

Rockville Planning Commission
Regular Meeting
Via Zoom Virtual Meeting
June 9, 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, Jane Brennan, Linda Brinkley, and Cheryl McGovern. Town Clerk, Vicki S. Bell, recorded the meeting.
2. **DECLARATION OF CONFLICT OF INTEREST:** No conflicts were disclosed.
3. **PUBLIC COMMENT:** No public comment was made.
4. **DISCUSSION AND ACTION ON A REQUEST FOR A CONDITIONAL USE PERMIT TRANSFER FOR THE CURRENT AMBER INN B&B LOCATED AT 244 W. MAIN IN ROCKVILLE BY GARTH AND HEATHER TYLER:** Garth Tyler said they just recently took ownership of the Amber Inn B&B. They want to freshen up the place and are hoping to host their first guests in August. Jane said since there are only five B&B's allowed in Rockville, she wants to make sure they are aware of the rules, so they do not lose permission to have a B&B. To clarify the difference between an Air B&B and a Rockville B&B, either the owner or the manager must be on site every time there are guests. Garth said they will be living there, and he had no intention of renting the entire home to someone else. Heather explained that she graduated from Dixie High School and they met at Dixie State University. Now that their youngest has graduated, they are returning to southern Utah. Joyce asked the Tylers about their plans to change the sign, since the name is changing. Garth said he read the Chapter on Signs and saw where up to eight square feet is allowed. Garth said he would bring those plans back to the Commission and said if the Commissioners had any suggestions, he would like to hear them. He asked what the fee was for the sign permit. Vicki said she thought it was about \$25 to \$30. Jane said the Commissioners' main concerns are size and lighting. Garth said the former owners had lighting on the ground, but he thought everything needed to be downward facing. Jane said she thought they could have lighting on the ground, so long as it only illuminates the sign. Garth said when he lived in Ogden, there was an Observatory there, so all lighting needed to be downward facing. Garth said he has read the Ordinances and Land Use Code, except the Chapter on Subdivisions. Garth said they would be replacing plumbing fixtures and updating paint and flooring. He said the inspector found signs of moisture damage. He asked if he needed a permit. Chair Hamilton said if any major structural, plumbing, or electrical work is done, a permit will be required. If you are just restoring what is already there, no permit is needed for that. Garth asked about removing a wall and Chair Hamilton responded that would require an inspection. Jane said our Land Use Code Chapter 26 states that free-standing, monument style signs may be illuminated with ground-mounted lighting provided the light is shielded and aimed to illuminate only the sign face. Chair Hamilton pointed out the Code also says all vehicles should be parked off the street. Garth said he knew the Code required two parking spots for the owners and one for each room and he believed he was one parking spot short. He went on to say in a year or two he intended to expand the garage, giving him that additional spot he needs. Garth said he has a real estate investment company that is currently licensed in Tooele County that expires the end of July. He said there are no employees. He simply owns some rental property. Chair Hamilton said yes, he should obtain a license for the business. Jane said Chapter Five covers Home Occupations.

Chair Hamilton offered to make a motion. Being in receipt of the Tyler's Warranty Deed proving ownership and satisfactory Inspection Report from the Fire Marshal, and a Request for a Business License (Conditional Use Permit), all but one of the Town's requirements have been met. Since this Bed & Breakfast is a pre-existing, non-conforming use, that is in compliance with the Town's General Plan and Land Use Code, Chair Hamilton **MOVED** to approve the Business License Request (Conditional Use Permit) subject to the Tylers providing the Town Clerk with proof of a Utah State Sales Tax License with the Town of Rockville being listed as the business location. Linda Brinkley **SECONDED** the motion. Jane Brennan asked if that was common, the business could not get the sales tax license until the conditional use permit has been granted. Garth said he does have the State License and Use Tax Registration and it does say Rockville on it. Clerk Bell said she believes it is in the office; it is in the Business License folder, not the Conditional Use folder. Chair Hamilton reminded the Commissioners we have a motion and a second and called for any further discussion. Hearing none, she asked for a roll call vote.

VOTE on motion:

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

The motion passed unanimously.

5. **APPROVAL OF THE MINUTES FOR THE MARCH 10, 2020 REGULAR MEETING:** Chair Hamilton asked if the Commissioners reviewed the minutes and if they had any questions or changes. Linda Brinkley **MOVED** to approve the minutes for the Rockville Planning Commission Regular Meeting of May 12, 2020. Jane Brennan **SECONDED** the motion.

VOTE on motion:

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

The motion passed with four ayes and one abstention.

Information/Discussion/Non-action items:

1. **TOWN OFFICE REPORT**

- A. **APPROVAL OF A SIMPLE BUILDING PERMIT FOR TYDON OLER TO REMODEL A RESIDENCE LOCATED AT 490 EAST MAIN STREET IN ROCKVILLE:** Chair Hamilton clarified that is the yellow metal building on the east side of the Town, on the south side of SR-9. The Town Office asked the Building Inspector to look at the building and he determined there would be no major structural changes, no major plumbing or electrical needed, so a simple permit satisfied and that is what was granted.
- B. **APPROVAL OF A SIMPLE BUILDING PERMIT FOR DARON COOK TO CONSTRUCT A GREENHOUSE LOCATED AT 20 NORTH DENNETT LANE IN ROCKVILLE:** Chair Hamilton reported that was done.
- C. **APPROVAL OF A SIMPLE BUILDING PERMIT FOR MELANIE MADSEN TO CONSTRUCT A GREENHOUSE AT 161 EAST MAIN STREET IN ROCKVILLE:** Chair Hamilton reported that was done.

2. **PLANNING COMMISSION ADMINISTRATIVE BUSINESS**

- A. Next Planning Commission meeting will be July 14th and this meeting will include the postponed Land Use Code Public Hearing. Chair Hamilton said she hoped the Commissioners have all taken time to review the proposed new Code and provided input.

3. **ADJOURN:** Cheryl McGovern **MOVED** to adjourn. Jane Brennan **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 6:22 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 Wick S Bee at approximately 11:00 AM/PM on 15 July 2020 and on the Rockville website.



