

ROCKY RIDGE TOWN PLANNING AND ZONING MEETING

October 8th 2024

7:30 p.m.

TOWN HALL

DRAFT

Opening:

Presiding: Aaron Bronson

Present from the Planning and Zoning Commission: David Allred and Aaron Bronson. Lane Allred attended via telephone.

Present from the Town Staff: Terry Allred

Others Present: Jacob Hansen & Jeremy Allred.

Board of Adjustments: Tim Allred

Invocation was given.

Meeting was called to order at 7:39 p.m.

Approval of Minutes:

July and September minutes could not be approved.

NEW BUSINESS:

1. Zipflow Presentation

2. Variance – Precision Welding:

Jeremy Allred attended the meeting in behalf of Precision Welding. The Planning & Zoning Commission determined that Tim Allred could tentatively approve the variance for Precision Welding based on the past history of having only member on the Board of Adjustments. The variance was approved and moved forward to the Planning and Zoning Commission for final approval, which was approved unanimously by the Commission.

3. Mike Hansen – New Subdivision Law; Final Approval:

Jacob Hanson of “Hanson Planning Group,” gave a presentation about subdivision law changes in Utah. Key points include:

State Law Changes: The state now mandates that subdivision applications be handled administratively rather than legislatively. The town council is no longer involved in the process; instead, it is handled by planning and zoning or a designated body.

Process Deadlines: There are specific timelines for reviewing subdivision applications. The town has four review cycles, each with a 30-business-day deadline to review and request revisions. If all requirements are met by the final cycle, the application must be approved.

Application Requirements: The town can require additional documentation, like soil reports, traffic studies, and engineering specs, to ensure development quality. The focus is on controlling development through zoning and engineering standards rather than the subdivision process itself.

Final Approval Committee: After preliminary review by planning and zoning, a separate committee, which could include planning members and the town attorney, reviews the final submission to ensure compliance. This committee checks legal documents, such as land dedications, and ensures everything aligns with the town’s ordinances.

Flexibility and Safeguards: The system allows flexibility. If a developer meets all requirements initially, their application can be approved quickly. Conversely, there are safeguards to prevent approval if the developer is non-compliant or uncooperative.

The Town needs to adopt an updated ordinance by the end of the year to comply with state law.

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***OPEN FLOOR:**

1. Citizen Items: None
2. Board Items: None

Adjournment:

Board Member Lane Allred moved to adjourn the meeting; Board Member David Allred seconded the motion; all others voted in favor with the exception of Commission Member Dave Bunker and Commission Member Devin Jessop. The meeting was adjourned at 8:13 p.m.

Approval of Town Clerk