

EMERGENCY MEETING **ROCKY RIDGE TOWN MEETING**

11/27/2024

5:00 p.m.

TOWN HALL

DRAFT

Opening:

Presiding: Mayor Ronald Allred

Present from the Town Council: Ronald Allred, Joanna Covington, Lucy Gold, Bethany Sturgeon, and Andrew Aagard.

Present from the Town Staff: Marilyn Allred, Rachel Bronson, and Lane Allred.

Invocation was given.

Meeting was called to order at 5:08 p.m.

WORK SESSION:

1. Town's Land Management and Development Code: The Planning Commission has proposed various amendments to the Land Management & Development Code to address various clarity/correctness issues and ensure consistency and compliance with current State requirements regarding land use review/approval processes and subdivision platting requirements in compliance to Subdivision Ordinances SB174 & HB406.

The Town Council held an Emergency Work Session to discuss updates to Subdivision Ordinances SB-174 and HB-406. Key topics included clarifications to the town treasurer and clerk roles, codification adjustments to ordinances, and the proposed revisions to Section 13 concerning subdivision regulations. It was noted that the changes primarily addressed formatting issues, such as spacing and headers, and clarified existing roles without material alterations. The Town Council reviewed the Planning & Zoning Commission's recommendations, including designating the Board of Adjustments as the appeal authority and retaining sensitive area protections around wells. Discussion emphasized the importance of requiring up-front documentation, such as environmental and water impact studies, to ensure compliance with regulations and address potential issues like traffic and resource limitations. The meeting highlighted ongoing efforts to refine and adopt clear, comprehensive Subdivision Ordinances while maintaining essential community safeguards.

During the meeting, attendees discussed improving the process for submitting and validating Subdivision addresses to prevent errors and delays. It was emphasized that preliminary approvals and Planning and Zoning (P&Z) oversight are essential to ensure accuracy and compliance with regulations, particularly to avoid rejections after submissions. They outlined a four-step approval process for subdivisions: preliminary meetings, official submissions with a 30-day review timeline, compliance reviews based on P&Z feedback, and final approval by the Board of Adjustments. They also noted the legal constraints that prohibit Town Councils from being

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involved in the administrative process. The need for clear and organized documentation, ready for Public Hearings, was highlighted, alongside concerns about ensuring institutional knowledge continuity amid personnel changes. The group acknowledged the need to address Ordinance recodifications for sections 12–15 and finalize missing revisions from earlier sections. Additionally, they discussed responsibilities among P&Z and Town Staff, stressing collaboration to keep regulations updated and clear.

Adjournment:

Council Member Andrew Aagard moved to adjourn the meeting. Council Member Bethany Sturgeon seconded the motion; all others voted in favor, and the meeting was adjourned at 5:45 p.m.

Approved by Town Clerk/Recorder
Marilyn Allred; CMC, UCC