

**Rockville Planning Commission
Work Meeting
Rockville Community Center, Town Hall
December 14, 2021 – 6:30 pm**

1. **CALL TO ORDER – ROLL CALL:** Chair Jane Brennan called the meeting to order at 6:48 p.m. Also present were Cheryl McGovern, Linda Brinkley, Ken Rybkiewicz, and Tim Arnold appeared via Zoom. Garth Tyler and Brooke Wright were absent. Town Clerk, Vicki S. Bell, recorded the meeting.
2. **DISCUSSION OF PROPOSED AMENDMENTS BY ATTORNEY HALL TO CHAPTER 8, SECTION 25, INTERIOR ACCESSORY DWELLING UNITS (IADU) TO THE LAND USE CODE:** Chair Brennan explained that Attorney Hall looked over the Interior Accessory Dwelling Unit (IADU) draft that the Commission had created to make sure it conformed with the State Code and sent his recommendations back to the Commission for review.

Chair Brennan began by informing the Commissioners that the Town could not be more restrictive than the state law allows. Attorney Hall had crossed out everything in their draft that placed more restriction on IADUs than the State. Chair Brennan suggested that they follow their attorney's recommendations in not including those items that he crossed out to avoid potential lawsuits.

The first item they discussed was Attorney Hall's suggestion to remove the list of things the that an IADU must contain. [Chapter 8.25.4(b)] They agreed to strike Section 8.25.4(b) and simply add the word "habitable" to the initial definition of an IADU in Section 8.25.1.

Chair Brennan then asked if anyone had a problem with the fine/bail amounts for any of the violations listed in Section 8.26. Cheryl asked what was meant by the phrase, "in addition to other remedies available to the Town." Clerk Bell explained that those would be citations for the violations listed in the chart included in Chapter 8.26, with the option of liens and potential criminal charges if necessary. Chair Brennan said that the remedies could also go the other direction, with a violator simply receiving a letter to inform them of their violation.

There was some discussion on what letters should be sent out and who should receive them with the final decision being that every resident in the Town would be sent a standardized and transparent letter informing residents of the new ordinance, giving people a grace period of 30 days to comply. Then a second letter would be sent to only those residents not in compliance that would be worded a little more strongly. Finally, a third letter would be sent to those with exterior detached renters.

A decision was also made that a resident would need to appear before the Planning Commission before their IADU permit would be issued.

The Commissioners discussed whether lot size would be a determining factor in whether or not an IADU would be permitted. The consensus was that as long as the required additional parking space was provided, the size of the lot would not be an issue.

There were some questions regarding whether or not having an IADU would require a larger septic tank, but Tim Arnold informed the Commissioners that the Health Department is in charge of that, and the size is determined by the number of bedrooms, so if bedrooms were added that would be addressed by the Health Department at that time.

Chair Brennan wrapped up the meeting by asking if there were any objections to moving forward to a public hearing with the changes Attorney Hall made to the Ordinance. There were none.

3. **ADJOURN:** Cheryl McGovern **MOVED** to adjourn the meeting. Tim Arnold **SECONDED** the motion.

VOTE on Motion:

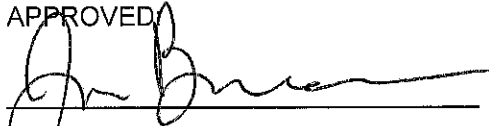
Ken Rybkiewicz: Aye
Cheryl McGovern: Aye
Tim Arnold: Aye
Linda Brinkley: Aye
Jane Brennan: Aye

The motion PASSED unanimously.

The meeting adjourned at 7:57 p.m.

Minutes Prepared by:
Candace Harris, Deputy Town Clerk

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 10:00 (AM/PM) on the Rockville website.

1/12/22

Vicki S. Bell



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December 14, 2021 6:30 p.m.
Rockville Community Center
43 E. Main Rockville, UT 84763**

PLEASE SIGN YOUR NAME AND PLACE OF RESIDENCE FOR THE RECORD

NAME _____

ADDRESS

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