to Grafton Road and then hydrant stays on the public right of way. He recommended telling the Town Council that we can't approve this and that perhaps the order of business should be a proper test to make sure that what we've recommended to them to adopt on the form is correct. Jane Brennan agreed that if the hydrant system is not adequate we need to not pussyfoot around about that. Chair Rybkiewicz said at the present time if the fire hydrant is not near enough to the building site the Fire Marshall will not approve it. He said the residents can pay to install a fire hydrant, if they have a water share. The Commission agreed that Form One should be approved but agreed to recommend further work be done on Zone Two before it's adopted. If there is a pond or pool unless they are specifically designated for fire suppression they do not qualify as a holding tank for fire, as they be empty for the other usage. Linda Brinkley asked if the size of lines needed could be discussed and a decision made about the improvements needed for the hydrants to support the needed pressure. Chair Rybkiewicz said the Town is a patchwork of different diameter pipes, and that's what is exacerbating the flow and pressure issues. He said the requirement is 1000 gallons a minute and because the pipe diameter right in front of your house may not fill the requirements, maybe on the outskirts by your house, the end of the line would. He said the Fire Marshal is used to working with the municipality, not a private water company and he is not working with a public works municipality department.

Chair Rybkiewicz will report these recommendations to the Town Council tomorrow night. 1. That all fire hydrants in Town be tested for pressure amount on each hydrant. 2. The size of a remodel that would require a sprinkler system should be outlined. 3. Clarify the maximum size allowed without a sprinkler system.

- 10. Approval of the minutes for September 11, 2025 Regular Meeting & Work Meeting.** Chair Rybkiewicz asked if there were any corrections on the minutes from last month's meeting. No corrections were made. Jane Brennan **MOVED** to approve the September 11th, 2025 Regular Meeting and Work Meeting. Tim Arnold **SECONDED** the motion.

VOTE on Motion:

Andy Efstratis – Aye
Tim Arnold - Aye
Linda Brinkley- Aye
Chair Rybkiewicz-Aye
Jane Brennan -Aye

MOTION PASSED

Information/Discussion/Non-Action Items.

- 1. PLANNING COMMISSION CHAIR REPORT-KEN RYBKIEWICZ** Chair Rybkiewicz reminded the Commissioners that the next Planning Commission meeting will be November 11, 2025, which is Veterans Day, but the meeting is still being held.
- 2. UPDATE ON DOYLE TIMMONS RIVER PERMIT-HYDROLOGY STUDY-429 WEST MAIN-TIM ARNOLD:** Chair Rybkiewicz said this is an update on the Doyle Timmons river permit. Tim Arnold then updated the Commission on the current Hydrology Study and approval of an application for reinforcing the bank along the river for Doyle Timmons at 425 West Main. This application was resubmitted in May of 2025 and approved based on a favorable hydrology study. The hydrology study has been received but two of the adjoining neighbors have submitted complaints to the Town regarding the study. Tim Arnold said he had reached out to the contractor to meet and go over the plan for the bank reinforcement, but the contractor never showed up for the meeting. Tim Arnold said he had spoken with Eric Brantley, one of the property owners, about his concerns with the project, and reviewed a letter received in the Office from Jacob Anderson concerning the ramifications of this project. Tim Arnold stated when he spoke with the contractor he expressed the concerns of the downstream neighbors and suggested that the contractor work with them to resolve their concerns in order to proceed with the project. Tim Arnold said he has not spoken to the contractor since the no show meeting. But it was his understanding the contractor has not reached out to the other property owners.

Tim Arnold said in his conversation with the contractor it was mentioned the project may not follow the scope of what the hydrology report reviewed and outlined as it would be too costly which the contractor admitted to on the phone. The hydrology study was sent to the Army Corps of Engineers and to the Division of Water Quality as they were the ones that gave the permit originally in 2023, as per the Mayor's request. When those agencies reviewed the study the hydrology study area addressed in the study is not what the permit area was that was submitted and granted on the original permit approval. So the applicant will need to amend the permit with the State and the Army Corp of Engineers and request an extension as the current permit will expire October 31, 2025, a new extension will only extend to February 21, 2026. Clerk Cox forwarded these requirement to Mr. Timmons' Attorney. His attorney had contacted her wanting the minutes from the meeting in May that approved the project with a favorable hydrology study. These minutes were provided. It appears the lawsuit between Mr. Timmons and Mr. Andersen altered the property owner's property, and they had not amended the location of the permit. Tim Arnold said there are a bunch of legal and paperwork issues. And he said he is still concerned that they are going to build this and not really care about any of the other neighbors. He said he had done a riverbank reinforcement for his property further upstream, and the Army Corps of Engineers had approved it, yet it still affected

other property downstream. He said we need to take this seriously because it effects other property owners. In speaking with Tracy Harrison, at the State Floodplain Office, who also reviewed the hydrology study that was submitted, stated the Town could put into our Land Use Code language that would address the river erosion, the setbacks from the river itself, and not just the property line, and make sure that we have an Erosion Protection Zone. She said this zone would then protect the issues you're concerned about even without or before the hydrology study. She suggested looking further into it creating this zone protection.

Tim Arnold said he is still willing to work on this application and will do all the legwork on this and try to bring everybody together, if the Commission would like. He said if the neighbors are good with it, and they understand it and everybody's good. Then they could proceed but as of now nobody is talking to each other, and there's some paperwork issues, and what was told to me on the phone gave me concern. Jane Brennan asked if Tim understood the hydrology study well enough to be able to know if what they're doing is according to that study or not. Tim Arnold replied his engineering skills are almost good enough and he is willing to continue. Jacob Andersen and Eric Brantley were willing to pay for a hydrologist to read the study and ensure how they would be affected. Tim Arnold said Tracy Harrison is willing to set up a call with the Town and the actual engineer, to talk and ask all the questions we wanted because there's concern about their curve in the river and where they put it. It appears the water would bounce off the new rock and go onto another property. He said Mr. Timmons is trying to extend his property to what it used to be before the river ate some of it. Tracy Harrison is saying no, to leave a setback of 10 feet or 15 feet or 20 feet away from the property line so that they are not forcing the river to change. Jane Brennan had a photo of the property when there was still a house on it before it was demolished and up for sale, which is when Mr. Timmons bought it. At that time the river came much farther into the property towards the North it is now. (she pointed out the current location of the river). He wants to build the property out 40 more feet Southward, which was not even there at the time he purchased the property. She said the current river is South. Mr. Timmons has a lot more property currently before he gets to the river than he had when that house was still there. She said that's not necessarily when he bought it but is the history of this property.

Tim Arnold said the approvals from the Planning Commission are for a 6-month time frame to begin construction. They will need to start by November or else they will need to come back for another approval. He said there's enough concern involved with this project that I think will exceed this approval time frame. Chair Rybkiewicz said the Army Corps of Engineers is saying that you can build this wall and let the river erode to it, whereas they're proposing to put rocks in the river that may change the current location. Tim Arnold said if they build this wall as shown, what is going to happen with the water? He said Tracy Harrison said we could get with the engineer. But right now, it's a moot point because their permit does not match what the Corps of Engineers approved. And an amendment is needed for the original permit. Clerk Cox said when speaking with Mr. Timmons' attorney and was told about the Army Corps of Engineers reviewing the study, he didn't argue. Tim Arnold said the contractor has the rock there and everything is ready to go. Tim Arnold said maybe that's why the contractor didn't show up because the attorney said, "No, don't go talk to them". Tim Arnold said he is willing to stay on top of this and keep going if the rest of the Planning Commission would like that. Chair Rybkiewicz said it seems that where it stands now is they will need to come back to us for permit. Tim Arnold said that is once they fix the permit with the Corps of Engineers, and with the Division of Water Resources. He said then lastly, if they don't start by November, then they need to come back for another approval. This project will not get any further extension from the State past February 21st on the project at all. Chair Rybkiewicz said he feels as though we did the right thing in listening to the neighbors' concerns. He said it seems like it's going down a bit of a rabbit hole in bureaucracy. Jane Brennan said she would like to find a way to get better information for us. The Commission decided on Tim Arnold to continue the work.

3. TOWN OFFICE REPORT- There was nothing to report.

4. **MOTION TO ADJOURN**. Linda Brinkley **MOVED** to adjourn the meeting at 7:20 pm. Chair Rybkiewicz **SECONDED** the motion.

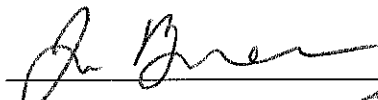
VOTE on Motion:

Andy Efstratis – Aye
Tim Arnold - Aye
Linda Brinkley- Aye
Chair Rybkiewicz-Aye
Jane Brennan -Aye

MOTION PASSED

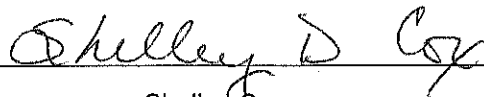
Shelley D. Cox
Town Clerk

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 9:00 AM/PM on 11-12-25, on the Rockville website and the Utah Public Notice website.



Shelley Cox
Town Clerk

