

rockville@rockvilleutah.org

JAN 14 2020

**From:** Jinx Vesco <jinxv@infowest.com>  
**Sent:** Monday, January 13, 2020 1:59 PM  
**To:** Town of Rockville  
**Subject:** Planning Commission Hearing

BY: .....

Rockville Planning Commission

To Whom It May Concern,

We have been landowners in Rockville since 2001 and in 2003 we became permanent residents in our dream home on Grafton Rd. We appreciate many things about Rockville particularly the agricultural "rural" setting amidst spectacular scenic vistas and the small town feel. As do many residents, we hope it stays that way.

We are in agreement with the Town of Rockville's current Residential Short Term Rental Overlay Zone (RSTROZ). We agree that keeping the zone restricted to the West Connector Corridor is not only smart, but the best way to preserve our rural, residential and agricultural community.

We would oppose enlarging this zone and any attempt to form another similar zone along Grafton Road or anywhere east of the current RSTROZ. Increased water use and transient traffic issues are just two of the limiting factors. There appears to be plenty of land in Virgin for such future vacation rentals, motels, campgrounds etc. Rockville should not support rampant growth catering to the tourism industry.

Sincerely,

Rick Vesco

Jinx Vesco

250 S. Grafton Rd.

Rockville, Utah

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January 13, 2020

RECEIVED  
JAN 14 2020

BY:.....

To: Rockville Planning Commission  
Rockville Town Council

Fm: Michael & Kristine Evenson

Re: Proposed Zone Change

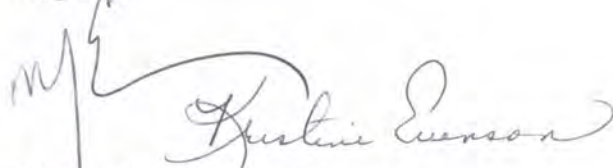
Dear Planning & Zoning members and Town Council,

We are submitting this letter to state our **strong opposition** to the proposed zoning change allowing for the inclusion of Parcel Numbers R-166-A and R-157-A into the Residential Short Term Overlay Zone (RSTORZ).

We contend that any person or persons wishing to change a zone for the purpose of creating a business and profit from that business should not be granted such a request. If such a request is granted, then the floodgates will be opened for any and all residents and future residents to follow suit.

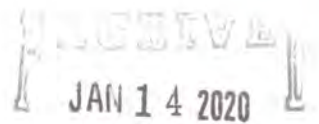
We ask that you consider the current General Plan and honor the will of the majority of the residents of Rockville who want to keep the town free of business ventures other than those already allowed.

Regards,



Michael & Kristine Evenson





We are opposed to the proposal to include parcels R166A and R157A in the residential..... short term rental overlay zone (RSTROZ).

We purchased the property at 325 River Road adjacent to the parcels R166A and R157A last month. We lived in Zion Canyon for 15 years prior to moving to Tucson, AZ four years ago and we are excited to return to the area and become Rockville residents. We plan to spend many years of our retirement enjoying our new home.

In the short time that we have had to review the proposal, we understand that the properties currently found within the RSTROZ are all on the west side of Rockville. Inclusion of the parcels near our home would allow short term rentals in a new part of the community. The description of the zone is that it is appropriate in areas separated from primary residential areas. This would not be the case on River Road. The zone change would impact the quiet residential area located adjacent to the properties requesting the change. Additionally, the town zoning ordinance recognizes the transient population using the RSTROZ may or may not honor community standards.

Rockville is a special community. The town general plan vision statement states that Rockville "chooses to govern itself with emphasis on its quiet small town atmosphere". That is precisely why we choose to purchase a home in Rockville along a quiet back road.

We are concerned that the change in zoning will increase traffic and noise and that we would have constant concern that our temporary neighbors would not respect our desire to live in a quiet small town. Our home is found along a quiet back road containing numerous primary residences which does not fit the definition of the RSTROZ.

We also have concerns that the two parcels are currently undeveloped. They are located within the open space zone. If they are included within the overlay zone, what kind of homes will be built? The description of the zone states that development within the zone will protect critical views and watersheds as well as the natural scenic characteristics of the area. If temporary rentals are approved prior to development, will that lead to the building of large homes on the two parcels? Larger than would be for a single family? That would take away from the reason the open space zone was created.

Thank you for considering our concerns and your efforts to keep Rockville a quiet small town.

Ray and Aviva O'Neil  
2525 North Redington Place  
Tucson, AZ 85749  
435-772-0793

**From:** Logan Hebner <hebner@infowest.com>  
**Sent:** Tuesday, January 14, 2020 12:49 PM  
**To:** [rockville@rockvilleutah.org](mailto:rockville@rockvilleutah.org)  
**Subject:** Comment against Tydon Oler proposed zoning change

Dear Planning Commission:

The late great Dane Gifford, on the repeated occasions of getting thrown out of the Bit and Spur, used to say; "I'm going to stand in the middle of the road and defend myself."

This seems to be what Mr. Oler does, time and again, with Rockville.

Obviously if you go stand in the middle of the road, cars will come at you. It's ridiculous, of course, to claim that you are defending yourself when you knowingly step into traffic. You are asking for it.

Despite Mr. Oler's ongoing protestations about being put-upon by Rockville and this board in particular, nothing at all has changed from Rockville's end. The zoning was known when he bought the property. He then claimed that all these cars kept coming at him so he "defended" himself and tried to de-annex. He cast shade on the good names of many of you in the process. This is the definition of bullying.

Now Mr. Oler is yet again trying to change zoning. If Mr. Oler wants to work with commercial property, he should buy commercial property. There's plenty of it around in Springdale and Virgin. He should simply stop trying to push Rockville around, whining to the Washington County Commission, to change a situation he knowingly bought into. Of course, as a real-estate agent, he's well aware of all this.

As someone who lives off the same road, across the bridge, where he intends to flip zoning, I am firmly, solidly and decidedly against this zoning change.

Thanks to the board for all you do, and as someone who served there for about eight years, I empathize with this sort of abuse you have to absorb with a straight face. Cheers to you guys.

Most Sincerely,

Logan Hebner

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