

ROCKY RIDGE PLANNING & ZONING MEETING

August 13, 2024

7:30 PM

MLA Building

Approved

Opening:

Presiding: Lane Allred

Present from the Planning and Zoning Commission: Lane Allred, Devin Jessop and David Allred. Dave Bunker asked to be excused.

Present from the Town Staff: None

Others Present: Byron Allred

Invocation was given.

Meeting was called to order at 7:47 p.m.

Approval of Minutes: Not addressed

A variance request by Byron Allred was supposed to be on the agenda, however, it got missed and will be moved to next month.

UNFINISHED BUSINESS:

1. Feedback for Subdivision Ordinances w/ Mike Hansen's suggestions:

Discussion of Mike Hansen's suggestions for the Subdivision Ordinance; Hansen proposed a structured approach to handling subdivision applications, which was generally well-received.

The key suggestion was to implement a preliminary review process for new subdivision applications, giving the Planning and Zoning Committee 30 business days to review and request changes. After the preliminary review, developers would make the necessary adjustments and resubmit their application for final approval. The final review would focus on ensuring that all requested changes were made, with limited scope for requesting additional modifications unless they were initially identified.

The group agreed that this method would streamline the process, reduce the influence of politics, and ensure compliance with the law. The process also includes a pre-application meeting to discuss expectations before developers invest in detailed plans, which should help avoid major issues later.

The decision was made to proceed with Hansen's recommendations, as the committee found the proposed process to be straightforward and legally sound. The group unanimously voted in favor of continuing with this plan and asked Hansen to continue refining the ordinance based on this framework.

	Aye	Nay	Absent	Abstain
Chair Lane Allred	<u>X</u>	_____	_____	_____
Devin Jessop	<u>X</u>	_____	_____	_____
David Allred	<u>X</u>	_____	_____	_____
Aaron Bronson	_____	_____	<u>X</u>	_____
Dave Bunker	_____	_____	<u>X</u>	_____

The approval process is expected to be more efficient and consistent, removing town council from administrative decisions after laws are passed, thus reducing the potential for political

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interference. In conclusion, Mike Hansen will be communicated with regarding the progression of the subdivision plans.

2. Signing Building Permits:

During the discussion on signing building permits, it was noted that there have been delays in getting permits signed, causing some permits to be pushed forward without proper approval. To address this, it was suggested that members periodically check the designated email for building permits and sign them promptly. The Planning and Zoning committee reviews several aspects of permits, including zoning compliance and utility layout, ensuring that developments are appropriate for their locations.

David Allred and Devin Jessop were asked to monitor the email. It was suggested they set up alerts to avoid missing permit requests. The importance of understanding what each permit entails before signing was emphasized, and it was mentioned that a checklist or guidelines would be provided to help with the review process; the goal being to improve the efficiency of permit processing and ensure that all permits are signed in a timely manner. This will prevent any further delays. The discussion highlighted the need for better communication and a more proactive approach to handling building permits within the committee.

NEW BUSINESS:

1. Precision Welding Fence (on NE Corner Mountain Ridge and Rockwell):

The fence at Precision Welding, located at the corner of Rockwell and Hillside Drive has been a concern due to its non-compliance with agreed-upon stipulations and safety codes. Specifically, the fence should have been set back and a sidewalk installed, but these conditions were not met. Additionally, the fence creates a visibility hazard because it does not adhere to the code requiring front yard fences to be no higher than four feet and to be transparent, such as a chain-link fence.

The committee recognized that the fence presents a significant safety issue, particularly because it obstructs the view of drivers, increasing the risk of accidents. There have already been several near-misses reported. The committee agreed that the simplest and most effective solution would be to require the fence to be cut down to four feet and to ensure it is set back 30 feet from the curb.

Chair Lane Allred will approach Mayor Allred to discuss the issue and propose that the fence be cut down. If the proposal is refused, legal avenues could be pursued, including issuing a compliance notice and potentially escalating to a class B misdemeanor if the situation remains unresolved. It was concluded that enforcing this requirement is necessary for public safety and is in line with existing laws and codes.

***OPEN FLOOR:**

1. Citizen Items: None
2. Committee Items: It was noted that a variance for Byron Allred will be on the agenda for the next meeting and the Board of Adjustments contacted.

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Adjournment:

Committee Member Devin Jessop moved to adjourn the meeting; Committee Member David Allred seconded the motion; all others voted in favor and the meeting was adjourned at 8:13 p.m.

/s/ Marilyn Bronson

Approval of Town Clerk/Recorder; UCC, CMC