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January 10, 2020

Dear Rockville Planning Commission,

BY:

I am writing today to beg you to deny the appeal for the proposed zoning change of Parcel Numbers R-166-A and R-157-A. Rockville prides itself on a quiet, small town ambiance, short term rentals are not consistent with the character and ambiance of Rockville. They create noise, traffic, years of construction traffic, and would pose a safety hazard on narrow River Road. I believe the existing zoning and permitted use are for 2 single family homes which, alone, are going to create years of construction and the demise of the valuable ecosystem along the Virgin River. Increased building density will destroy one of the last remaining untouched stretches of river front for the profit of Mr. Ohler. I ask that the planning commission think of the impacts of of construction and safety on the neighborhood, of the destruction of a healthy river ecosystem, and the character of what makes our small town remarkable when weighing this important decision. Please deny this request.

Sincerely,



Patrick Reddish

rockville@rockvilleutah.org

RECEIVED
JAN 10 2020
BY:

From: Brent Cook <brentcook@explorationinsights.com>
Sent: Friday, January 10, 2020 11:58 AM
To: Town of Rockville
Cc: Pam Leach
Subject: Written Comments: Notice and Agenda for Planning Commission Meeting 01-14-2020

Pam and Vicki,
Kim found the location of the parcel being discussed Jan 14. We are out of town so hope the comments below will count in the discussion:

Town Council,

The parcel being considered for zoning change to short term rental is on the road to our property, therefore of interest. To be clear, I am not opposed to the owner making money renting out his property. However, short term AirBnb type tourist accommodation is not appropriate for the south side of Rockville, particularly along a dirt road that can become impassable during wet weather. Temporary tourist units do not fit with the current rural/residential status of the area.

My concern is that the owner will build a 4-plex type set of units that would bring in a continuous convoy of unknown people into a very rural/residential area increasing the risk of theft, hiking and damage into private property, etc.

Temporary tourist accommodation is better suited to the current area designated by the town. There are plenty of nearby towns for someone to build Airbnb type businesses.

I do recognize the very real need for long term rentals for people working in the area and would support that use of the property for that purpose.

Thank you,

Brent Cook
760S 800E Rockville.

On Jan 10, 2020, at 8:48 AM, rockville@rockvilleutah.org wrote:

**Rockville Planning Commission
Public Hearing and Regular Meeting
Rockville Community Center, Town Hall
January 14, 2020 – 6:00 pm**

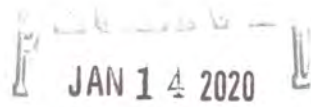
The Rockville Planning Commission will hold a public hearing during their regular meeting on Tuesday, the 14th day of January 2020 at 6:00 p.m. in the Rockville Community Center Town Hall, 43 E. Main, Rockville, Utah. Cheryl McGovern may attend via telephone.

If you are recognized by the Chairperson to be heard during any Town of Rockville public meeting, we ask that you come to the podium to speak to enable an accurate recording of your remarks.

The agenda will be as follows:

To whom:

Jan 11 2020



Regarding the proposed ^{BY:.....} addition of Parcel R-166-A and R -157-A into the RSTROZ, I am in favor of property owners being able to use their properties for short term rentals in all of Rockville.

Most short term rentals that I have personally rented/ used have had specific rules regarding number of people allowed, "quiet hours", parking etc which would circumvent Rockville residents' concerns about those issues.

If the 2 properties in question were to be used as long term rentals, ALL of the concerns that people who are against this have could be issues as well.

In fact, with families living full time in the homes, there would be possible "issues" 365 days a year rather than PART TIME as short term rentals.

And, the town would be able to collect tax revenues from short term rentals thereby helping with various expenses within our annual budget.

In my current household, we have 4 adults who live in

the home. All 4 have separate cars, different schedules, friends who visit- sometimes overnight, occasional parties etc.

Hypothetically, if my house in Rockville was rented to a family/group of 4 short term renters, its likely there would be ONE car for all 4 people to share while in town and unlikely that friends would visit etc., AND even more unlikely that the renters would be spending the day at the house; instead probably being away from the house, in "the park" hiking, sight seeing etc, as tourists do.

I think that common sense dictates here; long term rentals do not promise renters/residents who are any more or less "acceptable" to the community than short term renters.

I am a part time resident in Rockville, however my views would be the same if I lived there full time, as I plan to do in the near future.

Thank you for considering my views.

Linda Peterson

225 S River Road