

**Rockville Planning Commission
Regular Meeting
Via Zoom Virtual Meeting
October 13, 2020 – 6:00 pm**

1. **CALL TO ORDER – ROLL CALL:** Chair Hamilton called the meeting to order at 6:00 p.m. and asked Jane Brennan to chair the meeting. Present were Ken Rybkiewicz, Cheryl McGovern, Jane Brennan, and Joyce Hamilton. Linda Brinkley was excused. Town Clerk, Vicki S. Bell, recorded the meeting.
2. **DECLARATION OF CONFLICT OF INTEREST:** Ken disclosed he is a customer of Allen Lee, both personally and professionally. Jane asked if he could make judgements based on code and not on a personal basis. Ken said he thought he could. Joyce said she is a client of Allen Lee also, but she would adhere to the Code.

Jane Brennan **MOVED** to amend the agenda to move discussion of Joe Motter's fence to agenda item number 4. Joyce **SECONDED** the motion.

VOTE on motion:

**Cheryl McGovern – Aye
Ken Rybkiewicz – Aye
Joyce Hamilton – Aye
Jane Brennan – Aye**

The motion passed unanimously.

3. **PUBLIC COMMENT:** No public comment was given.
4. **DISCUSSION AND ACTION ON AN APPLICATION FOR A FENCE GREATER THAN 6' LOCATED AT 271 BRIDGE ROAD IN ROCKVILLE -** Joe Motter said it's more of a privacy screen than a fence. It would run north to south on the east side of the wash. It will be one-inch bamboo wired together to make fence panels, hanging on metal posts. The reason he wants to go over 6' is because the bamboo posts themselves are 6' and he wants to make a little concrete berm, maybe 3 to 6 inches above the ground to rest the posts on so they don't sit in the dirt, so the fence does not sag. It is more of a privacy screen than a fence, in that it does not enclose anything, it just shields his front yard from the street. Cheryl asked where he is getting the bamboo from and Joe responded perhaps Home Depot. Ken asked for clarification because the Code calls for the fence to be less than 6' tall and for it to step down by the driveway. Jane said she thought that was if the lot was on the corner. And Clerk Bell agreed. Jane reviewed the Code and said the fence would not impede anyone's view as far as ingress and egress. Chair Hamilton clarified the fence would now be placed on the east side of the wash, not the west. Joe confirmed, yes, when he came to the office, somebody suggested it may impede access to the wash if placed on the west side and after he looked at it, he decided on top of the bank would be better anyway. It would be right along the east side of the wash.

Jane Brennan moved that whereas an application for a fence over 6' tall submitted by Joe Motter for a fence on his property at 271 Bridge Road is complete and whereas this fence being 3 to 6" above the 6' limit due to the type of construction material planned, because it is above the 6' height and will be placed in the marked alternate location on the east side of the wash, and whereas this fence does not create a violation of the Rockville General Plan and it is slightly above the 6' limit does not cause undue problems with the neighborhood and does not cause a problem to health, safety or general welfare, Jane **MOVED** the Planning Commission approve this application. Chair Hamilton **SECONDED** the motion. Jane asked for any discussion on the motion.

VOTE on motion:

**Cheryl McGovern – Aye
Ken Rybkiewicz – Aye
Joyce Hamilton – Aye
Jane Brennan – Aye**

The motion passed unanimously.

5. **PRESENTATION AND FOLLOW UP BY MICHAEL HANSON OF THE RURAL COMMUNITY CONSULTANTS ADDRESSING THE LIST OF CONCERNS MENTIONED AT THE SEPTEMBER 8TH HEARING ON PROPOSED AMENDMENT TO THE LAND USE CODE, ORDINANCES AND GENERAL PLAN** – Ryan Robinson said Michael is in Hildale. He asked

Clerk Bell to allow him to share his screen. Ryan explained they created a table to address the issues discussed last month. He said they included the vision statement in the General Plan. In chapter three, they adjusted the number of residents from 225 to 272. He asked the Commissioners if that resolved their concerns with regards to the General Plan.

On the Sensitive Lands Map, there were questions about the red dots. They asked their mapping GIS guy, and he said the red dots represent approximately a 30 percent slope. If they are lighter areas represent a 15 percent slope. Typically, you do not want to develop an area with greater than a 15 percent slope. Jane said the lots are flat and she believes the red or pink area indicates the slope of her roof. Jane asked that we make a notation that it may be the slope of the roof and not necessarily the land when we put the map online.

On the Transportation Map, the red line is the future corridor. The GIS guy said the Town would need to go through UDOT and Dixie MPO to change the classification of the existing corridor.

Going into the Code, the Consultants added in Section 1.20, under out of control weeds, we added a few words there. We will fix the formatting and numbering once this is all completed. Agricultural uses are excluded from being considered as a nuisance.

For Chapter 2, the definition for long term rental was added. In Chapter 4, we cleaned up home occupation to give better clarity. A conditional use permit would be required for a bed and breakfast (and we added) or short-term rentals. In Chapter 6, we changed all the appeal deadlines to 10 days. In Chapter 7.3, talking about agricultural exemptions, we moved that from Section 7.3 to Section 9.1.23.

State Code gives Towns and Cities authority to enforce their own Code. So, if someone is in violation of the Code, the Town would send them a letter and if the issue is not resolved in a timely manner, the Police can cite the individual. At that time, it is up to the attorney to determine if it is a Class B or Class C Misdemeanor. The Consultants are working on a Best Practices Handbook for Code Enforcement and it should be done in the next week or two and he will send that to the Town as well. The Consultants also want to create a form letter for violations.

In Section 8.7.1, we added that livestock grazing is a permitted use in RR-1 Zone, and we removed the word "park" from mobile or modular homes in that table as well. The question from the Commissioners to the Consultants at the last meeting was "if we allow mobile or modular homes, does that cause a conflict with our definition that a dwelling unit must be a minimum of 800 sq. ft.?" In State Code, you cannot deny a mobile or modular home anywhere a stick-built home would be allowed, so long as they adhere to all other local regulations.

As for the CLF, Congregate Living Facility, the question was "can we legally restrict a CLF from being within 660 feet of another one?" Upon further review, it was former property rights ombudsman, Brett Bateman's recommendation not to have this restriction because it may be viewed as housing discrimination. All of his trainings would suggest this is a fight you do not want to pursue. Another question was "how the Town would enforce the Code that said no CLF would be issued to anyone who is a current user of illegal drugs?" Addiction falls under a disability.

Clerk Bell said there is a question in the chat room. Jacob Anderson asked if there is a reason to say that smaller homes are not allowed to be built? It seems like there are a lot of homes in Rockville that may struggle to meet that size. Are we simply trying to have a Town that is a bit more affluent? Ryan said the Town could change the square footage requirement or allow for variances. The State has come out with a set of specifications regarding affordable housing. Rockville is too small to be required to adhere to those affordable housing specifications.

Jane asked if the consultants made changes based on CLF recommendations. Ryan said they made notes but did not make changes.

Clerk Bell said Megan wrote in 800 sq. ft. has been part of our Code since incorporation. It is not new. Jacob Anderson said his question is more for the Town than the Consultant.

Chair Hamilton suggested we accept the Consultant's recommendations and remove that wording from the CLF Code regarding the 660 feet as well as the Town having some knowledge of an addicted person running one of these facilities.

The next question was about setbacks and should they all be the same. The Consultant said if we ever were to allow commercial, such setbacks would likely interfere with parking. Ryan thought having them all conform could make things easier. But he did not know if it was practical to have the same setbacks on a RR-5 and a RR-1/2. Finally, he said they did not find any best practices. Chair Hamilton recommended the Commission keep the setbacks as they are.

In Section 9.1.3, we added "with the exception of those properties in the specially permitted short-term overlay zone." The next question had to do with political signs and free speech. You can regulate the location of the sign. But you cannot address content and the ombudsman said if you have to read what is on the sign to determine if it needs to be regulated or not, that it is likely you are violating the law. He suggested we look at Provo's Code. We added a definition for a temporary sign. To avoid a legal issue, we recommend the Code say the signs can be removed from public places, it needs to be removed after so many days. You can regulate how long a political sign can stay up after the vote is cast. The Town may state all temporary signs need to come down within 30 days. Jane clarified the Town can regulate the size of any sign. Ryan offered to send the Senior Property Rights Ombudsman's contact information to the Town.

Overnight parking or camping on Town property is not allowed unless it is a Town owned vehicle, or the owner has the permission of the Town. Parking in the Town Parking Area is restricted to those visiting or using the Community Center.

Clerk Bell asked if the Planning Commission will be making the recommendation to the Town Council, should they wait until we get a final hard copy. Ryan said most of the time, the Commission would make a recommendation to forward this on to the Town Council with the changes that have been made.

Jane said she really wanted the changes to be completed before forwarding to Council. Cheryl agreed. Ken agreed. Chair Hamilton agreed. Megan put in the chat that a final copy would prevent misunderstandings. Ryan said that would be fine.

Jane asked if the Town put up a sign that said no parking between midnight and 5am, would that be enforceable to the code against overnight parking. If a camper is trying to camp in the Town Park and the police pull in, the camper can say I have not been here overnight. I am just here at night. Clerk Bell said there is no reason for anyone to be in the Park after 10pm. Jane asked if anyone had a problem with that. Cheryl suggested the bottom of Crybaby Hill would be another place needing such signage. Cheryl also suggested Grafton would be another place for such signage.

Cheryl asked if there is a reason why the Code is a minimum 800 square feet. She asked what the smallest house in Rockville is. Jane said her rock house is probably 600 square feet. Cheryl believes several homes on Bridge Road are smaller than 800 square feet as well.

6. **DISCUSSION AND ACTION ON THE AMENDMENTS TO THE ROCKVILLE TOWN LAND USE CODE, ORDINANCES AND GENERAL PLAN** - Jane Brennan **MOVED** that the Planning Commission postpone recommending the amendments to the Land Use Code Ordinances and General Plan until we have a hard copy and that we have all been able to read the completed version of it. Cheryl McGovern **SECONDED** the motion.

VOTE on motion:

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

The motion passed unanimously.

7. **DISCUSSION AND ACTION ON AN APPLICATION FOR A BUSINESS SIGN FOR THE TYLER INN AT ZION LOCATED AT 244 W MAIN STREET, ROCKVILLE** – Garth Tyler said they submitted an image of their proposed sign with the logo, B&B, address and phone number. The

sign is 5'x3', or 15 square feet. It will be printed on both sides. They will utilize the same post and lighting the former B&B used. Jane asked and they confirmed the sign will not be lit from inside. Garth said there are two flood lights on the ground that will illuminate the sign. Jane said once the sign is installed, they may need to adjust the lighting to protect the night sky. Garth said they used to live near a conservatory, so he completely understood, and would adhere. Chair Hamilton asked if the 15 sq. ft. included the no vacancy sign and the Tylers said it does.

Jane Brennan made a motion that whereas, this sign does not conflict with the Town of Rockville General Plan and adheres to the Rockville Land Use code Chapter 8.11.1 C and C1 and whereas, the planned sign lighting will use existing lighting as a freestanding, monument style sign lighting. This lighting is in adherence to Chapter 26 D 1 (p). The planning commission has spoken with the applicant to clarify the specifics of this LUC chapter, especially the section stating, "the light is shielded and aimed to illuminate only the sign face." Jane Brennan **MOVED** we approve this application. Ken Rybkiewicz **SECONDED** the motion.

VOTE on motion:

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

The motion passed unanimously.

8. **DISCUSSION AND ACTION ON AN APPLICATION FOR DETERMINATION OF LEGAL NON-CONFORMING USE FOR PARCEL R-1280-A-2-A (COX TRUST PROPERTY) AND PARCEL R-1280-A-1-B (ALAN & CLAYTON LEE PROPERTY)** – Heath Snow, attorney for the applicants, said he was in the same room as the applicants, so they would remain muted. Mr. Snow said the application also addressed one additional parcel, R-1280-A-1-A-SA. He said they are asking the Planning Commission to determine that use on his clients' properties are grandfathered. He said they are asking for a determination that the use, although it is non-conforming to the Town's current ordinances, it is a legal non-conforming use. Meaning that we have the burden to show prior to the adoption of any ordinance that prohibited the current use, and that use has continued to this day without abandonment. That use is mineral and gravel extraction. We have attached to our submittals today several satellite images. We also submitted several letters written by the Town's special counsel, which noted and acknowledged the use of the property by the Cox family on the SA parcel is a legal non-conforming parcel. The letter dated June 13 states "it is our understanding that your use of the gravel pit was originally permitted by the County and is as noted here a legal non-conforming use of land under Town ordinances". The Town was formally incorporated in 1998. Until then this land was an unincorporated portion of Washington County. The County had a singular open space zone in which this property was located. In the 1970's, mineral extraction was a permitted conditional use in Washington County. We provided 11 sets of arial photography of the Cox property. In the far bottom left corner of their property you can see a more cleared area in the one that is dated 1974-76. The round item in the corner is the crusher. In later use, that crusher was moved up onto property that is north and west of this parcel, the property formerly owned by Dr. Stout. The parties would excavate gravel, crush it, and sort it and then remove it from the property. The statements made by my clients indicate the gravel was extracted and removed every year since the 1970's. When the Town was a fledgling adopting its ordinances, the Town made clear that this use would not be permitted, so my clients understood the need to continue to remove and utilize gravel, sand and large boulders from this property on a consistent basis. The testimony is that the Lees would take gravel from the Cox property by agreement and would compensate the Cox family by doing various earth work projects on property owned by them. You have an open, active gravel pit operating next to a state highway leading up to a National Park. A pit from which the County, the Town of Rockville, and the sewer pits were reinforced with gravel from this pit. Mr. Snow said he could not provide a Conditional Use Permit.

Jane said the one parcel that Mr. Lee has a Town Business License to run his business on parcel # R-1280-A-1-A-SA. That is the only one of the three or four properties we are discussing that has a Federal Mining Permit. Was there ever a Town Business License or a Federal Mining

Permit applied for and approved for the Cox land since 1987 for the parcel # R-1280-A-2-A? Tracy Cox said not that he was aware. Mr. Lee said there was never any mining permit, although he did get a citation for having some unguarded pulleys.

Jane asked Tracy if Evan Cox was his Dad and Tracy said no, his Dad was Alma. She asked which parcel was owned by Evan Cox and Mr. Lee responded it is the parcel with the shop and the house on it right now. Jane clarified that is parcel # R-1280-A-1-B. In 1999 Evan Cox asked for an excavation permit, but it was determined that removing the gravel in this manner would constitute mining and a use not permitted in the open space zone and his request was denied. In 2011, Mr. Lee asked for a Conditional Use Permit or Business License to expand to parcel # R-1280-A-2-A, and that was also denied. No Conditional Use Permit, Business License, or Mining License could be found in 2011. We have letters from our attorney, from Sharon Hatfield (who was the Planning Commission Chair), and from Lee Ballard which said you cannot expand a non-conforming use. How would this not constitute expanding your non-conforming use?

If the Cox family has been mining gravel, it reminds Jane of when Tracy came before the Planning Commission to request a zone change. The minutes read that Jane commented there appears to be non-permitted excavation taking place on the property. Tracy Cox indicated there is a hole that resulted after he sold some dirt. Jane informed Mr. Cox that non-permitted excavation is not allowed, and the gravel pit located adjacent to his property is not allowed to expand into any other property, including property that they subsequently purchase. Tracy Cox did not object to any of that. We are not in control of whether dirt was sold. In 2019 when we did a site inspection was when we first realized it is no longer just a little bit of dirt being moved around at the southwestern portion of this property, but a huge hole, and now two huge holes since 2019 are being excavated directly south of the parcel # R-1280-A-1-A-SA.

Mr. Snow said his clients are asking the Town to find that parcel # R-1280-A-1-A-SA and R-1280-A-1-B are both legal non-conforming uses. The Town's Land Use Code section 9.3, subsection A says except as provided in this section, a lawful non-conforming use existing at the time the ordinance became effective may be continued by a current or future property owner on the parcel of land. It does not say it cannot be expanded. It says it can be continued. Section 9.11 says the legally non-conforming use of land may be continued provided that no such non-conforming use of land shall in any way be expanded or extended to adjoining property. Mr. Snow argued a MSHOP permit is not required to mine gravel; it is only required if there is crushing on the property.

Jane said the non-conforming use is the gravel pit business and the mining is illegal excavation. Mr. Snow argued the LUC says it is the use, not the business. Jane said it is unpermitted excavation. She went on to say that an unpermitted excavation is a Class B misdemeanor, which is punishable by six months in jail and unpermitted excavation needs to be replaced. Mr. Snow said they do have private property rights. The use of mineral extraction and sales has occurred on the Cox property from the 1970's and it has been continued, and especially since the Town enacted its Ordinance prohibiting such use.

Cheryl said she is looking at the arial view and in the upper left-hand corner, is that the sewer pond? Mr. Snow said the sewer ponds are not shown on any of the arial images they submitted. Mr. Snow said the arial from 1993 showed a bit of the sewer ponds. Cheryl asked which property is the yellow box. Mr. Snow responded that is the Cox property.

Joyce said the LUC states documentation needs to be provided to prove a legal non-conforming use and she does not believe testimonials are sufficient, but she would like to hear from the Town's Attorney. Cheryl asked if receipt from the sale of gravel would be sufficient and she asked if they had those. Jane said a business license would be good.

Mr. Snow said there are two places in the LUC where it talks about the documentation of things. One is how to document that there was a legal use at the point in time prior to it becoming illegal. And the second one is talking about the documentation that the use has been continuous and not abandoned. Both are speaking as to evidence. Sometimes there is not a fixed document. What I find interesting is that the Town will accept affidavits submitted by current or previous Town Officials, but not allow statements from the individuals who have the historical knowledge. It says there can be a series of dated photographs. That is evidence and we can clearly point to places where there are clearings and where there was a crusher all the way back until 1974. Mr. Snow

said he did not think the County had meeting minutes from the 1970's. The current Planning Director indicates at that time there were just approvals given, not Conditional Use Permits. He finds it interesting the Town will recognize the use on the Lee's property, but will not consider the possibility that it could have been happening on the Cox property as early as the 1970's. Especially given that Mr. Lee indicates they had the crusher and started their operations in the southwest corner of the Cox property. Mr. Snow believes if the use was happening before the Town made the use illegal, and it has been continuously, that use is allowed to expand throughout the parcel.

Jane said the evidence submitted included two letters from 2017 to Mr. Lee from Jenkins and Bagley. Both of those acknowledge the gravel pit is grandfathered in. Both of those letters say the pit cannot expand to any adjoining parcels. This is the same conversation Mr. Lee had with the Town in 1999, in 2011 and in 2017. Mr. Snow responded that only the Planning Commission has authority to determine legal non-conforming use, not the Town Attorney, not Town Staff, and not Town Volunteers.

Mr. Forbes said there are three areas on two parcels that have been mined: the gravel pit, the north portion of the Cox property and the southwest corner of the Cox property. Section 9.2b has a list of evidence the property owner could provide, and it is not a conclusive list. The Planning Commission determines the weight of the testimonials provided by the property owners. Section 9.11b says the legally established non-conforming use of land existing at the time this Ordinance became effective may be continued, provided that no such non-conforming use shall be expanded or extended outside the structures or other delineated areas associated with the original legal use. There is an area on the northern portion of the Cox property that was first mined in 2016, which was well after the Land Use Code was adopted. The Planning Commission should determine if that is an expansion outside of the delineated areas associated with the original legal use, if it was a legal use of the southwest corner of the Cox property.

Mr. Forbes stated that much has been made that there was mining going on since the 70's, however, just because it was happening did not make it a legal non-conforming use. So, the Planning Commission needs to decide if the evidence provided is enough to clearly establish under Section 9.A1 that the non-conforming use legally existed before the adoption of the Land Use Code. The Planning Commission needs to determine under Section 9.22, has there been documentation provided to show the use has been continuous?

Mr. Snow asked Mr. Forbes, would Section 9.2b, where it says, "and so forth", would that include the oral testimony given today? Mr. Forbes responded that there could be oral testimony, but it should perhaps be made under oath. Mr. Snow said his clients would give oral testimony that the statements were their statements, they are true and accurate, and they would make that testimony under penalty of perjury. The Ordinance does not talk about the level of evidence or the foundation of the evidence to be provided. Mr. Snow said any request made for the parcel ending in B is withdrawn.

Chair Hamilton pointed out the Excavation Chapter of the Land Use Code indicates you cannot excavate more than 30 cubic yards of dirt without a permit in Town. If this has been going on, it has been done without any permitting. The Town said on numerous occasions that the gravel pit could not be expanded.

Mr. Snow said his position on Section 9.11b that Mr. Forbes indicates refers to expansion outside of the structures or other delineated areas associated with the original legal use. Mr. Snow argued that was speaking of structures, not land. Section 9.11a speaks to land. He believes it would be an error for the Planning Commission to think that applies somehow to this situation, because mining was not restricted when the property was in the County.

Jane said we were not here in 1987, but apparently Budd Lee came to the Town and asked to be grandfathered in as a business. Allen Lee got the business permit. Mr. Cox did not do that. Jane believes that to her, that is the difference between expansion and extending outside of the original use. She wants to be fair to Mr. Lee and Mr. Cox, who have been great neighbors and helpers. She does not want to sell this short and make the wrong decision. She would like to wait on this and allow ourselves and our Legal Counsel to do some more research. Mr. Snow

asked that the Planning Commission give a decision because there are operations they need to carry on. Mr. Snow said it is the Town's responsibility to be prepared – if you are asking for time to go and fish for evidence of abandonment, or something like that, he does not believe that is appropriate tonight. Jane said in 2017, Mr. Lee got a cease and desist letter and he has continued to dig. I do not think he will stop now for this couple of weeks. Jane went on to say during a site visit in 2017 there was one big hole on the Cox property and now, according to Google maps, there are two big holes. Clerk Bell said she had already discussed a possible delay with Mr. Lee, and he was okay extending it another month.

Chair Hamilton said she completely concurred with Jane. Mr. Lee and Mr. Cox have been good neighbors and she did not want to make the wrong decision either, so she would like to wait a month.

Jane Brennan **MOVED** that in order to give the Town's Attorney additional time to review the application and for the Planning Commission to give the application further consideration, I **MOVE** to table the application and readdress it at the next meeting of the Planning Commission in November. Mr. Snow asked for an amendment to the motion. Mr. Snow asked that the Town provide information to Mr. Snow that is provided to Mr. Forbes. Nothing of attorney-client privilege. Jane asked Mr. Forbes if that is something we should do, and he responded the Land Use Code says the burden is on the applicant. Mr. Snow said they will submit a GRAMA request. Mr. Forbes said the applicant should be able to supplement the application. Ken said he feels this is a good faith effort to try and sort through decades worth of information and process it. To be able to do that effectively for all parties involved, he believes that requires some time. Jane said she would not change the motion and we will provide Mr. Snow all the information that our Mr. Forbes advises we should. Mr. Snow said they would submit a GRAMA. Cheryl **SECONDED** the motion.

VOTE on motion:

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

The motion passed unanimously.

9. **APPROVAL OF THE MINUTES FOR THE AUGUST 11, 2020 REGULAR MEETING** – Cheryl McGovern **MOVED** to approve the minutes of the Regular Meeting held on August 11, 2020. Jane Brennan **SECONDED** the motion.

VOTE on motion:

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

The motion passed unanimously.

10. **APPROVAL OF THE MINUTES FOR THE SEPTEMBER 8, 2020 PUBLIC HEARING AND REGULAR MEETING** – Chair Hamilton **MOVED** to approve the minutes for the September 8, 2020 public hearing and regular meeting. Jane Brennan **SECONDED** the motion.

VOTE on motion:

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

The motion passed unanimously.

Information/Discussion/Non-action items:

1. TOWN OFFICE REPORT

Clerk Bell said there was no activity to report.

2. PLANNING COMMISSION ADMINISTRATIVE BUSINESS

- a. **NEXT PLANNING COMMISSION MEETING WILL BE ON NOVEMBER 10, 2020**
- b. Jane Brennan said the final version of the Land Use Code Update should be ready in a week or so. If you need a hard copy, let Clerk Bell know.
- c. Jane went on to say the Commission should be more informed on the Allen Lee / Tracy Cox matter next month. It is up to us to educate ourselves and figure out how we need to determine this. Clerk Bell said these files are available for the Commissioners to come in and go through them. Jane said the property has a very interesting history.

3. ADJOURN: Cheryl McGovern **MOVED to adjourn. Ken Rybkiewicz **SECONDED**.**

VOTE on motion:

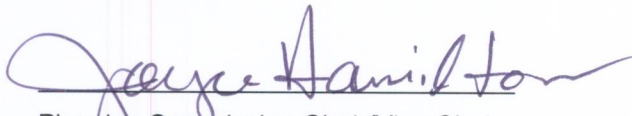
**Cheryl McGovern - Aye
Ken Rybkiewicz - Aye
Joyce Hamilton - Aye
Jane Brennan - Aye**

The motion passed unanimously.

The Planning Commission Meeting adjourned at 8:37 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 Vicki S Bell at approximately 8:15 AM/PM on 13 Nov 2020 and on the Rockville website.

Vicki S Bell



**Rockville Planning Commission
Regular Meeting
October 13, 2020 6:00 p.m.
Zoom Electronic Meeting
Rockville Community Center
43 E. Main Rockville, UT 84763**

PLEASE SIGN YOUR NAME AND PLACE OF RESIDENCE FOR THE RECORD

NAME

ADDRESS

Heath Snow

Tracy Cox

Allen Lee

Joe Motter

Garth Tyler

Pam Leach

Jacob Andersen

Megan Woner-Orton

Dave Firmage

Tydon Oler