

**Rockville Planning Commission**  
**Regular Meeting**  
**August 9, 2016**  
**Rockville Community Center**

1. **CALL TO ORDER AND ROLL CALL** – Chair Robert Ford called the meeting to order at 6:00 p.m. The following members of the Rockville Planning Commission were present: Cheryl McGovern and Linda Brinkley, Jane Brennan, and Karen Lodinger (via telephone). 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 CONSTRUCTION OF A HOME AT 305 BRIDGE ROAD – CHANCE AND BROOKE WRIGHT** – Jane Brennan asked why the applicants were waiting to submit the application until preliminary approval is granted. She asked for clarification on whether the Commission was going to grant preliminary approval tonight or approve the plans tonight. Chair Ford clarified that the Commission would be looking at the plans but approval was subject to approval by others, such as the Fire Inspector. Jane stated that information was lacking with respect to complete square footages. She noted that dimensions of rooms, decks, porches, stairs, garage, etc. and were not shown on the plans. Chair Ford identified the square footage totals on the plans.

The applicant, Brooke Wright, reported that they are required to submit a more detailed set of plans that contains additional details in order to obtain the Building Permit. The square footage on the main floor is 3,776. In response to a concern raised by Jane, Mrs. Wright stated that the actual square footage is not 3,776 feet and is actually 2,849 square feet on the main floor and 754 in the basement. Mrs. Wright explained that the basement will be about 400 square feet. Jane noted that there is a 4,000 square foot total home square footage limit. Mrs. Wright described the approval process and stated that their intent is to obtain preliminary approval before putting more money into the engineering and more detailed design.

Chair Ford commented on fire-related issues and stated that they have to be within 250 feet of a fire hydrant. Based on his measurements, the distance seemed to exceed that. He explained that the Fire Marshal will evaluate the distance to the hydrant, road access, road width, etc. as part of the next phase of the process. He differentiated between the Fire Chief and the Fire Marshal, who lives in Salt Lake City. The process involves sending the Fire Marshal the final plans at which time he reviews them and takes measurements. If necessary, he will make physical inspection at additional cost.

Chair Ford stated that one of the critical issues, other than the soil type and erosion potential, is the Wash. An Arizona bridge was identified as one option and involves a cement structure being built to allow a normal flow of water underneath through a culvert. Water can go over the top during a heavy downpour. Another option was to build a full bridge with a culvert to handle the water flow. Chair Ford explained that the applicant would need to work with the Building Inspector to determine how to address that issue.

Chair Ford indicated that the subject property is within a high hazard area for rock fall. The area was also identified in the Geotechnical Study. An indication that the area is more stable than others is that there are trees and plants beginning to grow on the hill. If the area was more active, there would be more rubble and less vegetation. The Geotechnical Study shows that they are on the edge or beyond the runout. Although they may be reasonably safe, as a town they need to be

sure that the Wrights understand that they are building in an area that is not risk free. Mrs. Wright confirmed that she understands the risks.

Karen stated that Bill Lund, a Senior Scientist with the Utah Geologic Service, identified rock fall areas and advised anyone with an intention of building in the area to take the extra step of having a professional evaluate their site. She recalled that a question was raised about this particular lot and he recommended a bunker be constructed there.

Chair Ford noted that the garage is located on the uphill side of the property with the living area on the downhill side which is good as any possible rock fall would hit the garage first. He made it clear to Mrs. Wright that she is building in a hazardous area and stated that the town cannot give them any guarantees that they are safe. Chair Ford informed Mrs. Wright that they are building on a type of soil that is not the best suited in terms of stability. Additional excavation will likely be needed in addition to importing good, compactible soil. The property is located next to a wash that should be disturbed as little as possible. According to the local Code, the applicants will be required to have limits of disturbance and silt fencing.

Jane remarked that the Engineer is suggesting over excavating the site and to have proper compaction. When her basement was dug recently it also required a great deal of compaction as the dirt was like moon dust. She had a geologist on the site every day checking the builder's work, which gave her peace of mind. Chair Ford added that it is important not to disturb the soil more than necessary to prevent erosion. The applicant had no questions and was commended for the thoroughness of the plans.

4. **APPROVAL OF THE MINUTES OF THE JULY 12, 2016 REGULAR MEETING** – The minutes of July 12, 2016 were reviewed and discussed. It was noted that there were several instances where the names of those speaking were incorrect. Changes were submitted previously to Clerk Bell who made the needed corrections. Linda referenced the second to last paragraph on the second page and stated that the comment made in the last sentence was made by her rather than Cheryl. The Commission Members were asked to identify themselves when speaking for clarity in the future.

Linda Brinkley **MOVED** to approve the minutes of the July 12, 2016 Regular Meeting subject to the final corrections referenced. Cheryl McGovern **SECONDED** the motion.

**VOTE on motion:**

**Cheryl McGovern – Aye**  
**Linda Brinkley - Aye**  
**Jane Brennan – Abstained**  
**Robert Ford – Aye**  
**Karen Lodinger - Abstained**

**The motion passed unanimously with two abstentions.**

5. **PLANNING COMMISSION ADMINISTRATIVE BUSINESS** – Chair Ford recommended that the administrative business items be handled during the Work Session.
6. **ADJOURN** – Linda Brinkley **MOVED** to adjourn. Cheryl McGovern **SECONDED** the motion.

**VOTE on motion:**

**Cheryl McGovern – Aye**  
**Linda Brinkley - Aye**  
**Jane Brennan – Aye**  
**Robert Ford – Aye**  
**Karen Lodinger - Aye**

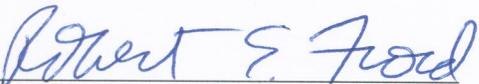
**The motion passed unanimously.**

The Planning Commission Meeting adjourned at 6:40 p.m.

Minutes Prepared by:

Teri Forbes, Owner  
T Forbes Group

APPROVED:

  
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Planning Commission Chair/Vice Chair

The foregoing minutes were posted in the cabinet of the Rockville Town Office by Uick S. Bell  
at approximately 12:30 AM/PM on Sept. 15 '16 and on the Rockville Website.

  
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