

**Rockville Planning Commission
Work Meeting
Rockville Community Center, Town Hall
October 8, 2019 – 6:08 pm**

1. **CALL TO ORDER – ROLL CALL:** Planning Commission Chair Joyce Hamilton called the meeting to order at 6:00 p.m. The following members of the Rockville Planning Commission were present: Bergen Meyer, Cheryl McGovern and Jane Brennan. Linda Brinkley was excused. Town Clerk, Vicki S. Bell, recorded the meeting.
2. **DISCUSSION OF THE ROCKVILLE SURVEY RESULTS:** Chair Hamilton pulled a few of the slides from the survey results presentation which addressed issues the Planning Commission had been discussing and which appeared to have a majority vote so the Commission could discuss those items. The first slide asked respondents what do they desire Rockville to be like five years from now. The response was 59.6% of respondents said they want Rockville to be the same as it is now.

The second question explored was would you support long term rental of apartments to non-family members if the apartment was within the footprint of the existing residence? We had a majority vote last time, but this time it was 81%, which Chair Hamilton and Cheryl agreed it is significant. Bergen thinks that 81% is overwhelming. Jane wondered because the results from the two questions seemed to be disparate. Chair Hamilton said it appears residents desire to monetize their property. Jane said having more long-term tenants will add to the community. Jane said she feels we should find a way to make footprint apartments legal to rent. Cheryl agrees this in-footprint model keeps the single-family home image. Chair Hamilton agreed: it appears to be a single-family home; hopefully occupied by the owner, but that is not regulated if we go this direction. Jane said it doesn't matter if they're property owners or renters; you will still know your neighbors if they're here for more than three days. Bergen said it could help with employee housing, which remains an issue. Cheryl asked if we wanted to change the "long term" definition. This is a seasonal place. How about 90 days? Jane agreed. Cheryl said she grew up in a seasonal place, where summers were busy, and winters were not. A summer rental could make a lot more money than a wintertime long term rental offset.

Chair Hamilton asked if this would be allowed for absentee owners? Jane expressed concern about one tour company group occupying one half and another tour company group occupying the other half, with nobody really in charge; level-headed, responsible, financially obligated person. Then it could be used as a party house. Bergen said if it was one group renting the entire house, it could be the same result. Jane said the committee that examined this issue years ago suggested that if you allow ADUs, it should only be when the primary residence is owner-occupied. Chair Hamilton asked if you don't have an owner occupying the property, are you creating a duplex in a single-family community? Bergen said the building would need two water meters, two electric meters, etc., to be considered a duplex. Cheryl asked if we should limit the square footage of the rental property within the footprint. Jane and Cheryl talked about adding on up to the 4,000 square foot footprint. Bergen pointed out that would need to be permitted. Jane and Cheryl agreed to limit the size of the expansion to one bedroom, 750 square feet, for a separate apartment, as defined by a separate entrance, kitchen, and a full bath.

The next survey question was regarding large farm animals being regulated: The result was 43% said no and 56% said yes. Chair Hamilton does not feel that's an overwhelming majority and is, therefore, willing to let that go. The other commissioners agreed.

The next question was regarding limiting the number of dogs on a residential lot: 26% said no and 72% said yes. And should a kennel license be required for homes with more than four dogs: 69% said yes. Chair Hamilton felt that was enough of a majority to move forward with the dog control ordinance. Cheryl asked about breeders; Jane responded if the dog is over six months old, it's a dog, not a puppy. Jane pointed out we did not ask any questions about leashes on the survey. Cheryl said for safety of the animal, she feels dogs should be on leashes in the town proper. Jane feels like her dogs are safer if other people's dogs are on leash. Chair Hamilton reported one of our advisors on the committee that drafted the proposed ordinance strongly encouraged us to have a leash law on Grafton Road.

Chair Hamilton asked if there were other slides the Commission would like to discuss. Jane was surprised that the vote was about 50/50 for more Bed & Breakfasts. She asked if perhaps respondents were thinking Air B&B. The definition of a bed & breakfast requires that the owner or

the manager live on site. Bergen suggested a bed & breakfast is quite a project. Perhaps what the respondents were saying is they'd like to be able to rent a room on occasion. Jane feels if the survey results are not overwhelming, she does not want to make any changes.

Bergen was concerned about the water questions. Chair Hamilton said we can take this information to the Pipeline Company. She said she's had conversations with the President, Rob Snyder, about the possibility of drilling a new well and sending the water to Springdale for treatment. The water rights we have up on the Mesa are very old, they have great seniority. Cheryl reported Allen Lee has been out working on the Springdale water treatment facility for the last two weeks. We purchased water from Springdale last month and the commissioners believe that is a problem. Chair Hamilton reported that Rob Snyder believes if those who have culinary water hooked up to their lawn sprinklers would switch to irrigation water, he believes we would no longer have a water shortage.

Cheryl has three different filtration systems that her well water goes through and she still has pipes corroding. The water is so heavy, with so many minerals, it just eats away at all the fittings. Changing out sinks, fixtures, shower fixtures. There's tons of iron and E. coli in it. Once you spray it on your car, it leaves a crust that must be scrapped off.

Bergen said 71% of people would be willing to pay a higher rate for higher usage. Chair Hamilton said we need to find out what water conservation methods are available and get that information out to our population. Chair Hamilton will schedule a meeting between the Pipeline, Commission, and Council boards.

Jane found the transit question interesting. We'll be paying 1.5% more for transit whether you use it or not. Cheryl said nearly 50% said they would use it. Bergen said she would ride public transportation to Springdale, but when she goes to St. George, she needs her car.

Chair Hamilton said Mike Hansen was planning to come out this month to give his first public presentation of the Land Use Code changes. We told him we're just not ready. We just got our survey results back and we need to make some decisions.

Chair Hamilton asked if the Commission would object to hearing public comment at this time. Hearing no objections, Chair Hamilton invited the audience to make comments.

Megan Honer-Orton said it seems that we have just about enough water to supply the people who are in town now. She said we buy water in August and September from Springdale at the cost of approximately \$2,000 each month. The people who water their lawns with culinary water are not necessarily the same people that want additional people in town. The Pipeline Company is considering mid-user increases in rates.

Tydon Oler said he and his business partner would be interested in providing another water source for the Town. They have received interest from other people in the Town, for the Town to explore that process. Tydon said they could work with the Pipeline Company or even create a secondary private system, whatever would work best; they're open to negotiations and discussions. The Pipeline Company has a water right that would allow it to pump 109-acre feet of water, which would allow them to pump up to 55 gallons per minute sustained. However, their engineering report says if they pump at that, their wells will start to go dry. They have five wells up there. One of Tydon's new wells sustained 400 gallons per minute.

Tydon pulled Cheryl's well log and feels there are things they can discuss: it's perforated at 20-40' according to the State, so it is pulling ground water. In fact, you're not even allowed to pull from 20' any longer. The State makes you seal out 30' and the well log states it doesn't have a seal either. Tydon says the Pipeline Company is a private entity, so the Town or the State could approve another private entity. He would sell or lease the connections, whichever would be feasible to do so. Rockville's culinary water rights are not that old; maybe 1927. The State has yet to make a call on ground water sources. Irrigation will likely be called on first in times of drought. The last three calls made were back to 1900.

3. **ADJOURN:** Cheryl McGovern **MOVED** to adjourn. Bergen Meyer **SECONDED** the motion.

VOTE on motion:

Bergen Meyer – Aye
Cheryl McGovern – Aye
Jane Brennan – Aye
Joyce Hamilton – Aye

The motion passed unanimously.

The Planning Commission Meeting adjourned at 7:05 p.m.

Minutes Prepared by:
Joyce Hamilton, Deputy Town Clerk
Town of Rockville

APPROVED:


Planning Commission Chair/Vice Chair

The foregoing minutes were posted in the cabinet of the Rockville Town Office by Jackie S. Bell at approximately 8:45 AM/PM on 13 Nov 2019 and on the Rockville Website.

Jackie S. Bell



**Rockville Planning Commission
Work Meeting
October 8, 2019 6:30 p.m.
Rockville Community Center
43 E. Main Rockville, UT 84763**

PLEASE SIGN YOUR NAME AND PLACE OF RESIDENCE FOR THE RECORD

NAME

ADDRESS

Wm. Honer - Orton

Rockville

Tydon Ows

Hurricane