

**Rockville Planning Commission
Regular Meeting & Work Meeting
August 11, 2026
6:00 pm**

1. **CALL TO ORDER – ROLL CALL.** Chair Arnold called the Rockville Planning Commission Regular Meeting to order at 6:00 pm. Planning Commission members in attendance were Tim Arnold, Linda Brinkley, Jane Brennan, Layney DeLange, Angie Frabasilio and Skyler Davis. Town Clerk Shelley D. Cox was recording the meeting
2. **PLEDGE OF ALLEGIANCE:** Chair Arnold 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. **DISCUSSION, REVIEW AND POSSIBLE APPROVAL OF A BUILDING PERMIT FOR- 115 EAST MAIN-SOFIA OPMANIS** Chair Arnold stated he along with Skyler Davis had visited with Sophia Opmanis at her house last month and discussed with her the options to bring this unattached accessory building into compliance with the Land Use Code. She has elected to remodel, move and connect the accessory building to the main house. She has provided a diagram for this proposal. He said he has reviewed the paperwork and found two things that he questioned. He asked Sofia Opmanis if she wanted to comment. She declined. Chair Arnold stated the two things he found missing were an owner signature of the fire suppression information from Rockville, and a written approval of the building plans from the Hurricane Valley Fire Marshal. Sofia Opmanis said there were no plans submitted to the Fire Marshal submit because it's a proposal. Chair Arnold said he was about to bring up this application is just a proposal. Chair Arnold said Sophia didn't want to spend an extraordinary amount of cost in the engineering and getting everything ready if the Town wasn't going to approve it and it didn't fit the Land Use Code. He said once the Planning Commission discusses this and decides how to move forward, she can then properly submit some other documentation that might needed for the building plan. Chair Arnold said the plans do not show the additional 9' of concrete pad needed to move the accessory building onto. He said the concrete pad needs to make sure that it follows code. Jane Brennan questioned the cement needed to be a foundation, not a pad. Chair Arnold said the Land Use Code defines foundation as supporting the building, or if it's a manufactured home, it can be a pad. This will be up to the Building Inspector to determine exactly what's required for that. Chair Arnold said everything else seems to be exactly what was discussed in the different options. He said by moving the accessory building it will bring it into code with the required setback. And by adding a wall and foundation to the wall and then attaching that wall to both the main building and the accessory building will then follow the Land Use Code as well. Chair Arnold asked if anyone had any comments or concerns. Layney DeLange asked if this meant the entire cabin would be moved towards the house. Chair Arnold said the cabin must be moved 9' the East to comply with the setback rule and then connect the accessory building to the house by a wall with the foundation underneath the wall. Angie Frabasilio asked for clarification as to this agenda item if this application is just for the wall and the connection and possible requirements for that or is this also for the approval of an IADU? Chair Arnold said this is just for connecting the buildings and then to proceed with the engineering plans which would be reviewed by the Building Inspector for approval. Basically this application is asking if this can move forward and if it follows the Land Use Code. Angie Frabasilio reiterated this approval is only for the building and the plan to relocate the accessory building and then the IADU approval would be later. Skyler Davis said the accessory building will need to be up to current building codes. Linda Brinkley mentioned there would need to be an inspection later to ensure everything is up to date code wise.

Jane Brennan said this proposal is unacceptable to her. In the Land Use Code definition it requires two things in order to connect buildings. She then read the definition from the Land Use Code: A building connected by any of the two, a common wall, a continuous wall, a continuous foundation, or a continuous roof line. And it specifically says walls and other things open on at least two sides shall not constitute an attached building. She said she feels the writers of this definition in regard to attaching a building said a wall and a roofline or a wall and a foundation, not the footing on a wall. Jane Brennan said this plan does not say a wall with a footing is enough. And it's stated a wall and a roofline or a wall and a foundation, not the footing on a wall. Every wall has some sort of footing or otherwise it would be a fence. Jane Brennan said every block wall has some sort of footing and to call the footing the foundation as the second aspect of the

two requirements for the attached building is remiss in our interpretation of this definition. Angie Frabasilio asked for the definition to be read again. (Which was done and is listed in definition in Chapter 2 for an attached building.) Jane Brennan said the definition goes on to say a building attached, is a building connecting any two of the following, a common wall, a continuous wall, a continuous foundation, or a continuous roof line. Walls or fences, patios, porches, terraces, or other roofed accessory uses open on at least two sides shall not constitute an attached building. No attached building shall be further than 30 feet from the main structure and shall not be used as an additional residence. Skyler Davis asked if building the wall is going to make it a common wall between the two buildings and if Jane Brennan agreed with that? Jane Brennan said yes with it being a wall. Skyler Davis said the wall would tie it into the footing of both the foundations of the main house and the foundation of the accessory building. Should that not suffice by the same definition as the wall. Jane Brennan said no that's a footing for a wall and not a continuous foundation. She said if that was what was meant it would have said a wall with a continuous footing is okay, but they didn't say that, in fact, they said walls, which this will be, a wall that's open on at least two sides, will not constitute an attached building. It's quite clear there. Angie Frabasilio said but it's saying at least two sides. Jane Brennan said that is correct. She is going to have a wall between the little house and the big house is her plan but that is just one wall. She said she thinks that since every wall has a footing, they didn't mean the footing of the wall would constitute a continuous foundation. Jane Brennan said she thinks with a continuous roof line, this plan would work.

Angie Frabasilio asked what would be considered a foundation? Chair Arnold said he went through the complete Land Use Code and there is no specific definition for foundation. Nothing indicates a foundation has to be 10 feet wide. It does not say it has to be 18 feet deep. It doesn't say anything about foundation. He said all it says is footing, which is a base of a building that is not in the Land Use Code. Jane Brennan said she agrees. Jane Brennan said however, a foundation is called throughout Sofia Opmanis's report, a footing for the wall and not a foundation and not a continuous foundation. And it's very clear about the wall, walls or fences, even if we wanted to accept that as a foundation. Jane Brennan asked what is a foundation for the wall? She said if we accept that foundation for the wall as her second point of the two of the four, the definition goes on to say walls or fences open on at least two sides shall not constitute an attached building. Jane Brennan said she thinks a roof is also needed. Angie Frabasilio said but it says shall not constitute open on at least on two sides. Jane Brennan said that is right. She said a wall open on two sides does not attach a building. Angie Frabasilio questioned where the open part is as she was not understanding. Chair Arnold this proposed wall would have three sides when attached to each of the other buildings. Jane Brennan said she interprets this to mean a floor with other walls around it. Chair Arnold said if you look at the plan, the wall that Sofia's going to build has a wall on each end, which are the existing buildings, and a wall connecting it. So that makes it three sides and it's not open on two sides. Sofia Opmanis said it will have a foundation. Chair Arnold said again, this is where the Land Use Code is not clearly defined, although Jane Brennan mentioned that this is not what the wording meant. Jane Brennan said that's exactly why we're here.

Linda Brinkley questioned that when cement is poured to move the accessory building would there be cement added that becomes a pathway next to the wall. She said the Code does not say there has to be a roof and one other thing, only two out of the four. Linda Brinkley asked if an additional pathway would be enough to be considered as a foundation connection for Jane. Chair Arnold asked Skyler Davis, as he is a builder, what is a foundation versus a footing. Skyler Davis said even a spot footing is a foundation for something and is still considered a foundation. He said a spot footing for a wall, if you were to put that spot footing in a square, and a pad in between, then you call it a house foundation, but this is still a foundation for a wall. Chair Arnold said for example, on his garage he built, the foundation is the footing that's under the walls with the pad in between. He said it's the same thing for under the house, all the wall foundation, which are the footings. Jane Brennan said she understands what a foundation for a building wall is, however, is a footing for a cinder block fence called a foundation. No it's, called a footing. Angie Frabasilio asked Jane Brennan what her thinking would be considered a foundation, like what? Chair Arnold said in the International Building Code to make a continuous foundation requires the drilling into and connecting to another foundation to one so that it's all stable and moving together. Jane Brennan said this is not what is in these plans. She said this is not a smart decision for the Planning Commission to make, not just for Sofia Opmanis's house, but for houses in the future.

Chair Arnold said although the other things discussed were important another issue that's really important for Sofia Opmanis to understand is that both buildings need to be up to code. Chair Arnold asked if Sofia Opmanis understood that both buildings would need to be up to code. Sofia Opmanis said both buildings were already up to code. Chair Arnold said they will need to be inspected and approved. Angie Frabasilio asked if the inspector has to go through both buildings to ensure they were up to code and not just inspect the wall. Chair Arnold said the buildings share power, whether it's a sub-panel on the other side, Sofia will need to make sure the power goes from one building to the other and both buildings will need to be brought up to current building codes.

Chair Arnold asked if there were any more questions or comments. Chair Arnold said the application for this is still lacking engineering plans. He said he went through the International Building Code and the description that Sofia Opmanis has on the plans; the written description fits exactly the wording coming from the International Code for the foundation for the wall. It's wide enough, it's tall enough, it's weighty enough. The dowel drills through it. The glue that was added, all of that is correct. Chair Arnold said he would need to speak with the Building Inspector, Zac Martin, to see what else he may need. Layney DeLange asked if the Building Inspector had looked at these plans. Clerk Cox said he did but had many questions. Chair Arnold said he would sit down with the Building Inspector to see what will be needed to make sure the plans are correct to approve them.

Layney DeLange asked if she understood correctly that the wall is going to be in between both buildings and will sit on concrete. Is that not following two of the four items required? Angie Frabasilio said that was her understanding also. Chair Arnold asked if there were any other comments at this time. Jane Brennan asked about the plans for the foundation for the accessory building that will be moved. Chair Arnold said he did not see any reference on the plans submitted to address the actual concrete part. Jane Brennan asked if that would be a condition for the permit approval. Chair Arnold said he would include that in his motion as well as complete engineering specifics as required by the Town Building Inspector. Chair Arnold asked Jane Brennan if she wanted him to specifically mention that concrete pad in the motion as well? Jane Brennan replied absolutely.

Sofia Opmanis asked if the deadlines could be discussed now. Chair Arnold said the plans indicate they will be in finished form by August 25th, 2026. Sofia Opmanis said that date was from the contractor she had been consulting with, but she has also contacted other companies for this project. She said she doesn't have any real set dates. Jane Brennan asked if Sofia Opmanis had a date for the cement work, the foundation for the small house. Sofia Opmanis said no, as she wanted to see if this plan was even feasible before moving forward with anything further. Chair Arnold said there must be specific dates set and followed or the plans will be voided. Layney DeLange asked when the completed plans are submitted will Sofia Opmanis need to come back to Planning Commission for review and approval and since there is a six-month time limit on getting the permit once approval is given and when will the time frame actually start. Jane Brennan said the six-month time limit to pull the permit should start once the complete plans are submitted. The Commission discussed deadlines and a time frame that the completed plans must be submitted which would then start the six-month time frame to actually begin work. Sofia Opmanis said she was leaving town and would be unable to meet the deadlines being discussed. Chair Arnold said a deadline will be set and must be followed as this issue has gone on too long. He said the plans may be submitted by someone other than Sofia Opmanis or submitted electronically but must be done by the deadline. He said the final plans that will need to be submitted will need to show the cement footing and relocation area on where the accessory building will be moved to, the approval from both the Fire District and the Building Inspector. Sofia Opmanis questioned the approval from the Fire District and the Building Inspector being included in her timeline. Chair Arnold said Sofia would turn in the plans to the Office soon and then they will be submitted to these people but the plans must have their approval included in the same time frame. Chair Arnold reiterated that if the deadline is not met the fines and further legal action will be retroactive to the previous date of August 11, 2026, which was stated. Jane Brennan said she felt this was something that should have been with these plans to begin with 21 days ago, and it was not. Chair Arnold said he and Skyler Davis had met with Sofia Opmanis and told her if she submitted this plan as she has done then she would either be approved to finish the final plans to move the building and connect it or denied and no extra costs would be incurred. Sofia Opmanis said she felt like that's setting her up for failure because she is not going to be here. Chair Arnold said if this is as important to her as she says it is, then she will have the needed paperwork submitted as of right now your building is

illegal. He said the Planning Commission could just say no tonight. But as of now the Planning Commission is giving her two months to get it worked out. Chair Arnold said again, this issue is not of our doing but was caused by Sofia Opmanis living in an unapproved accessory building illegally. Sofia Opmanis questioned why she was not getting the stated six-month time frame to turn in the plans. Chair Arnold explained the six month time frame which was previously stated is when once approval is given the applicant has six months to pay for the building permit and begin work. This does not apply to preapproval.

After much more discussion it was decided Sofia Opmanis would need to have her complete plans submitted by October 11, 2026, and the plans would be reviewed in the Office by Planning Commission members for approval and not require her to attend another Planning Commission meeting.

Chair Arnold **MOVED** Whereas the application for the building renovation permit for a home remodel located at 115 East Main Street, Rockville, Utah, submitted by Sophia Omanis has been submitted and whereas the following has been addressed and accepted and contingent on the list below by the Planning Commissioners: #1, A copy of a written approval from the Hurricane Valley Fire Marshal. #2 Complete engineering specifications as required by the Town Building Inspector. #3 both buildings will be inspected and approved to current building codes. #4 the concrete pad description is added to the plans and is up to code for the foundation of the relocated building. And #5 all documentation will be submitted to the Town no later than October 12th, 2026. 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, I move we approve this application. Angie Frabasilio **SECONDED** the motion.

VOTE on Motion:

Tim Arnold – Aye

Angie Frabasilio-Aye

Layne DeLange-Aye

Linda Brinkley-Aye

Jane Brennan- No-stating she does not feel it fulfills the needed criteria for connecting an accessory dwelling. The Code states a wall must have at least two sides and nothing less shall not constitute an attached building.

MOTION passes 4 to 1.

Chair Arnold told Sophia Opmanis if she had any questions, to confer with him. He said he will speak with the Building Inspector about specifications and help in any way he can to get this through for her in two months. But it is incumbent on her and is as important as she wants it to be.

5. APPROVAL OF THE MINUTES FOR JUNE 9, 2026, REGULAR MEETING Chair Arnold asked if there were comments or corrections on the minutes from the June Planning Commission meeting. None were made.

Jane Brennan **MOVED** to approve the minutes for the June 9, 2026, Planning Commission Regular Meeting. Angie Frabasilio **SECONDED** the motion.

VOTE on Motion:

Tim Arnold – Aye

Angie Frabasilio-Aye

Layne DeLange-Aye

Linda Brinkley-Aye

Jane Brennan- Aye

Motion Passes

Information/Discussion/Non-Action Items.

1. **PLANNING COMMISSION REPORT:** Chair Arnold reminded the Commission that the next Planning Commission meeting will be on September 8, 2026, and will include a work meeting also.
2. **TOWN OFFICE REPORT:** Clerk Cox reported Chair Arnold did review and approve a simple building permit today for a carport at 59 East Main.
3. **MOTION TO ADJOURN WORK MEETING:** Jane Brennan **MOVED** to adjourn the regular Planning Commission meeting at 6:40 pm to go into a work meeting. Linda Brinkley **SECONDED** the motion.

VOTE on Motion:

Tim Arnold – Aye
Angie Frabasilio-Aye
Layne DeLange-Aye
Linda Brinkley-Aye
Jane Brennan- Aye

Motion Passes

ROCKVILLE PLANNING COMMISSION WORK MEETING: Chair Arnold called the Rockville Planning Commission Work Meeting to order at 6:40 pm. Planning Commissioners present Chair Arnold, Angie Frabasilio, Layney DeLange, Linda Brinkley, Jane Brennan and alternate Skyler Davis. Clerk Cox was recording the meeting.

1. **DISCUSSION AND REVIEW OF LAND USE CODE FOR UPDATES AND CLARIFICATIONS.** Chair Arnold thanked Angie Frabasilio for all the work she had done on Chapters 1, 2, and 3. These three chapters had been sent out for the Commissioners to review with the noted corrections or additions. Chair Arnold said Chapter 1 would be discussed tonight with any possible changes noted. When Angie Frabasilio sent out the email it contained the original Rockville Land Use Code with the areas highlighted when referencing the State of Utah Code, if the State Code number sections were incorrect. The Planning Commission went through Chapter 1 noting the changes and discussed updating the Rockville Land Use Code to follow current Utah State Code numbering.

The Planning Commission reiterated the desire to make the Land Use Code more understandable for anyone. They discussed the Utah rule that states if the Land Use Code is not stated clearly and areas are questioned the rule goes to the property owner. Chair Arnold said he reviewed the Utah Code numbering and the proposed changes are correct. The Commission discussed time frames on submitting applications and reviews to ensure they are done in a timely manner. The discussion was that when an application is turned in for Planning Commission agendas it requires plans to be submitted 21 days before the meeting. The Commission would like to add: a commissioner will review the plans to ensure they are correct within 5 days from when submitted and then inform the applicant what additional paperwork is needed. The Commission would also like to add another 5-day deadline for the applicant to turn in any additional paperwork to be resubmitted, which would then allow time for further review before the scheduled agenda meeting. If this is not followed the application will not be heard until the following month. Clerk Cox asked if language needed to be included with a time frame for a simple building permit, which is reviewed in the Office by a Planning Commission member for approval. The Commission felt a 5-day time frame should be used and follow the same language as a regular permit to make it consistent.

The Commission discussed the flow charts currently in the Land Use Code. Also discussed was the lot line adjustment mentioned in the current Land Use Code, which is now referred to by the State as a boundary line adjustment.

The Commission discussed the appeals process and said that any appeal must be specific to one item. The current Code also requires the applicant who is requesting the appeal to bear the burden of proof showing the Commission did not follow the Code.

The Planning Commission discussed the process of amending the Land Use Code, which would be reviewing the Code for possible changes, then a public hearing is held regarding those changes. Once the Planning Commission approves the proposed changes it is referred to the Town Council for another public hearing. This process can be done in entirety or by Chapters in the Land Use Code.

Chair Arnold will revise the Land Use Code with the proposed amendments for Chapter 1 and provide those amendments to the Planning Commission members to review this month. Another work meeting will be held in September for the review of the changes along with reviewing another chapter of the Land Use Code.

The Planning Commission discussed revising the Building Permit form to include page numbers for the required paperwork. This form will be worked on also in regard to fire suppression. Chair Arnold asked if there is a reason building plans required the rooms to be labeled. Skyler Davis said all bedrooms require a window for fire access. That is why the plans are labeled to ensure this rule is followed. The Commission discussed other changes that should be made. Those changes to the building permit form will be made and then reviewed later.

2. **MOTION TO ADJOURN** Chair Arnold **MOVED** to adjourn the Planning Commission Work Meeting at 7:30 pm. Linda Brinkley **SECONDED** the motion.

VOTE on Motion:

Tim Arnold – Aye
Angie Frabasilio-Aye
Layne DeLange-Aye
Linda Brinkley-Aye
Jane Brennan- Aye

Minutes prepared by
Shelley D. Cox
Town Clerk

Approved:



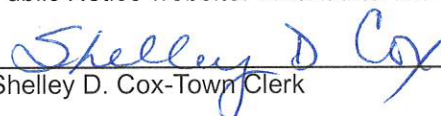
Tim Arnold-Planning Commission Chair

Attest:



Shelley D. Cox

The foregoing notice was posted in the cabinet of the Rockville Town Office by Shelley D Cox at approximately 7:00 AM/PM on 9-10-26, on the Rockville website and the Utah Public Notice website. Emailed to The Spectrum 9-10-26



Shelley D. Cox-Town Clerk