

**Rockville Town Council
Regular Meeting
Rockville Town Hall
October 15, 2025 – 6:00 pm**

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

VOTE on Motion:

Michael Evenson: Aye
Robin Smith: Aye
Megan 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 COMMENT: Mayor Leach asked if there were any public comments. Mayor Leach then read in a letter dated October 10th, 2025 to the Town Council that it had been submitted to be read into records during the public comment period of the October 14th, (15th) 2025 meeting. Dear Mayor Leach and Council members, thank you for your service to Rockville. This letter clarifies that the non-conforming use of my cabin at 388 West Main Street as a residence was discussed and voted on during the August 9th, 2022 Planning Commission regular meeting with a decision recorded in public records. Three in favor, one 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 the subject up during discussions with potential voters 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 the information, to ensure you have researched and verified it. Sincerely, Robin Smith, Rockville, Utah.
Mayor Leach said that's our only public comment.

DISCUSSION/INFORMATION/NON-ACTION ITEMS

- 5. REPORT ON HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT – CHIEF TYLER AMES**
Tyler Ames was in attendance representing the Fire District. Tyler Ames said there were 26 incidents in Springdale last month, five (5) in Rockville, and then four (4) in Zion National Park.

Tyler Ames reported the Red Bull Rampage was going on right now. He said there have been a couple minor injuries, but yesterday we had our first major injury. One of the female riders during practice, wrecked at the very top. They ended up bringing in the DPS helicopter to hoist her down. It's what we call a short haul, and they were able to hoist her down to our ambulance. He said we lucked out as the DPS helicopter was actually on a high-speed chase in Sevier County and they had just finished up and were able to come down and help us out. Had they not been available it probably would have taken us about three to four hours to get the patient down off the mountain where they were. He said they received word today that they will be extending the Red Bull Rampage from Friday to Saturday and the men's final will move from Saturday to Sunday, due to the weather.

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Tyler Ames said this month has been crazy. He said Deputy Chief Cole Furley deals with our standby events and at this time there are 5 special events that are happening all at once within our area. He said they try not to take the on-duty crews, using off duty staff to cover the events. He said we actually called in Grand County, who have some EMS personnel, which came over and they're helping us staff the Red Bull Rampage. It's just a very labor-intensive event.

Tyler Ames reported that the sales tax proposition that the various special service districts within the State had been trying to get through actually went through the Legislative special session that was held last week with Governor Cox signing it yesterday. He reported that Chief Decker informed us in staff meeting this morning, he's anticipating the funding from the sales tax to be received the end of May, or 1st of June. He said they are reviewing the revenue generated from the sales tax to see where the funding is before they redact the increase on property taxes to a lower percentage. This will help ensure the funding covers the needs of the Fire District. He said if the tax rate reduction may happen in three different increments. When we get through a full year of sales tax, to review revenue amounts. He said the sales tax revenue is not so much a short-term solution as this type of funding is long-term that really solves the majority of our revenue problem being a Special Service District.

Tyler Ames said another impact fee analysis had been completed, and he believes they did vote to implement the new impact fee for all new builds whether it is commercial or residential. The impact fee reviews how much a new house or business impacts on the Fire and EMS services. He said if there

are questions from building regarding the impact fee, they can call our front office and get those exact numbers.

Tyler Ames stated the architectural design process for the new administration station, which will be out at Sand Hollow has begun. It's actually within Sand Hollow State Park. Chief Deck was able to meet with the Water Conservancy District and they gave us property within the park so that we wouldn't have to purchase property. The Fire District awarded the RFP to Method Studios for the architectural design. They're working through the process hoping to break ground by the end of the first quarter of next year.

Tyler Ames said the District has already got apparatus purchased because they are four years out before being delivered. Then ambulances purchased two years ago will be coming next year, with two in September, two in October, and two in November. They just did the same thing with the brush trucks too, as brush trucks are two years out as well. And they purchased 2 brush trucks in anticipation of it being two years out. Michael Evenson asked when we have all these events that go on throughout the county do they subsidize the Fire District in any way shape or form do they have a fee they need to pay. Tyler Ames said there is a fee structure that requires the event sponsor to pay whatever the cost is for the apparatus and the personnel needed to provide that service. And new this year, we implemented late fees for those needing assistance at the last moment. We had Red Bull and all these other events happen, and then we had somebody call us needing an ambulance tomorrow along with two EMS personnel. He said most of these events happen yearly and we have them scheduled. Each year we do see a couple of new events, but the new event personnel really need to let us know beforehand because it does take time to get what is needed and the parameters of their event, as their event permit dictates what they need to have on site for emergency services. Megan Honer-Orton asked what 5 events are going on right now? Tyler Ames said the Red Bull Rampage, there's the UTV Takeover, the Trail Hero just finished up. There is one on Kolob, which he was unsure of the name of. There was an event this week at Sheep's Bridge Road which again he was unsure of the name of the event and then Huntsman World Senior Games. He said they also do all the standbys for the football games at the high school. We are busy but we get it handled.

6. REPORT ON RECOMMENDATIONS OF THE PLANNING COMMISSION – CHAIR

RYBKIEWICZ: Chair Rybkiewicz reported on last night's Planning Commission meeting.

He said there was an action item for a minor subdivision request on the South Mesa for a property owned by Kelland Terry with Willie Holdman purchasing 20 acres. The property purchased surrounds an existing house sitting on 1-acre of property that is owned by Glade Dalton. He said at one time Willie Holdman intended to purchase both the 20-acre parcel and the 1-acre parcel with the Glade Dalton building, but it didn't work out that way. Chair Rybkiewicz stated perhaps if somebody were to purchase the 1-acre parcel, there might need to be some sort of easement to access it, due to the fact that the 20-acres parcel surrounds the 1-acre parcel on three sides. He said Mr. Holdman was amicable to that possibility.

The request for Jacob Anderson for the building permit on South Mesa was continued until November at the request of Mr. Anderson.

A special event permit for Robin Sanders with the Town of Springdale regarding the Butch Cassidy race was approved. He said this is approximately 42 years of the race being held.

A special event permit was issued to Zion Academy's for a nativity program which was done last year and is being repeated. This event will be December 11th and 12th. This will be posted to invite the community to participate.

Chair Rybkiewicz said the next application was a building permit for the home at 101 East Main, for the Sant's which was also approved. Megan Honer-Orton asked if the home being built at 101 East Main would have the same footprint as the previous home. Chair Rybkiewicz said the new home will be slightly larger and will only be one floor and with no basement.

Chair Rybkiewicz said the Planning Commission then discussed the Fire Zone with Forms 1 & 2, which the Council has discussed and requested the Commission to review. He said the Commission has a few ideas regarding these forms. He said Zone 1 would be acceptable as printed, as it is regarding any building outside the pipeline service area. However there were a couple of concerns in Zone 2. Chair Rybkiewicz noted in full disclosure, I'm a contracted employee of the Rockville Pipeline Company. He said he is not a board member, but he is a shareholder. Chair Rybkiewicz explained in our working relationship with Hurricane Valley Fire District and the Fire Marshal, it's our understanding that not many of our hydrants have been tested. And so there was some concern as to the system overall. He said since he has been employed by the pipeline company, he has attempted multiple times throughout the years to have the Fire District come out and test the hydrants within the Rockville Pipeline service area but to no avail. The Commission felt as though more data on what flow rates and pressures are with the hydrants throughout Zone Two before we felt comfortable with the requirement requiring sprinkler systems for residential homes in that Zone. The Commission understands the Fire Marshal has the authority to require fire systems on new construction as well as on remodels. Chair Rybkiewicz said it isn't really clear to what extent a remodel would necessitate a fire suppression system. If a person added a bedroom, is it just that bedroom that would need to have a sprinkler system or the entire house that would need to be sprinkled? The next question is the square footage of a new home. It's understandable that a sizable home, say 5000 or 6,000 square foot, might be required to have a sprinkler system, but is there a minimum square footage that would not require a sprinkler system. He said these were the questions we had in regard to the information provided. He said this agenda item #7 was tabled until we could at least get more documentation regarding Zone 2, and until we could do more fact-finding to answer those questions. Mayor Leach said if she remembers correctly, last time the Fire Marshal was here, he did talk about the fact they had tested one of the fire hydrants towards the end of the system or somewhere along the system where that did not meet required water flow. Chair Rybkiewicz said it was the Lowe house, on Grafton Road, which was tested. He said he was informed the last time the fire crew was out in Town testing hydrants, they were chased off by the property owner. Chair Rybkiewicz said that property owner was Rob Snyder, the Pipeline Company President, who is very supportive of the hydrants being tested.

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He said he feels as though there is some misinformation from the Fire Marshal regarding the situation. He said to his knowledge one hydrant tested poorly, or maybe two. He said more data would be appropriate. Mayor Leach said another consideration for that, and I believe the fire marshal told us the cost to test each one of those fire hydrants is quite a bit, \$2000.00 or something. Tyler Ames spoke up that annually the communities are to have all the hydrants tested. He said this can be done without consuming any water. He said for that testing there is no charge. A charge is incurred if a hydrant needs testing for a specific sprinkler systems for hydrants. He said the crew actually just finished up checking the hydrants in Springdale. He said testing means we take the caps off, make sure they come off, we turn the hydrant on. We usually don't blow water, but we will get pressure on it, which is essentially making sure they work. Tyler Ames said he had heard the same thing, as the Captain up here had called him saying they were asked not to test the hydrants in Rockville. He said he was unsure where that information came from. Chair Rybkiewicz said the Pipeline Company has been asking for the hydrants to be tested for many years. He said he started working for the Pipeline Company when the transition happened from our Rockville Springdale Fire District to Hurricane Valley Fire District. He said every incident within Town that I've been available for that required a hydrant, he showed up to show the fire personnel where the hydrants were and to ensure there was enough water to provide needed coverage. The engine leaders have absolutely no idea where hydrants are, even after multiple attempts to provide that information to the Fire Department. Chair Rybkiewicz reminded Tyler Ames he is speaking on behalf of the Rockville Pipeline Company. Tyler Ames said these tests are done annually and every municipality is checked. He said he thinks the only difference with Rockville was that it is a private company instead of municipal water system. Tyler Ames said the crew could test all the hydrants in Rockville; but they didn't want to cross over and do something somebody didn't want them to do.

Mayor Leach recommended a letter be provided to the Fire District authorizing them and giving permission to test the fire hydrants from the Town and also one from the Pipeline Company. Chair Rybkiewicz offered to be available for the test if needed. Tyler Ames said he is unsure when the tests will be done and did not want to inconvenience Ken Rybkiewicz. He said the crews make plans daily but still need to work around calls. Michael Evenson asked if there is a cost analysis that could be done to upgrade all the hydrants? Tyler Ames said those costs are not done by the Fire Department as the required testing is part of the ISO fire rating. All we do by testing is to make sure the hydrants work and then record the hydrants as tested and what the pressure was. Michael Evenson asked why the Fire Marshal would say \$2,000 a hydrant test. Mayor Leach agreed the Fire Marshal did say that in our meeting. Tyler Ames said when a commercial building is coming in, and they require a sprinkler system the fire crew has to go out and actually get static and residual numbers from multiple different hydrants to allow the engineer to design a system for that particular building. Tyler Ames said he is unaware of the cost for such a test, but the developer has to pay for that type of test. Michael Evenson questioned Mr. Ames, you said to determine the pressure, you don't necessarily have to have a lot of water flow. Does that mean you just have to feel pressure against some sort of device because one of the concerns would be a lot of water usage for testing all the hydrants. Tyler Ames said usually the tests don't use any water unless we actually open it up. He said if the Town would like the hydrants all tested he can schedule that with the Fire Crews at the Springdale Station. The Council agreed these tests should be done.

Mayor Leach said this form will require a sprinkler system which would be within the home and have a small water tank or whatever size tank they need. John Postert was telling us about how they operate the sprinkler system, and the water does not come out of the hydrant. Mayor Leach said the hydrant is basically for the fire district to connect their equipment to in case of fire.

Michael Evenson said the form says the Fire Marshall has the authority to require fire systems to be installed in remodels. Chair Rybkiewicz said the Planning Commission would like to clarify on how

big of a remodel is allowed before a fire suppression system is required to be installed in the building. Michael Evenson said a typical remodel doesn't increase the size of anything. Chair Rybkiewicz said the Commission talked about an addition is different than a remodel, however if you change the room and make it into a bedroom then does it need a sprinkler system? Mayor Leach clarified that it's not the size of the remodel but questioning what you're usage you would be adding on. Michael Evenson said he thinks there is a clarification between remodel or change of use. An addition would definitely require a new assessment of a possible fire suppression system, but a remodel most likely would not. Chair Rybkiewicz said actually there's three questions the Commission is asking. #1 It's up to the fire marshal to determine if sprinkler systems are required, but to what extent, if you have a house entirely taken down to the studs, then a sprinkler system would be appropriate. But if you're just remodeling your kitchen, then does just the kitchen need to have a sprinkler system, or does it on the whole house? #2 The next question with an addition is if you add one bedroom, is it just that one bedroom that would need a sprinkler system or the entire house. Chair Rybkiewicz said the third questions with new construction, is there an allowance for a particular square footage that does not have the sprinkler system requirement or a maximum where it would be required? Mayor Leach said she felt if there's a bedroom in it would require a sprinkler system no matter the size it was, to protect the occupants. She said the Fire Marshal was sent these questions and we will see what his response is. Chair Rybkiewicz said these questions were pretty critical amongst the Commission because our code should change to address this issue. He said the Planning Commission wanted some clarification before we could move forward. He asked is this an issue that we should include in the Code? The Commission felt it should be or address which location is which Zone. He said perhaps the GIS map being updated could indicate the boundaries of the zones a little more clearly as that could be subject to some sort of interpretation. Mayor Leach said these forms are still a work in progress. She said this issue should be tabled until we get more answers/information. Mayor Leach suggested this issue is actually on the agenda as item #7, the next discussion, but since it has been discussed with the Planning Commission report she would entertain a motion.

7. DISCUSSION AND RECOMMENDATIONS FOR AMENDMENTS TO THE CURRENT BUILDING PERMIT APPLICATION, ALONG WITH FIRE ZONE 1 & FIRE ZONE 2 REVISIONS

Jeff Ballard **MOVED** to table this item until further information is provided. Robin Smith **SECONDED** the motion.

VOTE on Motion:

Michael Evenson: Aye
Robin Smith: Aye
Megan Honer-Orton: Aye
Mayor Leach: Aye
Jeff Ballard: Aye

The motion **PASSED** unanimously.

8. APPROVAL OF THE MINUTES FOR THE SEPTEMBER 10, 2025 MEETING Mayor Leach asked if there were any corrections to the minutes for the September 10, 2025 meeting. No corrections were made.

Megan Honer-Orton **MOVED** to approve the minutes from the September 10, 2025 Town Council meeting. Robin Smith **SECONDED** the motion.

VOTE on Motion:

Michael Evenson: Aye

Robin Smith: Aye
Megan Honer-Orton: Aye
Mayor Leach: Aye
Jeff Ballard: Aye

The motion PASSED unanimously.

9. **APPROVAL OF EXPENDITURES FOR THE MONTH OF SEPTEMBER 2025.** Mayor Leach asked if there were any questions in regard to expenditures for September 2025. No questions were asked.

Michael Evenson **MOVED** to approve the expenditures for September 2025. Robin Smith **SECONDED** the motion.

VOTE on Motion:

Michael Evenson: Aye
Robin Smith: Aye
Megan Honer-Orton: Aye
Mayor Leach: Aye
Jeff Ballard: Aye

The motion PASSED unanimously.

10. **APPROVAL OF THE SEPTEMBER 2025 FINANCIAL STATEMENTS.** Mayor Leach asked if there were questions regarding the financial statements for September 2025. No questions were asked.

Robin Smith **MOVED** to approve the September 2025 Financial Statement. Jeff Ballard **SECONDED** the motion.

VOTE on Motion:

Michael Evenson: Aye
Robin Smith: Aye
Megan Honer-Orton: Aye
Mayor Leach: Aye
Jeff Ballard: Aye

The motion PASSED unanimously.

ADMINISTRATIVE NON-ACTION ITEMS

Reports of Mayor and Council Members

Mayor Pam Leach thanked Robin Smith for filling in for her for Rockville Daze in her absence. She reported the donations exceeded other years and the overall profit was \$3,347.80. Michael Evenson commented that since it was held inside due to unsure weather conditions, personal communications with each other were easier. People were eating and then visiting, and it was a good crowd. Jeff Ballard said the music was better and easier to hear inside. Mayor Leach thanked Jeff and Ryan Ballard for cooking for the event. Megan Honer-Orton said the slight hill accessing the gazebo outside causes concern for older people to walk up. Mayor Leach said some of the larger donations were set out on a silent auction instead of a live auction which worked very well. Mayor Leach reminded the Council of the upcoming Zion National Park Plein Air Event coming the first part of November.

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Mayor Leach also reminded the Council the Rockville Town Christmas Party is being held Saturday, December 6, 2025 with the usual activities, orchestra, sharing desserts and Santa Claus.

Mayor Leach said she had met with the Zion Park Superintendent Jeff Bradybaugh to discuss the government shutdown and its effects. She said Zion Forever Project is helping to keep the park open with the visitor center, law enforcement and emergency services. Shuttles are still running. Superintendent Bradybaugh said this is the time of year contracts for next year's services are being drafted, which are not being done with the shutdown. She said Superintendent Bradybaugh said from his experience before, at least keeping the basic services there and keeping the parks open is better than trying to shut them down and then let people wander through and create damage and cause havoc in the parks. Mayor Leach said it is a rough time for our national parks, but they're doing as well as can be expected.

Michael Evenson reported there is a new invasive mosquito that has been found in Washington County called Aedes aegypti. He said the Mosquito Control Crews will be inspecting, trapping, and treating in the affected areas. They have asked if you have experienced day biting, please contact the Mosquito Abatement and Control District. These mosquitoes tend to bite mostly around the ankle and the wrist. Michael Evenson said this mosquito does not travel far only about 100'.

Robin Smith said Tyler Ames had covered the Fire District report for her. Robin Smith said a new Wildland Chief has been hired and with Chief Decker's help will be visiting the communities to address the new federal mandate on Urban Wildfires. The plan is to review Town Codes to ensure they meet the new requirements. He will be working with the Planning Commissions.

Megan Honer-Orton reported the Preparedness Fair was held and although she wished there were more attendees it was informative to help residents prepare for various acts of nature. She did get contact information for people who may be interested in serving on the CERT Team.

Jeff Ballard reported Rockville Daze held last week was very successful and thanked those that helped with the event.

Jeff Ballard reported that currently the water is out of the ditch due to flooding in the river. It will be turned back into the ditch if the river clears up, but realize the end of the season is the end of October and will be turned out for the winter.

Jeff Ballard stated that the Lions Club will be holding the annual Turkey Bingo game at the Bumbleberry on November 22, 2025 for a fund raiser and are inviting everyone.

STAFF REPORT AS NEEDED. Clerk Cox reported the Springdale Elementary School PTO will be holding the annual Halloween Carnival at the Community Park on October 25, 2025.

Clerk Cox stated a resident on Grafton Road had expressed concern on the large potholes on this road with the upcoming Butch Cassidy Race runners. Jeff Ballard said he will take material out before the race to fill those large potholes.

Jeff Ballard **MOVED** to adjourn the meeting at 6:55 pm. Robin Smith **SECONDED** the motion.

VOTE on Motion:

Michael Evenson: Aye

Robin Smith: Aye

Megan Honer-Orton: Aye

Mayor Leach: Aye

Jeff Ballard: Aye

The motion **PASSED** unanimously.

Adjourned

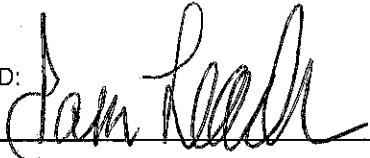
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Shelley D. Cox
Town Clerk

APPROVED:



Pam Leach, Mayor

Attest:



Shelley D. Cox-Town Clerk

The foregoing minutes were posted in the foyer cabinet of the Rockville Town Office by Shelley D Cox at approximately 9:00 AM/PM on 11-13-25, on Rockville's Website and the Utah Public Notice Website.

