Rockville Planning Commission
April 12, 2016
Rockville Community Center

1. **CALL TO ORDER AND ROLL CALL** – Chair Bob Ford called the meeting to order at 6:00 p.m. The following members of the Rockville Planning Commission were present: Karen Lodinger, Cheryl McGovern, Jane Brennan, and Linda Brinkley. Deputy Town Clerk Vicki S. Bell recorded the meeting.

2. **DECLARATION OF CONFLICTS OF INTEREST WITH AN AGENDA ITEM** – There were no conflicts of interest declared.

3. **DISCUSSION AND ACTION ON A BUILDING PERMIT APPLICATION FOR RECONSTRUCTION OF A HOME AT 620 EAST MAIN STREET – GARY HALL AND C.J. LEE** – Chair Ford indicated that Mr. Hall was contacted the previous day by Karen Lodinger about the certified Structural Engineer's Report that is required by the town. The applicant, Gary Hall, reported that the project involves an existing home that was ultimately demolished to the sub-floors. All of the floor and plumbing are still in place. Mr. Hall's intent was to rebuild a new structure on the same footprint with no enlargement and primarily the same floor plan.

   Chair Ford indicated that the Building Inspector has been through the building and inspected it for the connection of electricity for the external building. Mr. Hall stated that he was not on site when the Building Inspector came through. He stated that the previous owner had it inspected. Chair Ford reported that when a remodel is done sometimes the weight distribution can change. Also, when the original building was built, the specifications of the foundation and compaction would have been relative to that time. The Structural Engineer certified that what is proposed to rebuild on the property is sufficient in terms of weight distribution. It was noted that there has been no major leakage or structural damage. Mr. Hall stated that it would not be visible by just walking the site. Chair Ford stressed that the Planning Commission cannot grant final approval, however, they could perhaps give provisional approval subject to being provided with the report and certification.

   Jane commented that the applicant seems to recognize that he does not know what went on before he purchased the property and he did not build the foundation. She urged him to use caution moving forward and to be in tune with the inspectors. Mr. Hall stated that he is currently in the process of replacing the floor joists. Chair Ford recommended the guidelines be followed carefully such as providing a dumpster. Mr. Hall stated that a dumpster is already on the site and has been there for some time.

   With regard to the night sky ordinances, Jane referenced Chapter 26 of the Land Use Code which addresses those issues. The Code recommends that exterior lighting be down lit and on a timer. Unnecessary light should be avoided. Copies of the Code are available on line and in the Town Office.

   In response to a question raised, Mr. Hall stated that the engineering work is being done by Geotechnical Services. Chair Ford informed Mr. Hall that a geotechnical study typically addresses compaction. Mr. Hall assured the Commission that his engineer has input in that regard. Chair Ford indicated that the report should also contain the engineer's seal proving that he is certified. Details of the proposed remodel were described.

   Chair Ford indicated that the Commission needs time to receive the geotechnical report. He recommended that Mr. Hall send it to Deputy Town Clerk, Vicki Bell, after which time she will distribute it to the Commission Members. Chair Ford was comfortable with what was presented but

stated that approval cannot be granted until the remaining items are received. Procedural issues were discussed.

Jane Brenan **MOVED** that the Planning Commission approve the Building Permit Application for reconstruction of a home at 620 East Main Street submitted by Gary Hall and C.J. Lee pending receipt of the Geotechnical Report and taking into consideration that the plans are acceptable to the Building Inspector and the plan is acceptable through the Land Use Code and the Town Ordinances. Cheryl McGovern **SECONDED** the motion.

Cheryl wanted to be provided with a copy of the report in the event it raises a question or issue.

VOTE on motion:
Cheryl McGovern – Aye
Karen Lodinger – Aye
Linda Brinkley – Aye
Jane Brennan – Aye
Bob Ford – Aye

The motion passed unanimously.

Chair Ford commented that some items were noticed that may present problems for the Code in terms of clarifying certain things. Those issues were to be discussed later in the meeting during Planning Commission Administrative Business.

4. **DISCUSSION OF PLANNING COMMISSION SPECIAL PROJECT ASSIGNMENTS - JANE BRENNAN** – Jane reported that one of her assignments was to prepare a checklist indicating when a permit is needed. She hoped to simplify the process and asked for help from the Commission. Copies of the checklist were distributed to the Members of the Commission for their review. The majority of the items comply with the International Building Code.

Chair Ford mentioned that someone contacted him a few weeks earlier about a project. It was unclear in terms of what would be required on some of the issues raised. He thought it would be helpful in indicating what actions require permits and what do not. Jane stated that there is no way to avoid keeping the Code as it is and have a chapter that provides clarifications.

Jane indicated that the second packet pertains to enforcement. The Planning Commission is tasked by the Land Use Code as providing enforcement. The materials provided included the Land Use Code and the Rockville Land Use Code which tasks the Commission with enforcement and the ability to be inspectors. The next section included what the Town of Springdale puts on their website to clarify the steps someone must go through if they have a complaint. She considered that to be important since if the codes are not enforced, the result can be accusations of favoritism and preferential treatment.

Chair Ford stated that the Planning Commission needs to do a better job of enforcement and make sure that it is fair and even handed. Jane asked that the Commission review the materials provided and consider including something on the town's website with respect to the steps the Commission needs to take to enforce the Code.

Jane brought up the issue of signage such as 'no camping' signs. At first she did not realize it was a town issue but indicated that camping on town property and on Rockville roads are both addressed in

Land Use Section 10.6. As a result, enforcement falls to the Planning Commission and they could request that the Town Council put up signs. Her idea was to put up a sign at least seasonally on either end of Highway 9 indicating there is to be no camping on town roads. Chair Ford recommended they clarify where the town ends and BLM begins.

Jane informed the Commission that former Ordinance #02-0717-1 indicated that camping was not permitted on town property. The ordinance was repealed by Ordinance #02-1016-2 because it is repetitive in the Land Use Code. The matter now falls under the Land Use Code for the Commission to deal with. Jane spoke to law enforcement in Springdale about the issue and was informed that they typically inform occupants that they cannot camp overnight. Thus far, people have willingly moved. Washington County Ordinance #7-2-8 prohibits camping outside of a designated camp site, which is usually on off-road areas.

Chair Ford stated that the Town Council is looking at some of the matters discussed as well as ATV issues. He stated that it is early in the season and the situation is already getting out of hand.

5. **TABLED FROM MARCH 8 MEETING – APPROVAL OF THE MINUTES OF THE FEBRUARY 9, FEBRUARY 25, AND MARCH 8, 2016, REGULAR MEETINGS** – The February 9 minutes were reviewed and modified. It was recommended that item 8 be modified to state that Karen Lodinger specifically would like to see a written statement regarding the policy of the water connections from the Pipeline Water Company as it relates to the multiple housing task force.

Karen Lodinger **MOVED** to approve the minutes of February 9, 2016, as modified. Linda Brinkley **SECONDED** the motion.

VOTE on motion:
Cheryl McGovern – Aye
Karen Lodinger – Aye
Linda Brinkley – Aye
Jane Brennan – Aye
Bob Ford – Aye

The motion passed unanimously.

The February 25 Special Meeting minutes were reviewed and discussed.

Linda Brinkley **MOVED** to accept the February 25, 2016, Special Meeting minutes, as written. Jane Brennan **SECONDED** the motion.

VOTE on motion:
Cheryl McGovern – Abstained
Karen Lodinger – Aye
Linda Brinkley – Aye
Jane Brennan – Aye
Bob Ford – Aye

The motion passed unanimously with one abstention. Cheryl McGovern did not participate in the vote as she was not present at the February 25 meeting.

The March 8 minutes were reviewed and modified. Jane asked that the second paragraph in item 3 be modified to clarify that the Zion 100 was being approved and the same people were organizing the Zion Half Marathon, rather than the Zion 100 Trail Run.

Jane Brennan **MOVED** to accept the minutes of March 8, 2016, as corrected. Linda Brinkley **SECONDED** the motion.

VOTE on motion:
Cheryl McGovern – Abstained
Karen Lodinger – Aye
Linda Brinkley – Aye
Jane Brennan – Aye
Bob Ford – Aye

The motion passed unanimously with one abstention.

6. **PLANNING COMMISSION ADMINISTRATIVE BUSINESS** – Chair Ford reported that he would be out of town beginning early the following day and will not be able to attend the Training Session. In terms of the following evening's Town Council Meeting, Jane normally would replace him and make a report; however, she has a commitment. Karen Lodinger was asked to attend the Town Council Meeting and report on tonight's Planning Commission Meeting.

Chair Ford reported that Megan, Rob, and Sharon have been working to revise the Multi-Housing Task Force. He noted that there is a lot going on in town relative to the bridge and the Joint Highway Commission. They were asked to wait until some of it is clarified. It was anticipated that the proposed revisions to the task force would be available for review sometime in June. A few issues have already arisen that he suggested be added. One pertained to clarifying what can be done in terms of sheds, where they can be located, and what kind of structure it should be. Chair Ford had struggled with how to deal with the issue over the past few months. He hoped the Multi-Housing Task Force would address the matter to provide clarification. It seemed to Chair Ford that some of the rules in the ordinances do not fit the reality of what people are trying to do. He suggested it be reevaluated.

Chair Ford asked the Commission Members to contact him over the next few months to schedule a tour of the town to identify issues he has been grappling with so they can discuss them. He identified one of the issues and stated that there is now a signed contract with the Fire Marshal. In the future, whenever the Fire Marshal has to make a judgement on building permits, roads, fire risk, or other issues, he has to receive things in PDF format. As a result, the town will be dealing more with electronic documents.

7. **ADJOURN** – Linda Brinkley **MOVED** to adjourn. Karen Lodinger **SECONDED** the motion.

VOTE on motion:
Cheryl McGovern – Aye
Karen Lodinger – Aye
Linda Brinkley – Aye
Jane Brennan – Aye
Bob Ford – Aye

The motion passed unanimously.

The Planning Commission Meeting adjourned at 6:50 p.m.

Minutes Prepared by:

Teri Forbes, Owner
T Forbes Group

APPROVED:

Robert E. Ford

Planning Commission Chair/Vice Chair

Rockville Planning Commission
Regular Meeting
May 10, 2016 6:00 p.m.
Rockville Community Center
43 E. Main Rockville, UT 84763

PLEASE SIGN YOUR NAME AND PLACE OF RESIDENCE FOR THE RECORD

NAME	ADDRESS
Alaine Harris	Rockville
Tydon Olsen	Rockville, La Verkin
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JOE MERINO	ROCKVILLE