

**Rockville Planning Commission
Regular Meeting
Rockville Community Center, Town Hall
March 10, 2020 – 6:00 pm**

1. **CALL TO ORDER – ROLL CALL:** Chair Hamilton called the meeting to order at 6:00 p.m. Present were Ken Rybkiewicz, Cheryl McGovern, Jane Brennan and Linda Brinkley. Town Clerk, Vicki S. Bell, was excused.
2. **DECLARATION OF CONFLICT OF INTEREST:** No conflicts were disclosed.
3. **PUBLIC COMMENT:** No public comment was made.
4. **DISCUSSION AND ACTION ON AN APPLICATION FOR A TEMPORARY USE/SPECIAL EVENT PERMIT FOR VACATION RACES “ZION 100 TRAIL RUN” TO BE HELD APRIL 18-19, 2020 BY LYLE ANDERSON:** Lyle stated the race would use the same course as last year, utilizing portions of Wire Mesa and Grafton Mesa. Chair Hamilton asked if the runners would be on Grafton Road and Lyle said they do not come down to Grafton Cemetery anymore. Chair Hamilton asked if he was aware of any conflict with mountain bikers last year. Lyle said they had a few conflicts on Gooseberry Mesa, but when they see the number of runners, most of them seek an alternative area. He said there was a mountain bike group wanting to utilize the Gem Trail on the same day but decided to move the date of the mountain biking event, since Vacation Races already had their permit with the BLM. Chair Hamilton asked what time of day the runners would be in Rockville. Lyle responded last year they changed the course, so the runners will go directly to Gooseberry Mesa, over to Wire Mesa, do the Grafton Mesa loop and then back to Gooseberry, because those are the most beautiful miles and it's a shame to run them in the dark. The runners will be coming through rather early. Wire Mesa will close first, probably around 10 a.m. on Saturday, April 18 and Grafton will close a few hours after that. Lyle said they're a very eco-friendly, cup-less event; they always sweep behind the runners. They recycle and reuse as much as they can. Jane asked if there were any conflicts between runners and residents. Lyle said he always likes to hear issues if there are any, but it was his understanding that everything went flawlessly last year. Lyle said the 100k and 50k runners were the only ones who would enter Rockville. The half marathon runners' course only covers Gem Trail. The 50k course goes to Gooseberry Mesa loop. Jane asked when the pink trail markers would be removed. Lyle responded the sweeper goes right behind the last runner. He should be done about 30 minutes after the aid station closes. Jane asked if any aid stations would be in the Town of Rockville and Lyle responded no. Cheryl said the runners do not run up and down the Pioneer Trail like they used to, and Lyle responded no.

Jane Brennan **MOVED** that since the application for a Temporary/Special Use Permit submitted by Vacation Races for a foot race on the Grafton Mesa and the Wire Mesa trails on Saturday, April 18 and 19, 2020 is complete, and since the race does not conflict with the Rockville Land Use Code chapter 7.25, nor does it conflict with the General Plan, and since Vacation Races have been held within and through the Town of Rockville in the past without creating a nuisance, hazard, or interfering with neighboring properties and Vacation Races have shown in past events to leave no trash, signs, or debris, I **MOVE** to approve this application. Linda Brinkley **SECONDED** the motion.

VOTE on motion:

**Ken Rybkiewicz – Aye
Cheryl McGovern - Aye
Jane Brennan – Aye
Linda Brinkley – Aye
Joyce Hamilton – Aye**

The motion passed unanimously.

5. **PRESENTATION OF A CONCEPTUAL PLAN FOR COMMISSION COMMENTS ON THE BUILDING OF A HOME ON THE PROPERTY LOCATED AT 160 WEST PEBBLE LANE IN ROCKVILLE BY KRISTIAN EVENSON:** Kristian said he planned to construct a single-family dwelling of roughly 1,800 square feet on the main floor with a 1,000 square foot basement and

detached two car garage. He acknowledged he is familiar with the UGS Special Study 148, which contains the map of rockfall hazard zones within Rockville, so he is aware that the property falls within those limits. He is comfortable with that at this time. Linda asked if the garage would be closest to the rock wall and Kristian confirmed. Jane asked him to show her where the house would be on Google Maps and he did. Jane asked Chair Hamilton if the cul-de-sac would be considered the frontage for the home and she concurred. Jane asked if there was enough frontage. And Chair Hamilton said we currently do not have frontage requirements in our Land Use Code, only width requirements. Jane asked Kristian about setbacks. Julie Gregoric asked if the Planning Commission received the CC&Rs. Julie said the front setback is 30' and the side setback is 10'. Jane said CC&Rs can be more specific, but they cannot be less restrictive than Town Code. Cheryl agreed. The front setback is 30' and it appears the house is planned to be 22' from the road. Jane said the side and back setbacks look fine. Kristian said it was his plan to do a plat amendment and combine the two parcels. Jane said because the slope behind the parcels is greater than 30 degrees, the house will need to be 50 feet from any 30-degree slope. Chair Hamilton asked if he was planning to have electricity in the garage and Kristian responded yes. Chair Hamilton asked if he was aware that no water would be allowed in the garage and Kristian responded yes. Jane asked if the basement would be fully below grade. Kristian said there would be windows and an access window. Cheryl said the maximum height is 25 feet. Jane asked what the height of the roof would be. Kristian said no more than 13 feet. Jane asked if there were any easement issues. Kristian said the neighbor to the east has a 10-foot easement for power on their property. Chair Hamilton confirmed that the property has a culinary water share and Kristian concurred. Jane asked at what point would he need to join those two properties. Chair Hamilton said he would need to combine the parcels before he could get a building permit in order to meet setback requirements. Jane asked if we could do that in the same meeting and Chair Hamilton said yes. Chair Hamilton went on to say that state law says he does not need our permission to join those two properties. Cheryl said he would have to record it with Washington County. Kristian asked if there were any impact fees. Chair Hamilton responded the Town does not charge impact fees. The County charges a small fee for the tortoise habitat. She thought the application fee is \$75. Jane said his house is a little bigger than hers and she paid \$1,100 total.

6. **APPROVAL OF THE MINUTES OF THE FEBRUARY 11, 2020 REGULAR MEETING:**

Linda Brinkley **MOVED** to approve the minutes from the February 11, 2020 meeting. Cheryl McGovern **SECONDED** the motion.

VOTE on motion:

Ken Rybkiewicz – Aye
Cheryl McGovern – Aye
Jane Brennan – Aye
Linda Brinkley – Aye
Joyce Hamilton – Aye

The motion passed unanimously.

7. **APPROVAL OF THE MINUTES FOR THE FEBRUARY 11, 2020 WORK MEETING:** Linda asked that we strike the third paragraph on the third page.

Ken Rybkiewicz **MOVED** to approve the amended minutes. Cheryl McGovern **SECONDED** the motion.

VOTE on motion:

Ken Rybkiewicz – Aye
Cheryl McGovern – Aye
Jane Brennan – Aye
Linda Brinkley – Aye
Joyce Hamilton – Aye

The motion passed unanimously.

Chair Hamilton reported the Town Office approved a Simple Building Permit for Tristan DeMille to construct a pole barn. The building inspector felt that a single inspection would be proper for this building.

We approved a Simple Building Permit for Red Rock Villa to construct a deck with a spiral staircase. The building inspector looked at the spiral staircase with some concern, but in the end, he approved that as well for a single inspection.

And then we approved the simple event permit for Jonathan J. George for the Roger Fuller Memorial on April 9-13 to be held at Flyin' Zion.

Our next Planning Commission meeting will be on April 14th and this meeting on April 14th will include a Public Hearing for the presentation by Rural Community Consultants of the updated Rockville Land Use Code.

8. **ADJOURN:** Linda Brinkley **MOVED** to adjourn the regular meeting of the Planning Commission. Cheryl McGovern **SECONDED** the motion.

VOTE on motion:

Ken Rybkiewicz – Aye
Cheryl McGovern – Aye
Jane Brennan – Aye
Linda Brinkley – Aye
Joyce Hamilton – Aye

The motion passed unanimously.

The Planning Commission Meeting adjourned at 6:25 p.m.

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

APPROVED:



Planning Commission Chair/Vice Chair

The foregoing was posted in the foyer cabinet of the Rockville Town Office by Wick S. Bell at approximately 11:00 AM/PM on 13 May 2020, on Rockville's Website and the Utah Public Notice Website. Posted to Spectrum Events NA.

Wick S. Bell

