

RECEIVED
JAN 13 2020

BY:

January 7, 2020

Dear Town of Rockville,

In response to the application for a zoning change to parcel R-166-A and parcel R-157-A by Tyden Ohler I say enough is enough. He continues to push and take the time and money from the town of Rockville in his continuation of the pursuit of development. First the land was 'intended' for his family dream home, then a disconnect from Rockville so he could do whatever he wanted, then the land became prime for 'a small development', now he is pushing for more development i.e. short term rentals and a new overlay zone. I believe, and may be wrong, that he has been approved for 2 homes south of the Virgin River yet he continues to push his limits in his demands for more development. Let us be clear of his intentions, it is simply development for maximum profit, period. He holds no care nor pride for the small town charm and personality Rockville is famed for, he no longer wants his family dream home here, his intentions are profit based only and he will continue to push the Rockville planning commission and council until he wins. There will be no profit for Rockville, simply the loss of small town charm of one of the last remaining Utah communities holding on to it's guiding principles.

Please consider denying this zoning change, once the flood gates of development open be prepared for our ruin.

Sincerely,



Gwen Reddish

rockville@rockvilleutah.org

From: Barry <rubrpoet@infowest.com>
Sent: Thursday, January 9, 2020 12:59 PM
To: rockville@rockvilleutah.org
Subject: Re: Notice of Public Hearing - Planning Commission

JAN 09 2020
BY:

Dear Mayor, Town council and planning councilors,

I am opposed to the RSTROZ zone change request on River Road for the following reasons:

Increased traffic and noise on a traditionally quiet residential lane

Issues of public safety regarding pedestrian and cyclist encounters with vehicular traffic

Risk of injury due to rock slides and unstable soils on the adjacent hillside of the private lane accessing the property

Potential for enlargement of the RSTROZ to creep along River Road and forever alter the quiet and tranquil nature of this riparian zone interface, affecting natural animal and bird habitat

Preservation of the rural agricultural setting

I request that this letter be formally entered into the record of the Rockville planning council meeting discussion.

Thank you for your consideration.

Barry Sochat
Rockville, Utah

Sent from my iPhone

On Jan 9, 2020, at 12:27 PM, <rockville@rockvilleutah.org> <rockville@rockvilleutah.org> wrote:

TOWN OF ROCKVILLE
PUBLIC NOTICE

Notice is hereby given that the Rockville Planning Commission will hold a public hearing during their regular meeting on Tuesday, January 14, 2020 at 6:00 pm in the Rockville Town Hall, 43 E. Main, Rockville, Utah to take comments from the public on a proposed zone change allowing for the inclusion of Parcel Numbers R-166-A and R-157-A into the Residential Short Term Rental Overlay Zone (RSTROZ) having the same rights and privileges as the existing parcels within the RSTROZ. These properties are located on a private access off River Road on the east side of Rockville, south of the Virgin River.

Interested persons desiring input into this public hearing are invited to attend the meeting or present their views in writing. Verbal comments will be limited to two (2) minutes

JAN 10 2020

From: Kim <kspcook@gmail.com>
Sent: Friday, January 10, 2020 1:16 PM
To: Town of Rockville
Subject: Comments for Planning Commision meeting of January 14, 2020

BY:

Hi Vicki,

Thanks in advance for reading the message below to the Planning Commission and all in attendance. I am bummed that I won't be getting back to town until the 16th!

Thank you, and Happy New Year (still :-)

Kim

Dear Mayor Leach, Planning Commission members, and town clerks,

Our town Land Use Codes define the purposes of Residential Short Term Rental Overlay Zone as such:

24A.1 Purpose

The Residential Short term Rental Overlay Zone (RSTROZ) is established:

- A. To allow carefully designed short term rentals on Rockville parcels located along the proposed Rockville Connector Corridor located on the west side of Rockville.
- B. To protect Rockville's General Plan by allowing limited short term rentals that will not be materially adverse to the Town's desire to maintain the vision of a rural, residential, and agricultural community.
- C. To preserve the Town's character by implementing standards for the design and development of short term rentals and limitations as to the number of rentals permitted.
- D. To allow preservation of the underlying zone associated with the parcels located along the proposed Rockville Connector Corridor.

The amendment proposed by the Olers is not in keeping with the purpose as designated by the Land Use Codes. The parcels in question do not yet have buildings, which could mean they would be developed in order to create short terms rentals: how could this be in keeping with the vision of a rural, residential and agricultural community? How many other exceptions/amendments could we expect in Rockville if this is to go through?

The town plan is clear; this amendment goes absolutely against it. Please deny the request.

Thank you,

Kim Cook
South Bench, Rockville

To: Town of Rockville

Date: January 14, 2020

From: Kezia Nielsen and Rob Snyder

Subject: Comment on Zone change for Parcels R-166-A and R-157-A

This letter is to provide comment on the notification of a public hearing regarding a zone change.

The proposed zone change should not be allowed because it does not comply with the Town Ordinances as follows:

24A.1 Purpose

The Residential Short term Rental Overlay Zone (RSTROZ) is established:

- A. To allow carefully designed short term rentals on Rockville parcels located along the proposed Rockville Connector Corridor located on the west side of Rockville.
- B. To protect Rockville's General Plan by allowing limited short term rentals that will not be materially adverse to the Town's desire to maintain the vision of a rural, residential, and agricultural community.
- C. To preserve the Town's character by implementing standards for the design and development of short term rentals and limitations as to the number of rentals permitted.
- D. To allow preservation of the underlying zone associated with the parcels located along the proposed Rockville Connector Corridor.

Thank you for allowing us to comment on this proposal.

Mayor, town council & planning councilors 1/14/2020

- ①. My name is Lori Sherbeck. I own property @ 267 River Rd. which is in the RSTR02 zone.
- ②. I am opposed to the RSTR02 zone change request off River Rd. for parcels R-146A & R-157A.
- ③. I want to preserve the agricultural zoning.
- ⑤. Same rights & privileges as existing parcels within the RSTR02? What are those rights & privileges that I supposedly have that Tydon wants?
Tydon: Build your own home, come live in it & then you go, you have the same rights & privileges that I do!

④. What does short term rental mean exactly?
There will be nightly rental there.
All these people, cars, scares me

⑦. Widening the road by the gate for traffic & fire protection with the unstable soil & hillside will be very dangerous.

⑥. Potential of widening & encroaching on existing RSTR02 properties.

I have grandkids, I worry about increase of traffic, vandalism, noise, crime. It really makes me nervous to have all these transient people coming & going. We don't know anything about the people that will be coming & going.

Thank-you,

Lori Sherbeck