

**Rockville Planning Commission
Special Meeting
Via Zoom Virtual Meeting
June 24, 2020 – 6:00 pm**

1. **CALL TO ORDER – ROLL CALL:** Chair Hamilton called the meeting to order at 6:01 p.m. Present were Cheryl McGovern, Jane Brennan, and Linda Brinkley. Ken Rybkiewicz joined shortly afterward. Town Clerk, Vicki S. Bell, recorded the meeting.
2. **DECLARATION OF CONFLICT OF INTEREST:** No conflicts of interest were disclosed.
3. **PUBLIC COMMENT:** No public comment was made.
4. **CONSIDERATION AND POSSIBLE APPROVAL OF A BUILDING PERMIT APPLICATION FOR A REMODEL OF THE TYLER INN AT ZION LOCATED AT 244 WEST MAIN STREET IN ROCKVILLE BY GARTH AND HEATHER TYLER:** Garth said the remodel is just to freshen it up. Mostly they are replacing fixtures in the bathrooms, carpeting, flooring, new paint, new kitchen cabinets and countertops. They will be moving some switches and electrical boxes, a toilet and adding some canned lighting.

Cheryl asked Garth if he was the owner/builder. She asked if he was a contractor. She said Rockville's Codes require a licensed electrician and plumber be listed on the application. Garth said as the owner, he believed he could act as the electrician and plumber. Garth said it would be inspected. Clerk Bell said our building permit application does not require a licensed plumber or electrician. Cheryl said if you are an owner/builder and you are not a licensed contractor then you need to have a licensed plumber and electrician on the permit. Jane said if we can find that wording in our Code, we will have them fill out that part of the form. Chair Hamilton said it was her understanding that as the property owner, he could make the improvements himself. The improvements will be inspected. But she was concerned about the owner's background and qualifications because as a B&B, the public is welcome to stay. Cheryl said she would look it up, the State or International Code will require the licensed electrician and plumber. Garth said he has an associate degree in mechanical engineering. He has a master's in international business. And he is licensed internationally as the PMV, a project management thing. And that is what he has done for the last 20 years, managing projects in the National Gas Industry with pipelines and the stations. He said he is quite versed in that type of stuff. While he is not licensed, he has been managing projects. Ken said he has been a residential general contractor in a different state, and he feels it is in both the Town and the owner's best interest, from a liability point of interest, to have a licensed plumber and electrician. Ken said as a builder, he would have liability concerns if he did not have a licensed electrician and plumber. Garth said he is very meticulous, and he wants things to be right. Cheryl said she did not think another meeting was necessary to finalize this permit once a licensed plumber and electrician have been identified.

Cheryl asked Garth about the opening in the weight bearing wall. Garth said they are putting a 30" opening in the wall, and the header on that requires at least a 2x8 header. Cheryl asked if the weight bearing wall was on the main or upper level and Garth responded that it is on the first floor. Cheryl asked that Garth consult with the building inspector about his plans to open the weight bearing wall because he did not have an engineer's stamp on that plan. Garth said he has discussed this with Zac. Cheryl asked if the second opening would be in a weight bearing wall and he said he was pretty sure it was not, because of its close proximity to the weight bearing wall. Cheryl asked if he had the building plans and Garth said all he received was the floor plan. She asked Chair Hamilton if the Town would have a copy of the building plans. Chair Hamilton responded we have not looked for them, but yes, the Town does keep copies of building plans. Garth said that Zac suggested once the sheetrock was off, they could look and see more clearly if the wall is weight bearing or not. Linda said she thought the house was built about the time the Town incorporated, so if Rockville does not have the building plans, the County would.

Cheryl asked if Garth was installing power to his garage and Garth responded that he wanted to bury the conduit, but not install power at this time.

Cheryl asked if the B&B complies with current code with regards to smoke detectors and Garth responded the Fire Marshal has inspected the property.

Ken said he is a contractor, but he is not licensed in Utah. He would be concerned about the owner taking on the electrical and plumbing without licensure, given that the property is a B&B. Ken went on to say that he agreed with Cheryl's concern about the structural construction. Jane asked if there was anything in our B&B Land Use Code that prohibits the homeowner of a B&B from doing their own work. Cheryl said that is not in our Code. Ken asked what version of the International Building Code (IBC)

does the Town reference. Clerk Bell said she believes the Land Use Code says we have adopted the most recent IBC. Jane said we rely upon our building inspector to ensure the owner/builder complies with the IBC. Cheryl said when she built her home in Rockville, she ran all the conduit, but her electrician connected all her wiring to the box.

Chair Hamilton said she had a few housekeeping items. On the plans, #14 is adding LED canned lights to the hallway ceiling and the location of the lights and the switch were not provided. She asked that Garth send the Town the updated plans showing those locations.

Chair Hamilton asked and Garth confirmed the conduit to the garage is for future use and he will not be connecting the garage to electricity anytime soon. He said the only reason he included it is because they are digging a trench for the propane anyway, so he is preventing having to dig in the area again and possibly hitting the propane line.

Chair Hamilton said she would like to make a motion. Whereas the remodel, while extensive, does not expand the footprint of the residence and therefore the building permit application is complete, and whereas the remodel of this residence complies with the Rockville General Plan and the Rockville Land Use Code, I therefore **MOVE** to approve the building permit application submitted by Garth and Heather Tyler for the Tyler Inn at Zion, LLC's remodel located at 244 West Main Street in Rockville. This approval is subject to the Building Inspector approval, as well as the Town Office receiving the updated plan for the LED can lights in the hallway and it is subject to the resolution of the plumbing and electrical contractor concern. We will talk to Zac and consult with our building professionals and let the Tylers know what we need to do about that. Garth said he would look on his end too and educate himself a little more on that as well. Cheryl McGovern **SECONDED** the motion. Chair Hamilton asked if there were 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.

Garth thanked the Planning Commission for taking the time to have a special meeting and said he would circle back with the necessary items.

5. **ADJOURN:** Cheryl McGovern **MOVED** to adjourn the special meeting for a building permit remodel of the Tyler Inn at Zion, LLC. 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.

The Planning Commission Meeting adjourned at 6:35 p.m.

Minutes Prepared by:
Joyce Hamilton, Deputy Town Clerk

APPROVED:



Planning Commission Chair/Vice Chair

The foregoing minutes were posted in the cabinet of the Rockville Town Office by _____ at approximately _____ AM/PM on _____ and on the Rockville website.

