

**Rockville Planning Commission
Regular Meeting
Via Zoom Virtual Meeting
November 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 Cheryl McGovern, Ken Rybkiewicz, Jane Brennan, Linda Brinkley, and Joyce Hamilton. Town Clerk, Vicki S. Bell, recorded the meeting.
2. **DECLARATION OF CONFLICT OF INTEREST:** Ken disclosed that both Alex Pelton and Daron Cook are friends with his family. As he stated in the last meeting, Ken said he has been a customer of Allen Lee's both personally and professionally. Chair Hamilton asked if those relationships would hinder him from rendering his decision based on the Land Use Code and he responded no. Linda said she is kind of in the same boat. She went on to say she did not feel her relationship would affect her decision. Cheryl said she is friends with Alex and has done quite a bit of business with Allen; but did not feel those relationships would affect her decision. Jane said she thought that went across the board for all of us in a small town.
3. **PUBLIC COMMENT:** No public comment was given.
4. **DISCUSSION AND ACTION ON AN APPLICATION FOR A BUILDING PERMIT TO BUILD AN ADDITION TO THE EXISTING HOME LOCATED AT 142 E. MAIN STREET, ROCKVILLE BY ALEX PELTON** – Alex said they are trying to reconstruct a portion of their home. There is an existing porch on the back of his home. It was at one point an enclosed room with a bathroom and he believes perhaps there was a kitchen out there. He's hoping to put a shed roof over the porch, replace the decking, and enclose about 2/3 of the room, installing a bathroom. Jane asked how high the roof would be. Alex said it will be below the lowest point of his existing roofline, perhaps 10' below the highest point of his existing roof. Jane asked if the room would be at the elevation of the deck/porch or will it sit on the stem wall. Alex said they will lower the deck two feet (2'), so we will likely be building on the stem wall with a few new foundation posts as well. But he plans to use the existing foundation for the structure. Jane asked him if was planning to use this as an Air B&B. Alex laughed and said no, he has two teenage daughters sharing a room in the attic. He may move his Mom in there one day, but he will not be charging her rent. He said it will never be a rental. He said they are going to eliminate the door from the interior of the house, because that is the master bedroom. Jane asked if not being able to access the room from the interior made it an accessory structure. Chair Hamilton believed that since it was attached to the home and on the existing footing, it would become part of the structure, despite only being accessed from the outside.

Jane Brennan **MOVED** that whereas the application by Alex Pelton at 142 E. Main Street is complete, and whereas the room addition does not conflict with the Rockville General Plan and whereas the room addition does not conflict with the Rockville Land Use Code Chapter 7 and 17, Jane **MOVED** the Planning Commission approve the application. Ken **SECONDED** the motion.

VOTE on motion:

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

The motion passed unanimously.

5. **DISCUSSION AND ACTION ON AN APPLICATION FOR A FENCE GREATER THAN 6' AND A BUILDING PERMIT FOR AN ATTACHED GARAGE LOCATED AT 20 N. DENNETT LANE IN ROCKVILLE BY DARON COOK** – Jane asked if there is a garage on the property now. Daron responded there is a garage, but it is too small for his truck, so he would like to turn it into a pool room. Jane asked if the existing garage is between the house and the proposed garage and Daron said correct. Jane said the garage application is incomplete. Daron said he turned in a bunch of pages. Cheryl said she received a request to build a wall, nothing about a garage. Jane said she had the first page of the application with the owner/builder certification on the other side. She thinks we are missing three pages of building permit application, which would indicate the need for an electrical and foundation plans. Jane asked Daron if he would put electricity in

the proposed garage. Jane said because the Planning Commission did not prepare Daron's application properly, Jane asked if we could approve the application pending each of us coming to the office to see the documentation. Chair Hamilton suggested a special meeting at no additional cost. Jane asked when Daron wanted to start construction. He said he has been cleaning up around there and he'd like to be doing some work around there. Ken said knowing Daron's skills and abilities as a contractor, he would like to accommodate with a conditional approval or a special meeting. Jane asked Clerk Bell if one was better than the other. Jane asked Daron if he could get the paperwork in within two weeks. Daron said he just needed to know what was required. Jane said there is a lot of stuff, and the requirements are detailed on the second and third pages of the building permit application. Daron said he does not have a copy.

Jane Brennan **MOVED** that the Planning Commission postpone approving the building permit until each Commissioner has seen the proper plans. Daron suggested the Planning Commission pass it provisionally. Chair Hamilton said Clerk Bell will email the form to Daron tonight. Cheryl said since our meetings are virtual, why not ask Clerk Bell to contact the Commissions once Daron's plans are complete and we can schedule a special meeting when he is ready. Linda suggested the Commissioners come to the office to view the documents. Chair Hamilton read Clerk Bell's Chat that a special meeting would be best. Jane Brennan **MOVED** to delay a decision on this building permit application for Daron Cook's garage until he has submitted the other paperwork for us, and we have a special meeting. Chair Hamilton **SECONDED** the motion.

VOTE on motion:

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

The motion passed unanimously.

Jane asked if the wall was planned to be masonry and Daron said that is correct. Jane asked if a masonry wall would require a foundation and Daron said yes. Jane said we would need a drawing of the foundation. Chair Hamilton said we do need a drawing. A permit is required for any masonry wall over four foot tall. Jane asked why it needed to be seven feet tall and Daron said it was just like his neighbor's wall right next door. Jane asked what part of the Harlan's wall was seven feet tall and Daron responded the header that goes across the front. Jane said the masonry part is only six feet tall. Jane asked if there was any other reason to have the wall over six feet. Daron said it is just for privacy; he is six feet tall. Daron said he did not know if he wanted to put the wall in or not, but he could provide a foundation plan. Linda said she is good with it. Ken said if it matches his neighbor's in elevation . . . Jane said it is not even close to the neighbor's. He wants it because he wants it and that is okay for me. But the Harlan's wall has these decorative jig-jags. So, it is not about matching the neighbor's wall. Ken said he was fine with a seven-foot-tall wall. Jane said it is located across the street from an irrigation ditch. She does not think the wall will upset anyone. Cheryl asked why we have a six-foot limit. Jane said she does not know why, but we do. Cheryl asked if we approve this seven-foot-tall fence, will we have to approve other seven-foot-tall walls. Linda said this is not a fence along the property line. This is more like a courtyard wall that provides some privacy. It is not connected to anything. It will not change the neighborhood. Cheryl said she was okay with it. Jane said when she drives by at night, the string lights are really bright, and they are against our Night Sky Ordinance. Jane would like to trade Daron that extra foot of fence for Daron to turn off the lights. Daron said he could put them on something that turned them off if he did not. Jane said they are not to Code at all and she does notice them. Daron said the light switch is behind the compressor and it is difficult to reach. Daron said if he's sitting out by his patio, he would like to have a few lights on. Jane said a few lights are okay, but the Night Sky Ordinance is pretty specific.

Ken Rybkiewicz **MOVED** to approve Daron's request for a seven-foot-tall masonry wall in the location described on his plans. Jane Brennan asked for an amendment to the motion. Jane wants Daron to provide a sketch of the foundation. Linda Brinkley **SECONDED** the motion.

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

The motion passed unanimously.

6. **DISCUSSION AND ACTION ON THE TABLED 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) BY HEATH H. SNOW, ESQ. FOR TRACY COX, ALLEN LEE AND CLAYTON LEE** – Mr. Snow asserted the mining of gravel and sand started on the Alma Cox property in the 1970's and that operation continued to the present date. The operation expanded onto the parcel that was once owned by Dr. Stout, which is now owned by Grafton Heritage Partnership Project. And has since expanded onto the parcel that Mr. Lee owns today. They are asking for a determination of continuous legal non-conforming use be found by the Planning Commission for both parcels: The Lee parcel ending in A-1-A-SA and the Cox parcel ending in A-2-A. Long time County Planning and Zoning Administrator Deon Goheen probably gave some of the best historical information about the properties. When former Mayor Alan Brown met with Allen Lee, that had to deal with the former Evan Cox property that is now owned by Allen and Clayton Lee. Since the early '70's, the operation started on the Cox property and it has continued to this day. The compensation is identified in the two written statements by Mr. Cox and Mr. Lee. Mr. Snow asked if the Planning Commission had any specific question for them.

Jane asked if Mr. Snow was claiming that conversations in 2011 were substantial to show the Cox parcel has a pre-existing use and the question was about the Evan Cox parcel. Mr. Snow replied that the nature of the notes made by Mayor Brown was regarding a discussion he had with Mr. Lee about the possibility of the mining operation expanding onto the parcel that has the new trailer on it now, the Evan Cox property. Mayor Brown's notes state that the Lees excavation operation pre-existed before the existence of the Town. Mr. Snow asserted that aerial photography shows the presence of a structure, such as a crusher, on the property, and that would be the testimony of both of his clients.

Mr. Snow said the mining operation on the Lee property was grandfathered and indications from the County, the Town's Mayors and the Town's Special Council have all acknowledged that Mr. Lee's gravel and sand operation was grandfathered. Jane again asked Mr. Snow if he was asserting that the notes in 2011 by Mayor Brown and the correspondence in 2017 to Mr. Lee were a reflection on the Cox property. She said no one has ever argued the Lee property was not grandfathered in. Mr. Snow said he wants determination from the Planning Commission on both the Lee parcel and the Cox parcel.

Mr. Snow said the Town produced receipts where they had purchased gravel. Jane clarified those purchases were from Mr. Lee's business, not from Mr. Cox's property. Mr. Snow said he wants the Planning Commission to clearly articulate the legal non-conforming use on both the Lee parcel and the Cox parcel. Mr. Snow stated that no one knows if the gravel purchased from the Town came from the Lee property or the Cox property. He said that it was his clients' testimony that gravel and sand was extracted from the Cox property at least annually and brought to the Lee property for processing. Unless the Town has evidence otherwise, Mr. Snow does not know how this request can be denied, as he believes the evidence is undisputed.

Jane said she refutes it. No one refutes the Budd Lee parcel is a grandfathered use, a legal, non-conforming use. If Alma Cox and then Steve Cox were keeping this a viable use, it was not a legal business, like Mr. Lee's property, which is rightfully a legally licensed business. Jane said this is a very difficult decision and it is very difficult to do this to our neighbor and friend. This is not something we take lightly. Jane said personally she would be fine to allow Mr. Lee to expand his business onto the Cox property. But in precedent, the Town has shown that it is not okay. In 1999, another gravel pit was applied for and he was denied because his only evidence was letters from people who purchased dirt from him. In 2011, Mr. Lee was told at a site visit that he could not expand his business. And in 2017, that is what the letter said also, that he could not

expand his grandfathered business onto adjoining properties. Jane said it is probably a good use for the property. However, the Town has a Code that we need to follow, and the Town has set precedent that personal testimonies are not enough evidence. And any business would have tax receipts, tax refunds, tax information, business receipts, business licenses. There is no Federal, State, County, and no Town license for the Cox property – ever.

Jane read from Mr. Lee's letter that "over the years Steve Cox made a conscious effort to sell gravel from the pit to keep it viable for that use in the future. He sold gravel to a list of people. Due to the restrictions set by the Rockville Town Council, a conscious effort was made to sell gravel every year to keep the gravel pit viable for use in the future. For the past 40 years we have bought and bartered gravel from the Cox property to keep the pit alive." Jane said she read that and thought Mr. Lee has been getting a business permit every year, and his Dad before him. Why didn't they tell Steve (Cox) to get a building permit? And then I read in the minutes in August of 1989 the Planning Commission and the Town Council were having a conversation about whether it was required of Budd Lee to obtain a business license and at that point, the Town's lawyer said yes. In March of 1990, a business license application was submitted by Budd Lee for Budd Lee & Sons Construction and on March 21, 1990 Steve Cox was the Town Council Member who moved to approve Mr. Lee's business license. Steve Cox knew that he needed a business license and did not get it.

Linda said she has read everything she could find on this matter and it is her memory that Budd Lee had a regular business with trucks and logos. Bob Cox was a builder. Back in those days people did a lot of trading. Washington County did not have a lot of documentation and certification like they have today. When the applicants tell me that they went to the County and obtained permission, but no certificate, that rings true for Linda. When the Town incorporated, a lot of those old-timers did not want to lose their independence. It sounds credible to Linda to believe that Evan and Alma Cox were trading with Budd's business. She really respects Allen Lee a lot. Linda wanted to know if Tracy Cox or Allen Lee ever signed an affidavit. Mr. Snow responded that he was willing to have them state under penalty of perjury that their letters are truthful. Linda said she respects Allen Lee and believes what he said in his letter.

Mr. Snow said Jane wants to focus on the business license aspect, but the issue is the use of the property. From the GRAMA request, we can see that Steve Cox Construction had business licenses. For a long time, the licensing of Budd Lee & Sons Construction was done in Virgin. Chapter 9 speaks of a legal non-conforming use, not a legal non-conforming business.

Cheryl said as everyone else has expressed, this is a really difficult decision. Is it the Town's stand to say that no one, in all these years recognized that gravel was coming out of that property? Chair Hamilton said she questions the legality of the gravel coming out of that property. There were never any business licenses, mining licenses, or excavation permits issued. Jane said gravel may have come out of that property, but the Town did not know it. Cheryl said she lives across the river from the property and had no idea that what they were doing was illegal. Cheryl said she has lived there for 10 years and she has watched the pit get bigger and bigger. She agrees with Jane that we did not know the pit was there (on the Cox parcel) before the 2017 application for a zone change was submitted. Cheryl believes this discussion should have taken place at that time.

Mr. Snow responded there is no statute of limitations or time period in which his client is required to come before the City and request a determination of legal non-conforming use. In 2017, that primarily dealt with whether there would be an expansion onto the Evan Cox property that the Lees now own. It was not dealing with the Cox property that is south. Jane said Mr. Snow is speaking of the 2011 notes. The 2017 correspondence dealt directly with the Cox parcel to the south. Mr. Snow said it is his clients' testimony that the use has continued on the Cox property since 2017 up through today.

Chair Hamilton asked Mr. Snow if he had any new evidence to provide tonight. Mr. Snow said in conclusion he does not believe this is an expansion of a legal non-conforming use. We contend the legal non-conforming use started on the Cox property and it expanded to the property that is recognized as the Lee's main parcel of operation. It has always existed and is not an expansion. Jane said the license that Budd Lee got in 1990 is for the property we recognize as the Lee

parcel. Mr. Snow said the business licenses list a very generic location. It refers to a business address, not a parcel number. There are no legal descriptions or surveys.

Chair Hamilton asked if any Planning Commissioners have any questions for the Town's attorney, Kimball Forbes. Jane commented, Mr. Snow has repeated that our legal non-conforming use is not regarding the business. Jane said it is her interpretation of our Code that the legal non-conforming use is having a business. Mr. Forbes said having a business license is certainly an indication as to whether a legal non-conforming use was legal at the time the Land Use Code changed to make it what it is now, so that's certainly a relevant inquiry.

Cheryl asked if handshakes, verbal communication and bartering not considered beneficial for the Town. Mr. Forbes responded they're evidence that gravel or sand was extracted from the property, but they're not evidence that was legal at the time that the Town adopted its first Land Use Code.

Ken asked when the Lees got their business license in 1990, was it for extraction of materials or for an excavation business. Mr. Snow said the business license does not say. Jane said in March of 1990, according to the minutes, they call it Budd Lee & Sons Construction and Budd Lee for his gravel crushing operation. Mr. Snow said the face of the business license certificate, it does not state the nature of the business; none of them do in Rockville.

Jane said she had a question for Mr. Forbes. Regarding handshakes and testimony, in 1999 the Town denied Garland Hirschi's gravel pit operation. He had testimony from Steve Cox Construction having purchased dirt from him. This set a precedent. How vulnerable would we be as a Town if we accepted their testimony after not accepting that evidence in the past? A lot of decisions we make here not only affect the applicant but those who come after as well. Mr. Forbes responded that a municipality should treat similarly situated applicants the same. What may happen in the future is not necessarily a consideration on this application, because the Planning Commission needs to look at the application on its individual merits.

Mr. Forbes went on to state that in 2018 the Utah Court of Appeals heard the case of LJ Mescero vs. Herriman City. They found it of interest that the testimony was not sufficient evidence to support their application for legal non-conforming use. The Planning Commission could decide based on the written statements and the other documentation, but there is legal precedent and ground for deciding that the written statements are not enough evidence to support the application.

Chair Hamilton **MOVED** to approve the application as to the Lee property, parcel R-1280-A-1-A-SA. I will deny the application as to the Cox property, parcel R-1280-1-A-2-A and since it was not written as a withdraw, I will also deny parcel R-1280-A-1-B.

Findings of Fact

1. The Applicants submitted an Application for Determination of Legal Non-Conforming Use on September 23, 2020, asking for a determination that mining sand and gravel on the properties is a legal non-conforming use of land.
2. Allen B. Lee and Clayton D. Lee own parcel R-1280-A-1-A-SA (the Lee Property), and the Cox Trust owns parcel R-1280-A-2-A (the Cox Property).
3. At the Planning Commission meeting on October 13, 2020, Applicants orally amended their Application exclude parcel R-1280-A-1-B, which the Lees own, from consideration.
4. The Applicants have provided supporting documentation consisting of the five exhibits attached to the Application. Those exhibits are two letters from the Town to Allen Lee in 2017, written statements from Allen Lee and Tracy Cox, and a series of aerial images of the Cox Property.
5. Before the Town incorporated in 1987, the Lee and Cox Properties were under the jurisdiction of Washington County and were located in the County's open space zone. When the Town incorporated, it adopted the County's ordinances.
6. In 1990, the Town passed a land use ordinance creating the Town's open space zone in Chapter 20 of the Land Use Code. Mining for gravel and sand was not a permitted use in that zone.
7. Exhibits 1 and 2 to the Application show that in summer 2017, the Town essentially informed Allen Lee that the gravel pit on the Lee Property was a legal non-conforming use of the Lee

Property. Since then, the Town has permitted gravel-mining operations to continue on the Lee Property.

8. Exhibits 1 and 2 also show that in summer 2017, the Town informed Allen Lee that expanding the gravel-mining operations onto the Cox Property was not a legally established non-conforming use. The Town demanded that Allen Lee immediately provide documentation showing otherwise and that the gravel-mining operations on the Cox Property must stop.
9. Allen Lee did not provide any documentation, the gravel-mining operations on the Cox Property did not stop.

Conclusions of Law

Based on these findings of fact, the Planning Commission determines as follow:

1. The Planning Commission has considered the documentation provided by the Applicants, including the written statements of Allen Lee and Tracy Cox.
2. The legal doctrine of zoning estoppel in Utah applies to the Lee Property, due to the letters from 2017 in Exhibits 1 and 2 to the Application and the fact that the Town has allowed a gravel pit on the Lee Property since those letters.
3. The Application is therefore approved as to the Lee Property, parcel R-1280-A-1-A-SA.
4. As to the Cox Property, under Section 9.2(A) of the Land Use Code, "[t]he property owner bears the burden of establishing that any non-conforming use . . . lawfully exists."
5. Under Section 9.2(A)(1) of the Land Use Code, the documentation provided by the Applicants does not clearly establish that mining sand and gravel on the Cox Property was a legally established use of the Cox Property before the adoption Chapter 20 of the Town's Land Use Code in 1990 or indeed that gravel or sand mining was ever legal on the Cox Property.
6. The Applicants have failed to provide, for example, copies of the County's old zoning codes, minutes of meetings where the County may have approved a gravel pit on the Cox Property, business licenses issued by the County for a gravel pit, or affidavits from current or previous County officials.
7. Under Section 9.2(A)(2) of the Land Use Code, the documentation provided by the Applicants is not sufficient to establish that the use of the Cox Property for mining gravel and sand has been continuously utilized since the adoption of Chapter 20 of the Land Use Code in 1990.
8. The statements of Allen Lee and Tracy Cox are not sufficient evidence of continuous use, and the aerial images of the Cox Property do not substantiate the written statements as to continuous use. The Applicants have also not provided any additional factual documents substantiating continuous use, such as, for example, business licenses, invoices, receipts, or copies of checks.
9. The Application is therefore denied as to the Cox Property, parcel R-1280-A-2-A.

Linda expressed concern that a yes vote to the motion, you vote no to the Cox parcel. If you vote no to the motion, both parcels are denied. Chair Hamilton confirmed that was her motion and asked if Linda wanted to amend the motion. Jane asked if we should separate them; Linda said she thought we should separate them.

Chair Hamilton **MOVED** to approve the application as to the Lee parcel R-1280-A-1-A-SA. Cheryl McGovern **SECONDED** the motion.

VOTE on motion:

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

The motion passed unanimously.

Chair Hamilton **MOVED** to deny the application, because it was never withdrawn in writing, that parcel R-1280-A-1-B, which the Lees own, and it located directly east of the parcel we just approved. Linda asked if this is the Cox property. Chair Hamilton clarified this is the parcel Mr. Snow withdrew at the last meeting verbally. It was not withdrawn in writing, so I am asking that the Planning Commission give a decision of denial on the parcel that is directly east of the existing gravel pit that we just approved. This was Evan Cox's property and is now owned by Allen and Clayton Lee. Jane Brennan **SECONDED** the motion. Cheryl asked to have a discussion. If we vote on this now, can it be brought up again later? Chair Hamilton said the Planning Commission has the legal authority to make legal non-conforming use decisions. Linda asked if there would be another motion. Chair Hamilton said there will be a third motion for the Cox parcel. Jane asked if this was the property up on the hill and Chair Hamilton said yes.

VOTE on motion:

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

The motion passed unanimously.

Chair Hamilton **MOVED** to deny the application as to the Cox property that is parcel R-1280-A-2-A. Jane Brennan **SECONDED** the motion.

VOTE on motion:

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

The motion passed with one nay vote.

Chair Hamilton asked for clarification of next steps for Mr. Cox and Mr. Lee. Mr. Forbes said this action can be appealed to the Town Council as the Appeal Authority over the Planning Commission.

7. **DISCUSSION AND ACTION ON THE AMENDMENTS TO THE ROCKVILLE TOWN LAND USE CODE, ORDINANCES AND GENERAL PLAN** – Chair Hamilton asked if the Planning Commission took the opportunity to review the changes; someone said yes. She further asked if anyone had any final changes. Hearing none, she called for a motion to recommend the Land Use Code, Ordinance and General Plan to the Town Council.

Jane Brennan **MOVED** that the Planning Commission recommend the amendments of the General Plan and revised Land Use Code to the Town Council. Linda Brinkley **SECONDED** the motion.

VOTE on motion:

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

The motion passed unanimously.

Jane Brennan asked Chair Hamilton if this item would have another public hearing. Chair Hamilton responded no that the Planning Commission held a public hearing for these items.

8. **APPROVAL OF THE MINUTES FOR THE OCTOBER 13, 2020 REGULAR MEETING** – Jane Brennan **MOVED** to approve the minutes of the October 13, 2020 Regular Meeting. Ken Rybkiewicz **SECONDED** the motion.

VOTE on motion:

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

The motion passed with one abstention.

Information/Discussion/Non-action items:

1. **TOWN OFFICE REPORT**

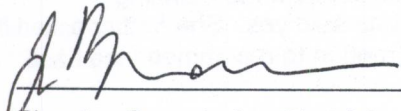
Chair Hamilton said there was no activity to report.

2. **PLANNING COMMISSION ADMINISTRATIVE BUSINESS**

- a. Chair Hamilton said her house is under contract, scheduled to close December 1st. Her resignation is effective November 24. The vacancy has been published and we are hopeful we receive lots of applicants. The Town Council will then vote to appoint someone to the Planning Commission.
 - b. Jane Brennan will take on the chair position until a new Chair can be voted upon in February. Both Jane and Linda's terms are expiring, but they have agreed to continue to serve.
 - c. The Christmas Dinner Social has been cancelled this year. That is the Town Officials' Dinner, including Council, Planning and Staff.
 - d. The next Planning Commission meeting will be January 12, 2021.
9. **ADJOURN:** Linda Brinkley **MOVED** to adjourn. Ken Rybkiewicz **SECONDED**.
The Planning Commission Meeting adjourned at 7:48 p.m.

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

APPROVED:



Planning Commission Chair/Vice Chair



**Rockville Planning Commission
Regular Meeting
November 10, 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
Joe Motter
Daron Cook
Megan Warner-Orton
Kimball Forbes
Alex Pelton