

ROCKY RIDGE TOWN
PUBLIC HEARING & MONTHLY MEETING
12-18-2024
7:30 PM
TOWN HALL

Approved

Opening:

Presiding: Mayor Ronald Allred

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

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

Others Present: Shay Morrison

Invocation was given.

Meeting was called to order at 7:30 p.m.

Approval of Minutes:

Approval of the November meeting minutes was postponed due to a lack of a quorum.

No changes or amendments noted for the Emergency Meeting on November 27th. Council Member Lucy Gold motioned to approve the minutes and Council Member Joanna Covington seconded the motion; all others voted in favor.

PUBLIC HEARING:

1. Subdivision Ordinance Approval:

Mayor Allred opened the Public Hearing for the approval of the new subdivision ordinance. The Council reviewed updates to the ordinance, required by state law, to ensure compliance and better organization. Adjustments were proposed to remove references to a Town attorney, given the Town's lack of one, and to revise the composition of the Subdivision Review Committee (SRC) to include the Board of Adjustments rather than Planning Commission members. The SRC will consist of a five-member Board of Adjustments to handle variances and ensure compliance, a change aligned with previous discussions and the Council's agreement. Concerns were raised regarding discrepancies between different document drafts, particularly one containing side notes that appeared to reflect changes not incorporated into the current version under review. A public comment was made by R6 Representative, Shay Morrison, that the Council could confirm that these notes were addressed during prior work sessions. The final version should reflect the revisions.

The Council resolved to adopt the final draft, ensuring it includes the updates specifying the SRC as the Board of Adjustments and removing references to the Town Attorney. A Roll-Call vote was taken to approve the final draft with these outlined changes, contingent on verifying alignment with the correct version in email records. The approved document will be submitted for record-keeping.

	Aye	Nay	Absent	Abstain
Mayor Ronald Allred	<u>X</u>	_____	_____	_____
Joanna Covington	<u>X</u>	_____	_____	_____
Lucy Gold	<u>X</u>	_____	_____	_____
Bethany Sturgeon	_____	_____	<u>X</u>	_____
Andrew Aagard	<u>X</u>	_____	_____	_____

No further public comments were made and the public hearing was formally closed.

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NEW BUSINESS:

1. R6 Update:

The meeting covered several important updates and decisions. An upcoming land use training event, scheduled for February 27 in Richfield, was announced, offering free participation, dinner, and customizable discussion topics. Various grant opportunities were discussed, including the Utah River Recreation Grant for large-scale tourism-focused projects and the new Community Parks and Recreation (CPR) Program, which supports general park projects like pickleball and basketball courts with up to \$200,000 in funding and a 20% match requirement. The Council was interested in putting in an application for the Community Parks and Recreation (CPR) Program in order to finish the Pickleball court and Shay offered to help with that. Treasurer, Rachel Bronson informed the Council that she and Christopher Allred attended the recent workshop tour. Christopher is going to be trying to get some new bids together.

2. Building Permit – Andrew Aagard:

The discussion centered on resolving an issue with Town Council Member Andrew Aagard's unused/expired building permit and creating a structured policy for managing similar situations. The permit holder sought to transfer his expired building permit fees to a new project, citing a verbal agreement with a former Mayor. However, the Town no longer holds the funds and lacks formal policies for refunds or transfers. Suggestions included requiring non-refundable down payments to cover administrative costs, enforcing a 180-day expiration for unused permits, and offering partial refunds within the same fiscal year if projects become unfeasible. Concerns were raised about setting inconsistent precedents, the administrative burden of long-term refunds, and developers' accountability for confirming project feasibility before obtaining permits.

The Mayor expressed that the issue required a conflict of interest statement if the fee was waived. The Council debated whether to allow credits, refunds, or extensions when project circumstances change, with some advocating for clear-cut rules and others stressing flexibility for unique cases. It was noted that other municipalities require new permits for significant project changes. Participants agreed on the need for policies that balance fairness with practicality, reduce conflicts of interest, and align with legislative trends. A recommendation will be prepared following collaboration between Rachel, the Treasurer and the Planning and Zoning Committee, emphasizing clear, consistent guidelines tailored to the community's needs. Town Council Member Andrew Aagard publicly withdrew his request to have the fee for his new project waived.

Budget Report & Financial Statement:

Several points of clarification and concern were discussed. Participants reviewed the documents, noting highlighted sections, particularly regarding electronic funds transfers and other expenditures. Attention shifted to administrative costs, where it was discovered that current expenditures significantly exceeded the original and revised budgets. Specifically, a \$500,000 miscellaneous expense was identified. Questions arose about the categorization of these funds and the impact on the current budget. A follow-up discussion was scheduled for next month's meeting.

Rachel expressed that she and Road Dept. Head Terry Allred reviewed the cemetery project in detail, confirming that while it was slightly over budget, the overall financial situation remains solid.

In Sports Court donations, \$29,000 has been received. Adjustments are required to reflect the movement of funds, including \$200,000 from the sports courts reserve and \$47,000 from the road reserve, into the current budget. These reserves are no longer applicable as the chip seal and other allocations are now accounted for. The \$200,000 donation from Quality Craft has been utilized for sports court work completed by K&B Lewis.

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Clarification was provided on the sports court funds, which were initially received into the general fund but appropriately reallocated to capital projects.

Questions arose about a \$178,504 liability on page 7, linked to journal entries that need updating. Despite discrepancies in how figures are displayed (e.g., red or in parentheses), it was noted that the Town's funds and capital are in excellent shape, with significant balances in the general fund, water fund, and other accounts.

DEPARTMENTAL UPDATES:

1. **EMS/CERT:** None

2. **Water:** None

3. **Road:** The discussion focused on plans to improve and formalize railroad crossings in the area. UDOT has requested that funds for these projects start being utilized, prompting the selection of a contractor from a state-approved list to draft plans and cost estimates for installing crossing arms. UDOT emphasized the need for preliminary work to secure additional funding. Due to low safety priority rankings under UDOT's S-130 program, efforts are underway to gather accident data from Union Pacific and the sheriff's office to strengthen future funding applications.

Separately, the south-end farm crossing, currently private, was discussed for conversion to a public crossing, a process that typically requires the closure of two other private crossings. While the private status allows Union Pacific to close it at any time, making it public would provide safety improvements, such as widening and grade adjustments, and secure long-term access. The Town would take responsibility for road grading, while Union Pacific would handle crossing arms and immediate track surroundings. The group agreed on the safety and practical benefits of the public designation and committed to advancing discussions with UDOT and Union Pacific.

4. **P & Z:** None

5. **Admin:** Monthly Expenditures, Water Moratorium Renewal – January, UDOT Meeting Update

6. **Park:** None

7. **Library:** None

***OPEN FLOOR:**

1. Citizen Items: None

2. Town Council Items: None

Adjournment:

Council Member Andrew Aagard moved to adjourn the meeting. Council Member Lucy Gold seconded the motion; all others voted in favor. The meeting was adjourned at 8:44 p.m.

/s/ Marilyn Allred

Approved by Town Clerk/Recorder; CMC, UUC