

# ROCKY RIDGE PLANNING & ZONING MEETING and PUBLIC HEARING

April 7, 2026  
7:30 PM  
TOWN HALL

Draft

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## Opening:

Presiding: Lane Allred

Present from the Planning and Zoning Commission: Lane Allred, Bryan Matthews, and Steven Bunker.

Excused: David Allred and Dave Bunker.

Present from the Town Staff: Neva Ray.

Visitors: Bree Bunker and Andrew Aagard.

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

## Approval of Minutes:

Minutes from March were reviewed. Board Member Steven Bunker motioned to approve. Board Member Bryan Matthew seconded. All in favor.

## PUBLIC HEARING:

1. Presentation of the proposed updates on code 15.08 Proposed document has been completed and will be presented before the Town Council in the April meeting.
2. Key Changes Approved
  - a. Authority Clarification (15.08.01): Changed approval authority for offsets from Town Council to Planning & Zoning Commission. Ensures administrative consistency (P&Z handles permit-level decisions).
  - b. Reference Fix (15.08.04): Corrected internal code reference from incorrect subsection to 15.08.04.2.
  - c. New Definition Added – “Visual Triangle”: Introduced to eliminate ambiguity in intersection visibility enforcement.
  - d. Added language to 15.08.04, Paragraph 3: “Any obstruction from Zero to ten feet (10’) of the visual triangle shall not impede visibility more than 50%.”

A roll call vote to approval the code changes as presented. All present voted in favor.

	Aye	Nay	Absent	Abstain
Board Member David Allred	<u>   </u>	<u>   </u>	<u>  X  </u>	<u>   </u>
Board Member Lane Allred	<u>  X  </u>	<u>   </u>	<u>   </u>	<u>   </u>
Board Member David Bunker	<u>   </u>	<u>   </u>	<u>  X  </u>	<u>   </u>
Board Member Steven Bunker	<u>  X  </u>	<u>   </u>	<u>   </u>	<u>   </u>
Board Member Bryan Matthews	<u>  X  </u>	<u>   </u>	<u>   </u>	<u>   </u>

## 3. Fence, Hedge & Visibility Discussion (Unresolved Policy Area)

Current Code Issue:

- o Existing language: “Must not impede visibility of sidewalks and streets from adjacent driveways”
- o Problem: Too vague and not enforceable (no measurable standard)

## 4. Key Policy Debate

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## Option A – Minimal Regulation (Status Quo Leaning)

- Let property owners decide
- Rely on:
  - Speed limits
  - Driver caution
- Concern:
  - Avoid overregulation and resident pushback

## Option B – Standardized Visibility Rules

### Common approaches discussed:

- 3-foot height limit for front-yard obstructions
- Or:
  - 50% visibility requirement along frontage
- Or:
  - Apply visual triangle logic more broadly

### Examples Referenced

- County & other cities:
  - Require  $\leq 3$  ft height OR  $\geq 50\%$  visibility
  - No solid front-yard fencing
- Concern about:
  - “Compound-like” appearance from tall front fences

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## 5. Key Tensions Identified

- Safety vs. Property Rights
- Consistency vs. Flexibility
- Existing vs. Future Compliance
  - Whether new rules should apply only going forward
- Aesthetics vs. Practicality
- Enforcement clarity vs. over-complexity

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## 6. Notable Technical Considerations

- Trees vs. hedges:
  - Trees often allowed if not exceeding visibility threshold
- Need to define:
  - “Visibility obstruction”
  - Measurement standards
- Potential rule concepts discussed:
  - 50% visibility along frontage
  - 30 ft setback visibility zones

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- Distinction between man-made structures vs. vegetation
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## 7. Outcome on Visibility Issue

- No change adopted at this meeting
- Decision:
  - Keep current language for now
  - Acknowledge it is vague and needs future revision

## Planned Next Steps

- Consider:
    - Community survey/input
    - Further refinement before formal amendment
  - Possible future code update anticipated
- 

## 8. Additional Notes

- Enforcement feasibility emphasized:
  - Fixes (cutting hedges/fences) are technically easy but politically sensitive
- Some existing properties may already be noncompliant under stricter interpretations
- Public Hearing (Continued Discussion – Code 15.08)
- Existing Violations & Enforcement Concerns
- Specific properties identified as potentially in violation of frontage visibility standards:
- Marvin Allred (“Ford Plex”) – shed and hedges along frontage
- Commission acknowledged:
- Enforcement on existing structures may be contentious
- Some structures (e.g., sheds) could create financial or practical hardship
- Enforcement Philosophy Discussion
- Concern raised about inconsistent enforcement patterns:
- Property owners may rush to complete projects to avoid compliance
- Clarification:
- Hardship considerations should not be written into code
- Relief should instead occur through:
  - Variance process
  - Case-by-case review
  - General Consensus
- Once standards are clearly defined:
  - Existing structures may be required to comply
  - Most fixes (e.g., trimming hedges, cutting fence height) are not technically difficult
  - Anticipated public resistance to enforcement

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- Action

Decision to:

- Revisit broader frontage/visibility regulations at a future meeting
- Proceed with current amendments

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Public hearing formally closed after required duration.

## New Business:

### 1. **New Board of Adjustments Member -Clint Bronson.**

Member Clarification: Alden Covington – Chair of the Board, Nephi Laub, Forrest Lewis, Tim Allred, and Clint Bronson replacing Byron Allred.

The recent plat approval lacked a quorum and needs to be resubmitted to the board. The board role was clarified. Function as the final approval authority for subdivisions, appeal board for Planning & Zoning decisions, building inspector determinations and the variance approval body.

### 2. **Civic Review Updates:**

Overview

- a. Demonstration of Civic Review permitting system
- b. Allows:
- c. Multi-department review (P&Z, water, inspector, etc.)
- d. Digital tracking of permit status and approvals
- e. Key Functions for P&Z
- f. Review:
- g. Site plans
- h. Setbacks and offsets
- i. Building height compliance
- j. Utilities and infrastructure placement
- k. Septic/leach field layout
- l. Addressing and unit count
- m. Parking compliance

Workflow

- n. Access permit → Review documents → Add comments → Approve or request changes
- o. Planning & Zoning Review Standards (Operational Guidance)
- p. Parking Requirements
- q. Standard applied:
- r. 2 parking spaces per dwelling unit

Includes:

- s. Garage spaces

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- t. Driveway/off-street spaces
  - u. Goal:
  - v. Prevent on-street parking encroachment
  - w. Improve safety and visibility
- Example Review Discussion
- x. 4-plex project evaluated:
  - y. Required: 8 parking spaces
  - z. Determination:
    - aa. Combination of garage, front, and rear parking likely sufficient
    - bb. Notes may be added to ensure compliance

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#### Septic / Utility Review – Must Verify:

- cc. Leach field fits within lot
- dd. Required setbacks met (e.g., 10 ft from utilities/structures)
- ee. Applicants may be required to:
- ff. Provide scaled drawings for verification

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#### System Access

- gg. P&Z members to receive logins for Civic Review
  - hh. Responsibility:
  - ii. Shared review authority among members
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#### **Open Floor:**

Citizen Items: None

Board Items: None

#### **Adjournment:**

Board Member Steven Bunker motions to adjourn. Board Member Bryan Matthews seconded the motion; all others voted in favor and the meeting was adjourned at 8:26 p.m.

/S/Neva J. Ray

Town Clerk/Recorder