

Rockville Planning Commission
March 13, 2012
Rockville Community Center

1. **CALL TO ORDER AND ROLL CALL** – Chair Sharon Hatfield called the meeting to order at 7:05 p.m. The following members of the Rockville Planning Commission were present: Rob Snyder, Logan Hebner, and Vivian Cropper. Town Clerk Elaine Harris recorded the meeting.
2. **ELECTION OF A CHAIR AND VICE-CHAIR** – Rob Snyder **MOVED** to elect Sharon Hatfield as Chair. Vivian Cropper **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

Rob Snyder **MOVED** to elect Vivian Cropper as Vice-Chair. Logan Hebner **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

3. **DECLARATION OF CONFLICTS OF INTEREST WITH AN AGENDA ITEM** – No conflicts were declared.
4. **PUBLIC COMMENT PERIOD** – There were no public comments.
5. **TABLED FROM THE FEBRUARY 14, 2012 MEETING: REQUEST FOR A HOME OCCUPATION PERMIT FOR AN OFFICE FOR A STONE MASONRY CONTRACTOR – STEPHANIE TRIMMER AND BRAD QUINN** – Chair Hatfield reminded the Commission that, because of the Town's oversight, the required public notifications were not made prior to the February 14, 2012 meeting. The issue was discussed at that meeting, but tabled to allow notification of the neighbors. Such notification has now been made and there were no responses.

Logan Hebner **MOVED** to approve the request for a home occupation permit for an office for a stone masonry contractor. Rob Snyder **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

6. **TABLED FROM THE FEBRUARY 14, 2012 MEETING: REQUEST FOR A BUSINESS LICENSE FOR THE BUSINESS OF BEDROCK CREATIONS – STEPHANIE TRIMMER AND BRAD QUINN** – This issue was also tabled from the February 14, 2012 meeting due to the lack of proper notification as explained above. The business license could not be approved until the home occupation permit was approved.

Logan Hebner **MOVED** to approve the request for a business license for the business of Bedrock Creations. Rob Snyder **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

7. **APPLICATION FOR A TEMPORARY USE/SPECIAL EVENT PERMIT FOR SPECIAL EVENTS THROUGHOUT THE YEAR – DOGGY DUDE RANCH / PAWSITIVE LEARNING – FILOMENA DIAZ-JOHNSON** – Chair Hatfield explained that Ms. Filomena Diaz-Johnson wants to host three or four special events throughout the year, so she is applying for a blanket permit. Ms. Diaz-Johnson trains dogs for recreational activities. She would also like to host events like pet adoptions for charitable and non-profit organizations. Because such activities will ultimately directly benefit the community, Ms. Diaz-Johnson is requesting waiver of the special event fee as permitted by Section 724(f) of the Land Use Code. Chair Hatfield previously reviewed the application with Ms. Diaz-Johnson and Clerk Harris. Because it is a special situation calling for various conditions for different events, Chair Hatfield suggested requiring Ms. Diaz-Johnson to submit to the Town, at least fourteen days prior to the event, information regarding the proposed event, site information, proposed temporary structures, parking, and signage. If any of the events

held by Ms. Diaz-Johnson vary from those included in the submitted application, Chair Hatfield suggested requiring Ms. Diaz-Johnson to submit a summary of the differences so they can be reviewed by Clerk Harris and Chair Hatfield. Additionally, if a proposed event is not associated with a charitable or non-profit organization or if it does not directly benefit the community, the usual fee for a special event permit will be charged.

Chair Hatfield explained that any banners or flags in Ms. Diaz-Johnson's yard are acceptable, but banners or flags elsewhere are restricted by ordinance. Ms. Diaz-Johnson does not anticipate any event lasting longer than one day.

Because the application is complete and meets the requirements as outlined in Section 7.24 of the Rockville Land Use Code, Sharon Hatfield **MOVED** to approve the application requested by Filamina Diaz-Johnson for a maximum of four special events to be held between March 15, 2012 and March 15, 2013, not to exceed one event per quarter, and/or evenly spaced between the spring, summer, and fall sessions. She also moved that the fee be waived for each event held for local 501(c)(3) animal rescue and/or adopt-a-thon groups and/or other non-profit charitable groups that are a direct benefit to the community. She proposed the following conditions: (1) The Town shall be notified fourteen days in advance of advertising an event; (2) A statement briefly describing the proposed event will be submitted at the time of notification; (3) A site plan and scale drawings will be submitted at the time of notification, showing location and uses of all temporary structures, parking areas, signs, and other appropriate information to describe the site; (4) If an event in any significant way differs from the descriptions attached to the 03/13/12 application, a description of the proposed event explaining the differences will be submitted along with the site plan and drawings; (5) If a proposed event is not charitable or not non-profit and/or does not directly benefit the community, the usual fee for a special event permit will be charged; (6) All signs and banners will comply with Chapter 8 of the Rockville Land Use Code; and (7) All parking will be on site and off the street. Logan Hebner **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

8. **APPLICATION FOR A BUILDING PERMIT FOR A WORKSHOP/BARN – JIM TOOMEY**
– Mr. Toomey had withdrawn his application.
9. **APPROVAL OF THE MINUTES OF THE FEBRUARY 13, 2012 WORK MEETING AND THE FEBRUARY 14, 2012 REGULAR MEETING** – Rob Snyder **MOVED** to approve the minutes of the February 13, 2012 work meeting and the February 14, 2012 regular meeting, as written. Vivian Cropper **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion except Logan Hebner who abstained because he was not present at the meetings.
10. **PLANNING COMMISSION ADMINISTRATIVE BUSINESS**

Chair Hatfield reported that the Schierhoff property is listed with Washington County as non-primary improved property. Rob indicated that the building has no water, electricity, etc. He believes the house has been unused for a number of years and, therefore, the use has been abandoned. It is unlikely that a building permit was ever obtained to construct the home. Chair Hatfield also reported that the Fatali situation was resolved satisfactorily. She also reminded the other Commissioners of the vacancy on the Planning Commissioner and encouraged them to recruit a new member.

Rob Snyder reported that he is still looking into the Utah Geological Survey maps. He has contacted Tom Dansie regarding the disks.

11. **ADJOURNMENT** – Logan Hebner **MOVED** to adjourn. Rob Snyder **SECONDED** the motion. A roll call vote indicated all those present **VOTED** in favor of the motion.

The Planning Commission Meeting adjourned at 7:50 p.m.

Minutes prepared by:

Teri Forbes, Owner
T Forbes Group

APPROVED:



Planning Commission Chair/Vice-Chair