

Rockville Planning Commission
Special Meeting Notice and Agenda
Rockville Community Center - Town Hall
April 24, 2018 – 6:00 p.m.

1. **CALL TO ORDER – ROLL CALL** – Planning Commission Chair Brennan called the meeting to order at 6:05 p.m. The following members of the Rockville Planning Commission were present: Bob Ford, Joyce Hartless, Linda Brinkley and Chair Brennan. Cheryl McGovern attended by phone. Town Clerk, Vicki S. Bell, recorded the meeting.
2. **DECLARATION OF CONFLICT OF INTEREST WITH AN AGENDA ITEM** – There were no conflicts declared.
3. **PUBLIC COMMENTS** – There were no public comments.
4. **OPEN PUBLIC HEARING FOR PUBLIC INPUT REGARDING THE PROPOSED ADOPTION OF A NEW CHAPTER TO THE ROCKVILLE LAND USE CODE, CHAPTER 24A – RESIDENTIAL SHORT TERM RENTALS OVERLAY ZONE 9RSTROZ** – Linda Brinkley **MOVED** to open the public hearing. Bob Ford **SECONDED** the motion.

VOTE on motion:

Bob Ford – Aye
Joyce Hartless – Aye
Linda Brinkley – Aye
Chair Brennan – Aye
Cheryl McGovern – Aye

Chair Brennan: Let me give you a little background on this. Last month the Town Council held a public hearing, much like tonight, and entered into an agreement with property owner Justin Mabey, in which this town could obtain a right of way through his properties to establish a badly needed transportation corridor. Part of this agreement included placing an overlay zone only on these parcels. This overlay zone would allow short term rentals on four of these properties. The purpose for the short term rental overlay zone is:

- To allow carefully designed short term rentals on Rockville parcels located along the proposed Rockville Connector Corridor located on the west side of Rockville.
- To protect Rockville's General Plan by allowing limited short term rentals that will not be materially adverse to the Town's desire to maintain the vision of a rural, residential, and agricultural community.
- To preserve the Town's character by implementing standards for the design and development of short term rentals and limitations as to the number of rentals permitted.
- To allow preservation of the underlying zone associated with the parcels located along the proposed Rockville Connector Corridor.

What we are doing tonight is discussing the proposed changes in the Land Use Code that would regulate these short term rentals in the overlay zone. This is a Public Hearing. The Planning Commission will listen to your concerns. We might comment to clarify. But our goal is to listen. After we hear your comments, we will close this hearing, reopen our Planning Commission meeting, and discuss amongst ourselves the proposed changes to the Land Use Code. After our discussion, we will vote on whether or not to recommend the additions to the code to the Town Council. If you choose to comment, please come to the podium, tell us your name, and keep your comments to about two minutes. Oh, yes, the air conditioner is on. Please speak loudly so this little bitty microphone can pick up your voice. Who would like to comment?

Shirley Ballard: I'm Shirley Ballard. First I'd like to thank this Board for the amount of work you've done on this. You've done an excellent job. I can't thank you enough for as much time as you've put into this. It has been overwhelming, I'm sure. They're pointing at you (Vicki Bell), thank you. Thanks for doing this, because it's great. I have a couple of issues I'd like to talk to you about. So if we could go to 24A.5, which is a (inaudible), and it is General Provisions. I went on the site (inaudible) to pull this all up and I love the format that it's done here. I can see where you're putting the thought, and I think it's great. I have a couple issues on the – are we there yet? – okay, and if you'll go down to (inaudible). So it's 24A.5, page 4. Well it says online that it's 4. It's under General Provisions. Have you found it? Okay, under 2, Miscellaneous Rules & Regulations.

Mayor Leach (working the slideshow projector): There you go!

Shirley Ballard: Okay, that's where we want to be. Under J it says "the owner/property manager shall respond within forty-five (45) minutes of notification and take the needed action to resolve complaints and concerns. Failure of the owner or property manager to respond in a timely manner may result in a violation and possible fines to the short term rental license holder." I think that's a great statement, but I think it's an unreasonable amount of time.

Chair Brennan: Too much or too little?

Shirley Ballard: Too little. Well, to put a time limit on it I think is almost unreasonable. You know, I was a motel owner for many, many years. I was called at 3 am in the night when the sheriff's office said somebody locked themselves out on the balcony and couldn't get in and all sorts of things. I'm in bed, or they call and I'm in the shower, it's going to take me a minute to get out and get dressed and get dried off, get in my car and get there. I'm just saying I'm thinking the time limit – I'm just asking you – to reconsider the time limit, or putting a time at all. (inaudible) to respond. The time limit I think is (inaudible), but that's just me.

Chair Brennan: (inaudible) I'll talk later. Okay. Sorry.

Shirley Ballard: My other issue is on L, inspection. It says "an inspection of a short term rental property for compliance with these regulations will be performed at the time of short term rental application and annual renewal." Really? An annual renewal? When you renew the business licenses for bed and breakfast or home occupation – you have an avenue to do an inspection if its deemed necessary, but to actually say you're going to do an annual inspection? Who's gonna do it?

M. Honer-Orton: Well, we do have an annual inspection (inaudible).

Shirley Ballard: I'm just saying I think you may –

Clerk Bell: Actually, I've been in touch with the fire department in Hurricane and they are going to require the annual inspections.

Shirley Ballard: Well, fire does. I'm just saying, this is a town thing. The fire (inaudible) they can do that. This is a town thing.

Bob Ford: Unless, when that was written, you had in mind the fire inspection. Is it one in the same or are they separate inspections? I think that is an important distinction.

Shirley Ballard: If you read on to what they're required – they're required to adhere to all of – and that comes with an annual inspection. And I have no problem with that. But I'm wondering – you know, after sitting on the Planning Commission for a number of years, I know how difficult it was if we were – if something came up to do this or that. You may not always be the chair. You four people aren't going to sit on this all the time. I'm just saying, I'm not sure that's a good idea, to put it in (inaudible). Think it over. And let's see, now we're going to number three on this, which is maintenance standards.

Cheryl McGovern: Excuse me. I'm really sorry you guys, all I'm hearing, can the speaker be closer to the speaker?

Shirley Ballard: Okay, the other thing is on the maintenance standards. That's number three. And it says on a, "structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained" and here's where I have the problem, "and watered in order that the use in no way detracts from the general appearance of the neighborhood." Who says they're going to have landscaping that requires watering? You don't tell me that I have to water my lawn. Or that I (inaudible) water. And I don't think that you should get into that here. Just stop there and take it out. Where it says shall properly maintain in order that the use in no way detracts from the general appearance of the neighborhood. One of the reasons I say that is they're in quite a different situation than you and I are here that live in the town proper. They live out where there's sagebrush and cactus.

Bob Ford: They may have a more natural landscape.

Shirley Ballard: They may too. But even if they choose to have a golf course type setup, who are you to tell them to water? Just saying. If they keep it so it in no way detracts from the general appearance of the neighborhood, I think that's good enough. And I'm sorry to be picky about this. Just a few things I picked up when I was reading through it.

Chair Brennan: You can just leave that (phone) on the corner of the table. Thank you very much. Okay, anybody else like to speak? Who's next?

Bernadette Cole: Hi Cheryl. Bernadette Cole, Rockville. I'm late to the party. I'm not really sure what the overlay – I kind of, I understand a little bit, but – I guess I'm not sure if all the parts like is this contingent upon that we're going to build a new bridge? Like, we're not going to let them build these short term rentals if it ends up that we use the money somewhere else – I mean, like, if Cry Baby is not paved, they're not going to do this.

Chair Brennan: Okay, to clarify, the agreement is in place to obtain the right of way. Whether they build a bridge or not, we still need to be able to purchase and take that right of way. So this will be held in the Town's name, once it's purchased by the COG, this will be held in the Town and the County's name until it is built. At which time, it will be transferred to the town's name.

Bernadette Cole: So it - needing a right of way, don't build an additional bridge, does he still build his rental units and everything?

Chair Brennan: Yes. And here's why. The deal if for us to have the opportunity and at the last hearing it was about the contract. The last hearing with the Town Council regarding contract about us having the opportunity to get this planned and we'll just wait until they're ready to pave Big Plains. Pam, can you clarify?

Mayor Leach: Yes, so – Mayor Leach, Mayor and resident of Rockville. Just to explain this, if you remember back when we got the money for the bridge rehab, was changed from building a new bridge to rehabbing, we were told that we needed to secure a corridor, a second corridor, for the Town. And the Joint Highway Commission (inaudible) said find a location. So the whole, the primary reason for this is to protect and preserve a future corridor, so that there wouldn't be building on top of it. When the bridge gets built is not a condition to the short term rental.

Bernadette Cole: I just wanted to make sure that we're being smart and I don't know how to do that.

Mayor Leach: Sure.

Bob Ford: Can I comment briefly? I'd say another reason is that whether they pave Big Plains Road or not, the increased traffic that is going scenic up to Gooseberry Mesa and everywhere, we want to protect the whole neighborhood, whether that's paved or not. It's just a matter of long term protecting future growth for the town so it doesn't impact the whole core community.

Chair Brennan: Anybody else like to comment? Really? Nobody else wants to comment? Going once! Okay.

M. Honer-Orton: Megan Honer-Orton, Rockville. And I would like to address Shirley's comment about the annual renewal. I like the idea of an annual renewal, however, none of the other businesses in town are subjected to an annual inspection by the Town.

Chair Brennan: Yes they are, if they invite the public into – oh, by the Town, I get it.

M. Honer-Orton: By the Town. And so I would say that we need to reword this to say absent any complaints, there will be no inspection of the property.

Bob Ford: So to understand, then, an inspection would be called for if there were complaints during the previous year.

M. Honer-Orton: (inaudible) bed and breakfast

Bob Ford: If there are any complaints, then you need to respond. Right. That makes sense.

Karen Lodinger: I'm Karen Lodinger, property owner in Rockville at 470 East Main. And thank you guys. I know it's kind of hard. Vacation rentals are a hard topic anyway. And there's so much written about it. There's so much out there. I know reading through all that must have been hard work, so thank you guys. I just want to have a point of clarification so I can understand. When I read the part on occupancy rates, that's to be determined by the Fire Department? Well, the occupancy rate is. So, as I understand it, there's a 4,000 square foot footprint – what's the footprint of your house, do you know?

Joyce Hartless: 4,000 – 3,999.

Karen Lodinger: Okay, so you take that times two, two stories tall – the yellow barn that's next to me on the Mooney's property by the duck pond I'm guessing – do you know? I think it's about maybe 3,200 square foot footprint. And that's about a two story, so imagine something about 25% bigger than that yellow barn that's on the Mooney property, the old Mooney property. Four of them, so he's already got two of them, so maybe another two. So we don't have an occupancy maximum – we just let it be that when the (inaudible) comes through, the Fire Department tells them how many people can stay there. I just want to clarify. So if he wants to put 15 bedrooms in it, the typical rule when you do the math is two times the number of bedrooms plus two. So if you're in a condominium with a two bedroom, normally it's two times the two bedrooms would be four people plus (inaudible) and then you can split hairs and maybe do you count the kids? And at what age? So you know sometimes they say children under two or children under three are not counted. So when I looked through the literature, I noticed that - I looked at like Napa, California, at their rental specs on short term rental – and I looked at Sonoma and I looked at San Francisco and I looked at places in nice environments that have been dealing with this for a while. And most of them have an occupancy limit in their specs. I'm sure you guys have seen that. I'm not telling you anything new. But I just want to understand for my own clarification, because when we set the precedent, we may be setting a precedent that if you have 15 bedrooms, 15×2 is 30, 32, I would think they could have probably 32 people staying in that house. I just want to make sure that's what you intend? If the Fire Code approves 15 bedrooms – I'm your best friend now buddy (to Mr. Mabey) – if they approve 15 bedrooms under their Fire Code, he can have 15 bedrooms and they can even put two beds. Some hotel rooms put two Queen beds in each room. So I don't even know if it's times two or times four, but you got a lot going on, so I just hope you really think about Cities that put maximums in there of 10 or 12 occupants in a rental house. I think they did it for a reason. So I'm just clarifying in the event that this ever comes up in any other part of town, where somebody wants to build vacation rentals next to me, that 4,000 square foot footprint is the precedent being set with no maximum on occupancy. So if they want to put 10 bedrooms with two double beds, I could have 40 people in each house, plus two, 42 possible if it passes Fire Code. That's all I'm asking you. Is that (inaudible). That's what I'm asking you.

Chair Brennan: Are you really asking that question?

Karen Lodinger: Yep, I am.

Chair Brennan: In your home?

Karen Lodinger: In all homes.

Chair Brennan: As a residence, we don't determine how many people can stay in a residence. The Fire Department very well may take this into consideration as an R-1 type housing in which they determine occupancy regarding if you have more than 10 people, then it gets fire sprinklers, if it's R-1. That's up to the Fire Marshall, not up to us.

Karen Lodinger: I'm not talking about fire sprinklers. Fire sprinklers are depending upon your Urban Wildlife Interface, your proximity to your fire hydrant, it's on so many things, including the size of – you have a 10,000 square foot house (inaudible). And I know you guys have checked that out. All I'm asking is for clarification. So if they come to you and say we want to put in a 12-bedroom house, we've got the space, it meets the criteria, of what was it, a 12x12 room, or a 10x10?

Chair Brennan: If it was a big family, would we be able to prohibit that?

Karen Lodinger: All I'm saying is that when I look at San Francisco, they say if you have more than five bedrooms in a rental property, you are becoming a group – what was the word that I used? A group rental home. You're no longer a home. If you look at Sonoma, if you look at Napa, if you look at a lot of other towns – I looked at a handful and I would say, a few people were silent on it – even Hurricane says 10 people, but may be deemed more by the Fire Code. But even Hurricane –

Chair Brennan: They can deem an occupancy of more by the Fire Department?

Karen Lodinger: They said they have a maximum of 10

Bob Ford: For the whole facility or for what? Because

Karen Lodinger: in the rental house

Bob Ford: No, but

Karen Lodinger: But you look at the Hurricane (inaudible) you looked at other cities. So I'm sure you've seen occupancy limits.

Bob Ford: If somebody came with a building permit, wanting to build a house that has 10 rooms, or 20 rooms in 4,000 square foot, you would know that's not a house. That's a motel. And, or whatever. It would seem like that would be rejected, it doesn't fit, seems like.

Karen Lodinger: I don't know what it seems like. I'm not (inaudible) and I'm not (inaudible).

Chair Brennan: You know what –

Karen Lodinger: Here's the land code.

Chair Brennan: There's a lot of land codes and we referred to a lot of them and

Shirley Ballard: May I try to make her understand?

Chair Brennan: Please.

Shirley Ballard: You have a 4,000 square foot home and a bedroom has to be a minimum of 10x10. How many beds do you think you could put in a 10x10?

Karen Lodinger: You could probably put one.

Shirley Ballard: Okay.

Karen Lodinger: Right.

Shirley Ballard: Okay.

Karen Lodinger: But you have to imagine a two-story home, you've got two stories.

Shirley Ballard: Okay, okay. So how many bedrooms do you think you can get in there?

Karen Lodinger: I don't know. (inaudible) square feet, take out the living room and dining room, kitchen.

Shirley Ballard: Living room and dining room and bathrooms.

Karen Lodinger: Right. How many do you think you can fit?

Shirley Ballard: Not very many.

Karen Lodinger: Well, all I'm saying is

Shirley Ballard: Not the size you're talking about to fit two Queen size beds. That's completely unreasonable when you're talking about 4,000 square feet. Ask Joyce here. She has a just under 4,000 square foot home. How many bedrooms

Bob Ford: How many bedrooms do you have?

Shirley Ballard: Do you think you could put in there and how many could have two Queen size beds?

Karen Lodinger: In my home? (inaudible) two Queen size beds. Three times four –

Joyce Hartless: I have four bedrooms and an office.

Cheryl McGovern: Queen size – bunk bed maybe.

Karen Lodinger: Yeah.

Joyce Hartless: And only two of the bedrooms are large enough to have double beds.

Karen Lodinger: Right. And you have a basement. You could put a couple bedrooms in your basement, right?

Joyce Hartless: Don't have fire access. No Fire Marshall –

Bob Ford: No, the Fire Marshall would not approve that.

Shirley Ballard: This is all going to be – you know, the Fire Marshall is going to determine how many people.

Karen Lodinger: I am – I am – I'm wondering why ville – I think that Rockville should be determining the maximum occupancy of the building and then it should be up to – that building has to be of course within all of the code, including all the Fire Codes, but this is a rental. This is not a residence. This is rental and you are setting statutes, in which you write here for rentals. And if anybody breaks away from town and starts building rentals, you may not just have them on the west end of town, you may have them on the east end too.

Chair Brennan: Who determines?

Karen Lodinger: But that's all I'm asking you to be careful about. To please think it through and do your homework. And there is a rule that I thought was really interesting that this is –

Chair Brennan: You're going to have to wrap it up.

Karen Lodinger: I am wrapping it up. But I didn't make the two minute rule. (Inaudible) I want to find it. It's Land Code Use. I think you all are familiar with it. But it basically says that when you write these things down, if you don't say that they can't do it, when somebody comes and asks to do it, it's presumed that they can.

Chair Brennan: That's the opposite of what our code says.

Karen Lodinger: I'll look for it and I will try to - I don't have it here. I read it to you on the phone.

Bob Ford: Yes.

Karen Lodinger: Okay. Thank you. (Inaudible) 10-9-306 It says that –

Cheryl McGovern: Inaudible.

Karen Lodinger: Go ahead.

Cheryl McGovern: Inaudible.

Karen Lodinger: Okay, but this is Utah Code 10-9-306 "If a land use regulation does not plainly restrict a land use application, the land use authority shall interpret and apply the land use regulation to favor the land use application. So I don't (inaudible) and it's probably hard just hearing it from here and not seeing it written down. It just means that you really have to write down what you want to happen and that's my concern about leaving something up to the Fire Department. If you really want there to be no more than 20 people in that house, then write it down and debate it later. That's all. Thank you.

Chair Brennan: Is - anybody else like to speak?

Jacob Anderson: I can't see without my glasses. Jacob Anderson. So, first of all, I'd like to echo everything the first lady said. Very, very fine comments, I must say, I agree with you. I'd also like to speak out in favor of the overlay zone. I think it makes a lot of sense for a town to consider where it makes the most sense to have something that's commercial in nature, right, whether it's called commercial or what (inaudible) it's given. It makes sense for a town to consider (inaudible). I would request that it not be reserved to just one land owner, and that there are opportunities for a particular area for a couple reasons. One, if you think about the health of a town, it could be based on the revenue it brings in, where commercial is allowed. Obviously, residential brings in some revenue. But if commercial (inaudible) in a way that makes sense and is logical, then it's only healthy for a town. I also agree with my neighbor regarding the number of residents and being determined by fire and safety. We just want to make sure that everyone in there is safe and that we don't exceed limitations set by (inaudible) the way it should be. And then finally, I know historically in that area, Spencer Simmons wanted to subdivide or something and people were concerned about sensitive lands and all kinds of stuff, that whatever happens there, whether it's the corridor of a new building, that those issues are considered, to make sure you grow and improve in a way that protects the nature of the town, that's all I have.

Chair Brennan: Thank you. Okay, would anyone else like to speak?

Tydon Oler: My name is Tydon Oler and I'm just a property owner here in Rockville, but I'm for the overlay zone. I'm for allowing the use within the Town and for the corridor. I will say that as the Town needs this corridor, I find it hypocritical of the Town that four year – or five years ago now, the Sanchez' tried to subdivide that piece of property and this body, being the Planning Commission, actually if you go back to the meeting minutes, had an hour and a half long meeting and discussion with an adjoining property owner in regards to the sensitive lands, and sensitive lands of this area and corridor. And it was determined that subdividing those parcels into five acre lots would not meet the sensitive lands designation of this town. And that individual was turned down in part because of sensitive lands. Fast forward to an agenda item that the town wants to push forward and I've heard very little about sensitive lands being brought up to this point. I understand there will probably be an engineering study and a road study and different things of that nature. But Horse Valley Wash is considered on your General Plan as being one of the sensitive washes in the neighborhood, within the town. And so I just find it a tad bit hypocritical. I'm in favor of it. But I think this Town pushes sensitive lands as a way to deny what they want and then forget about it when they want to approve what they want.

Chair Brennan: Okay. Thank you. Would anyone else like to speak? Okay. Nobody else? Nobody, nobody. Going once, going twice. I would hear a motion to close the hearing.

5. ADJOURN PUBLIC HEARING – Bob Ford **MOVED to close public hearing. Joyce Hartless **SECONDED** the motion.**

VOTE on motion:

Bob Ford – Aye
Joyce Hartless – Aye
Linda Brinkley – Aye
Chair Brennan – Aye
Cheryl McGovern – Aye

6. DISCUSSION AND ACTION ON THE PROPOSED ADOPTION OF A NEW CHAPTER TO THE ROCKVILLE LAND USE CODE, CHAPTER 24A – RESIDENTIAL SHORT TERM RENTALS OVERLAY ZONE (RSTROZ) -

The Planning Commission discussed Shirley Ballard's suggestion to eliminate the time limit to respond. Mr. Mabey asked if the goal was to have the property owner or manager live close by. Jane responded she wanted them to respond. Shirley Ballard suggested again the response be within a reasonable time and reminded the Commission that the police will respond to any safety, noise, or similar complaint. The Commission agreed to change the wording to reflect the property owner or manager must be in contact within 45 minutes and take necessary action correct the issue in a reasonable amount of time.

- Section 24A.5(2)(j) shall be changed to read *“The owner/property manager shall respond within 45 minutes of notification and take needed action to resolve complaints and concerns within a reasonable amount of time.”*

The Planning Commission then discussed the proposed inspection by the town. The Fire inspection will still occur annually. But if there's a complaint, the Planning Commission will have the option to inspect before the business license is renewed. Cheryl did not want to make the change, but Jane disagreed and said it was not the Town's job to protect the public on private property. Linda, Joyce and Bob all agreed to the change suggested by Jane.

- Section 24A.5(2)(l) shall be changed to read *“An inspection of short term rental property for compliance with these regulations may be performed at the time of short term rental application and renewal.”*

The Planning Commission agreed to delete *“and watered”* from the maintenance regulations in accordance with Shirley Ballard's suggestion.

Jane explained that regulating occupancy maximums was something taken into consideration during the creation of this code, but our legal counsel has advised us that the use is quasi-residential. Cheryl stated that our code does allow us to regulate no more than five people may reside in a home that are not related. Bob believes occupancy maximums are overly obtrusive and unenforceable. Joyce agreed. Cheryl felt we should have the rule even if we couldn't enforce it. Jane called the Commission to make a decision. Jane, Bob, Linda and Joyce all agreed to trust the Fire Code to set safe limits for the four short term rental properties.

Jane then addressed Jacob Anderson's request that the short term rentals not be restricted to this one overlay area. She pointed that in the Code, we have quoted the State Code 10-9a-545, which specifies the authority given to the local governing body to put this overlay zone in place and then regulate the number of properties and the number of property owners. She emphasized again the only reason to change a zone is if significant benefit is given to the town. Bob reminded everyone the underlying zoning is not changing. He referred to the comments made about the denied five acre subdivision. There was talk about the sensitive lands and view shed, but the subdivision was denied because the parcel was zoned OS-20. Linda remembered that vote. Jane said we just subdivided land in that area not too long ago and it was done because the subdivision meets the OS-20 zoning.

Mr. Anderson's concerns about sensitive lands and safety issues were addressed. The public was reminded the underlying zoning will provide setbacks, view shed, sensitive lands, and any new construction will need to comply with the underlying zoning.

Jane then explained the recent change to our Special Use Permit, Chapter 7.25, which specifies if you have more than two tents or RVs at a private event in your yard. It allows you to have up to four ten day events per year. Our Council and Commission felt this was too much and there was a fear of these parcels becoming four RV parks. She then read a proposed change that Cheryl agreed to.

- Section 12A.5 4D, *“No temporary or semi-permanent structures, such as tents, yurts, trailers, containers, campers, or RVs may be used as living quarters or rented. The only exception would be for a youth-oriented, non-profit groups for a maximum of six days temporary tent camping, limited to no more than four events per year within the overlay zone. The owner is required to*

obtain a simple temporary use permit from the town clerk prior to the event. This permit has no fee. Appearance before the Planning Commission is not required for approval.”

Cheryl inquired about the quiet hours. Jane confirmed that is in the code. And Joyce told Cheryl it's from 10pm to 7am.

Chair Brennan **MOVED** that we recommend to the Town Council to add Chapter 24A, Residential Short Term Rentals Overlay Zone (RSTROZ) to the Rockville Land Use Code. This Chapter is the same as we've seen here and discussed with the inclusion of the changes we've discussed and the changes to chapter 24A.4(D), which we just discussed. Bob Ford **SECONDED** the motion.

VOTE on motion:

Bob Ford – Aye
Joyce Hartless – Aye
Linda Brinkley – Aye
Chair Brennan – Aye
Cheryl McGovern – Aye

Cheryl thanked everyone for their hard work and expressed concern that we had such a short window to get this Chapter completed. Joyce thanked Cheryl for her comments and reminded her we do have the ability to amend codes and we do it all the time. Cheryl was concerned this would change the Town's character. Jane expressed hope that the residences would look like homes, because that's what will set them apart from the hotels in Springdale, that the homes would be so far removed from the rest of the community that their impact will be very minimal.

7. **Adjourn** – Joyce Hartless **MOVED** to adjourn. Linda Brinkley **SECONDED** the motion.

VOTE on motion:

Bob Ford – Aye
Joyce Hartless – Aye
Linda Brinkley – Aye
Chair Brennan – Aye
Cheryl McGovern – Aye

The Planning Commission adjourned at 7:30 p.m.

Minutes Prepared by:
Joyce Hartless, 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 _____ at approximately _____ AM/PM on _____ and on the Rockville Website.