

ROCKY RIDGE PLANNING & ZONING MEETING

DATE
7:30 PM
MLA Building

DRAFT

Opening:

Presiding: *****

Present from the Planning and Zoning Commission: Lane Allred, Steven Bunker, Dave Bunker, and David Allred. Brian Matthews absent.

Others Present:

Invocation was given.

Meeting was called to order at 7:34 p.m.

Approval of Minutes:

Minutes from December's meeting was reviewed with minor corrections to names. A Roll-Call vote was taken and the minutes were approved:

	Aye	Nay	Absent	Abstain
Chair Lane Allred	<u>X</u>	_____	_____	_____
Steven Bunker	<u>X</u>	_____	_____	_____
David Allred	<u>X</u>	_____	_____	_____
Brian Matthews	_____	_____	<u>X</u>	_____
Dave Bunker	<u>X</u>	_____	_____	_____

UNFINISHED BUSINESS:

1. Overview of Municipal Codes for Rocky Ridge:

Commission Members discussed navigating and understanding the Municipal Code for Rocky Ridge. One item of discussion was in regards to Sections 14 and 15, which pertain to land use, development, and subdivision regulations. The group reviewed how to access the code on the Town's website and noted that the Code was updated in 2015, incorporating prior regulations while addressing gaps such as missing subdivision provisions. They examined zoning regulations, particularly section 15.08 - which covers general zoning rules, including fence height, visibility at intersections, and retaining wall guidelines. A major point of concern was ensuring visibility around driveways and roadways to enhance safety, leading to discussions on potential updates to the code to require specific setback distances or visibility percentages for fences and hedges. Comparisons were made to county and other Municipal Codes, such as Nephi City's, which have stricter visibility requirements. Commission Members also addressed the issue of property boundaries and fencing encroachments, emphasizing the need for better oversight. A potential solution discussed was implementing fence permits or a simple approval process to ensure compliance with regulations. It was concluded that there was a for clear guidelines to help residents understand and follow fencing and zoning rules.

Another item that was addressed was driveway access, visibility, and property maintenance. Concerns were raised about an alleyway used for driveway access between Rockwell and Hillside Drive, where visibility is obstructed by hedges, parked vehicles, and a high fence near Mountain View Drive, posing safety risks. A recommendation was made to establish a 30-foot visibility setback from driveways and alley accesses, requiring 50% visibility for fences above a certain height. Additionally, the code should explicitly mention driveways alongside street corners in visibility regulations. The discussion also touched on enforcing existing codes related to junk storage, fire hazards, and home occupations, with a focus on ensuring compliance and clarifying regulations. It was suggested that the Commission add notes

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to permits, reminding property owners of these requirements, ensuring better enforcement and community awareness.

The last item discussed centered around the regulation of farm animals - keeping in residential and agricultural zones, specifically addressing zoning ordinances, lot size requirements, and a point system for determining the number and type of animals allowed. Current regulations stipulate that enclosures for animals must be at least 30 feet from neighboring dwellings, and a minimum lot size of half an acre is required for keeping animals, with additional acreage allowing for more points. The point system assigns values to different animal types, effectively limiting larger animals like horses and cows to properties of at least one acre, while prohibiting pigs unless there is sufficient distance from neighboring homes. Concerns were raised about the practicality and enforcement of these rules, with members noting that the existing regulations are often violated. Some suggested simplifying the ordinance to ensure humane and clean conditions without over-policing residents, instead relying on complaints to trigger enforcement. The importance of balancing community standards with fairness in enforcement was emphasized, along with the need for clear, simple guidelines that prevent conflicts while maintaining a livable and orderly community. The Commission agreed to review and refine the ordinance, ensuring it remains relevant and enforceable while considering adjustments to the point system and overall approach.

2. Policy on Planning & Zoning absences:

The discussion focused on attendance policies for commission members. The Commission proposed requiring members to attend at least 60% of all meetings per calendar year and allowing no more than two (2) consecutive unexcused absences, with exceptions for unexpected events like deaths, births, or serious illnesses. It was unanimously agreed that any member failing to meet these criteria would be recommended for removal to the Mayor, who has final authority. Commission Member David Allred motioned to approve to formalize this policy as stated above and Commission Member Dave Bunker seconded the motion; all others voted in favor. The updated policy will be sent to Clerk/Recorder, Marilyn Allred and the Mayor for review.

***OPEN FLOOR:**

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

Adjournment:

Commission Member Steven Bunker moved to adjourn the meeting; Board Member Dave Bunker seconded the motion; all others voted in favor with the exception of Brian Matthews, who was absent.

The meeting was adjourned at 8:29 p.m.

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