

**Rockville Planning Commission**  
**February 14, 2012**  
**Rockville Community Center**

1. **CALL TO ORDER AND ROLL CALL** – Chair Sharon Hatfield called the meeting to order at 7:00 p.m. The following members of the Rockville Planning Commission were present: Rob Snyder and Vivian Cropper. Logan Hebner was excused. Town Clerk Elaine Harris recorded the meeting.
2. **DECLARATION OF CONFLICTS OF INTEREST WITH AN AGENDA ITEM** – No conflicts were declared.
3. **PUBLIC COMMENT PERIOD** – There were no public comments.
4. **REQUEST FOR A HOME OCCUPATION PERMIT FOR AN OFFICE FOR A STONE MASONRY CONTRACTOR – STEPHANIE TRIMMER AND BRAD QUINN** – Chair Hatfield explained that, because the neighboring property owners had not been properly notified of the application, as required, the Planning Commission was unable to decide the matter as originally scheduled. Chair Hatfield suggested hearing the application, but tabling the decision to allow notification. Once the neighbors have an opportunity to be heard, the Commission can then approve the application. The applicants agreed.

Chair Hatfield clarified that the office will be used for bookkeeping. Rob Snyder explained the restrictions associated with a home occupation permit. Chair Hatfield suggested the applicants review the home occupation ordinance. She apologized to the applicant for the inconvenience due to the Town's error and informed the applicant that she would not have to be present at the March 13 meeting.

Rob Snyder **MOVED** to table the application until the March 13, 2012 meeting so the neighbors can be notified and heard regarding the application. Vivian Cropper **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

5. **REQUEST FOR A BUSINESS LICENSE FOR THE BUSINESS OF BEDROCK CREATIONS – STEPHANIE TRIMMER AND BRAD QUINN** – Clerk Harris explained that the home occupation permit must be approved before the business license can be granted.

Rob Snyder **MOVED** to table the application until the March 13, 2012 meeting. Vivian Cropper **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

6. **DISCUSSION AND DETERMINATION OF THE ABANDONMENT STATUS OF THE SCHOOLHOUSE OF PHOTOGRAPHY CONDITIONAL USE PERMIT** – Chair Hatfield explained that in 2010, the Town discontinued Conditional Use Permits. At that time, all Conditional Use Permits became non-conforming uses and as such would be regulated by Chapter 9 of the Land Use Code. According to the Code, if a use is unused for one year, the conditional use is forfeited.

Mr. Michael Fatali, owner of The Schoolhouse of Photography, attempted to renew his business license in January of 2011, but failed to obtain fire marshal approval. Accordingly, the application was incomplete and the business license was never renewed. On March 3, 2011, the Planning Commission formally notified Mr. Fatali that he no longer held a business license in Rockville due to his failure to renew in a timely fashion. At that time he was also informed that if he wished to conduct business in Rockville he would have to reapply for a business license. Since Mr. Fatali did

not reapply, he has not held a business license in Rockville for over one year; therefore, he has not been able to conduct his business during that period of time. That being the case the Conditional Use Permit, under Section 9.6 of the Land Use Code, has been lost.

Mrs. Fatali has contacted the Commission and asked that the issue be tabled until March. Chair Hatfield agreed to table the decision, but informed him that the Commissioners would discuss the issue in February. To retain the non-conforming conditional use, Mr. Fatali must demonstrate to the Commission that the use has not been abandoned. Chair Hatfield reminded the Commissioners that, in the event the Commission rules against Mr. Fatali, he has the right to appeal to the Town Council. So it is important that the Town Council members be separated from the Planning Commission's decision-making process.

7. **APPROVAL OF THE MINUTES OF THE JANUARY 10, 2012 REGULAR MEETING, THE JANUARY 10, 2012 WORK MEETING, THE JANUARY 18, 2012 SPECIAL MEETING, AND THE JANUARY 18, 2012 WORK MEETING** - Vivian Cropper **MOVED** to approve the minutes of the January 10, 2012 regular meeting, as written; the January 10, 2012 work meeting, as amended; the January 18, 2012 special meeting, as amended; and the January 18, 2012 work meeting, as amended. Rob Snyder **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.
8. **PLANNING COMMISSION ADMINISTRATIVE BUSINESS**

**Chair Hatfield** reported that the Utah Geological Survey has drafted maps indicating potentially hazardous areas in Rockville. Rob, who attended the UGS meeting, explained that the survey identifies areas subject to flooding, falling rocks, and soil hazards. Mayor Brown plans to ask UGS to produce a map specifically for Rockville. The Planning Commission could replace its sensitive land overlay with the UGS map to establish heightened development standards for hazardous properties.

Chair Hatfield also reported that Rob has researched the ordinances governing RV/trailer parking, and she will forward them to the realtor who asked about the issue. Chair Hatfield noted that the Schierhoff property, which was built prior to the Town's incorporation, is a pre-existing non-conforming property. However, the home has no sewer, plumbing, water, electricity, etc. Chair Hatfield is unsure whether the home has been used, but suggested that the building should be inspected. Clerk Harris reported that the garbage service has been cancelled. Rob suggested contacting the County regarding records regarding construction of a structure on the property.

Chair Hatfield reported that a letter has been sent to Mr. Brown of the Renaissance Ranch/Addiction Recovery Group reminding him that the permanent change application for the water right to be utilized in the well is due March 22, 2012 and the Town is to receive a copy. Rob also noted that the Ranch uses a semi-truck to deliver its food. The semi sits idling in front of his property for up to an hour while awaiting someone from the Ranch to pick up the order.

Chair Hatfield also reminded the Commissioners that they need to elect a Chair and Vice-Chair. She suggested adding it to the March agenda. She reported that the Town Council approved Rob's appointment to another term as a Planning Commissioner and thanked him for his willingness to serve.

9. **ADJOURNMENT**— Rob Snyder **MOVED** to adjourn. Vivian Cropper **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

The Planning Commission Meeting adjourned at 7:45 p.m.

Minutes prepared by:

Teri Forbes, Owner  
T Forbes Group

APPROVED:

  
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Planning Commission Chair/Vice-Chair