

**ROCKY RIDGE
TOWN MEETING**
February 18, 2026
7:30 PM
TOWN HALL

Approved

Opening:

Presiding: Mayor Ronald Allred

Present from the Town Council: Ronald Allred, Andrew Aagard, Joanna Covington, and Chuck Todd.

Excused: Council Member Byron Allred and Treasurer Tanna Jenson.

Present from the Town Staff: Terry Allred, Casey Reynolds, and Neva Ray.

Others Present: Katie Allred, Blythe Jenson, David Dye, Christine Dye, and Alden Covington.

Invocation was given.

Meeting was called to order by the mayor at 7:32 p.m.

Approval of Minutes:

Council Member Andrew Aagard motioned to approve January minutes and Council Member Joanna Covington seconded the motion; all others voted in favor.

New Business:

1. Library Discussion (Preempting Public Hearing)

At the request of a community member, the Council allowed discussion regarding the future of the town library prior to the scheduled public hearing.

Discussion highlights included:

- Inquiry into whether the library would relocate to the new school building or remain housed in the church.
- Historical clarification that the library was originally intended to move with the school; however, no adequate space was planned in the school for a community library.
- Consideration of expanding within the church building, including use of adjacent rooms, with concerns noted regarding security, fire egress requirements, and the need to amend agreements between the Town and the church.
- Expansion on the current property was determined infeasible due to drainage constraints, runoff requirements, and legal obligations to maintain a catch basin.
- Alternative possibilities discussed included locating the library within existing school or high school buildings on an interim basis.
- Library usage statistics were shared, indicating approximately 50–70 patrons per week, with school usage declining.

- Council members expressed support for continued exploration of options but noted the Town is in a transitional period pending school relocations.

The Council agreed to formally note the request and continue considering library options as circumstances allow.

Public Hearing – Municipal Code Updates

The Council opened a public hearing regarding proposed updates to the municipal code, specifically:

- **Section 11.06 – Electrical Code**
- **Section 15.08 – General Zoning Regulations**

The Planning and Zoning Board presented the revisions, noting that existing codes contained outdated, impractical, or unenforceable provisions. Revisions were intended to simplify language, improve enforceability, and better align with community values.

A formal recommendation from the Planning and Zoning Board was read into the record advising adoption of revised Sections 11 and 15.

6. Public Hearing – Municipal Code Updates (Detailed Review)

6.A. Section 11 – Electrical Code Revisions

Council reviewed redlined revisions with clarification that crossed-out text indicated deletions, red text indicated new language, and black text reflected retained provisions. Clean versions were provided due to the extent of revisions.

Key actions and clarifications:

- Adoption of references to the National Electrical Code (NEC) rather than duplicative text.
- Simplification of permit requirements for installing, altering, or adding electrical wiring or equipment.
- Clarification that permit requirements primarily apply to concealed wiring and serve liability protection purposes.
- Homeowners may perform electrical work on their own residences with appropriate permits.
- Commercial electrical work requires proper licensing.
- Language amended to reference “exceptions as per code” consistent with the International Residential Code (IRC).

Inspections and Enforcement:

- All permitted work must be inspected and approved.
- Work is unlawful only when required permits are not obtained.

- Authority to deny or revoke permits clarified as residing with the Building Official.
- Penalties remain unchanged (Class B offense).

Minor Repairs:

- Exemptions clarified to include general electrical maintenance.
- “Etc.” added to avoid restrictive interpretation.
- Spelling and formatting corrections noted.

Council reached consensus approval of Section 11 revisions with incorporated clarifications.

6.B. Section 15 – Zoning and Land Use Regulations

Council reviewed and revised zoning provisions to improve practicality and enforceability.

General Provisions:

- Multiple public-use buildings allowed on a single lot.
- Residential lots limited to one dwelling unit with accessory buildings permitted.

Rear Yard Coverage:

- The 50% rear-yard coverage limitation was removed by consensus.
- Setbacks and fire code standards deemed sufficient.

Accessory Building Setbacks (Revised):

- Side and rear setbacks: minimum 5 feet.
- Distance from principal building (same lot): 10 feet.
- Distance from principal building (adjacent lot): 20 feet.
- Distance from adjacent vacant lots: 10 feet.
- Exceptions retained for roadways, reduced rear yards, and fire-resistant construction.

Accessory Structures and Permits:

- Structures over 200 square feet or containing utilities require permits.
- Smaller structures without utilities remain exempt.

Height Regulations:

- Height limits apply except where restricted by other governing codes.

Driveway and Access Width:

- Minimum access width reduced from 20 feet to 12 feet.

Trash and Screening:

- Dumpster screening made discretionary, subject to Planning Commission review.
 - Individual residential trash cans exempt.
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6.C. Animal Regulations

Residential Animal Keeping:

- Simplified to a nuisance-based standard.
- Animals must be humanely kept and not constitute a public nuisance.
- Enforcement to be complaint-driven.
- Section title to be revised to “Animal Keeping.”

Commercial Animal Use and Kennels:

- Dog breeding and similar uses allowed by conditional use permit.
 - Clarified that non-commercial households are not limited to three dogs.
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6.D. Fences, Walls, and Visibility

- Drafting error identified regarding visibility requirements at street intersections.
 - Clarification required to ensure structures and vegetation do not obstruct visibility approximately 2.5–10 feet above street level within 30 feet of intersections.
 - Correction to be incorporated into the final draft.
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6.E. Property Maintenance – Junk, Debris, and Outdoor Storage

Council reviewed provisions related to junk and debris.

- Regulation to apply only where materials impact neighboring properties or public spaces.
 - Enforcement to remain complaint-based.
 - Requirement to screen junk behind fencing was removed.
 - Section 5 (Junk and Debris) removed in its entirety as redundant.
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6.F. Trees, Parks, and Public Property

Authority Changes:

- City Forester position removed.

- Authority reassigned to the Park Superintendent.

Planting Near Utilities:

- Trees must be planted at least five feet from underground public utilities.
- Applies to public utilities only.

Tree Removal and Safety:

- City may require removal of hazardous trees on private property after notice.
- Removal authority limited to safety, health, or infrastructure protection.
- Aesthetic-based removals eliminated.

Public Right-of-Way:

- Cost recovery language revised from “shall” to “may.”
- Applies only to trees obstructing the public right-of-way.

Visibility and Clearance:

- Vertical clearance increased from 10 feet to 14 feet.
 - Visibility requirements retained.
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6.G. Home Occupations

Council simplified home occupation standards.

- Residential character must be maintained.
 - Business activity limited to 30% of any one floor.
 - Numeric limits on vehicles, trailers, signage, business hours, and meetings removed.
 - Vehicles permitted if stored on private property and not exceeding one-ton GVW.
 - ADA compliance may be waived through Planning and Zoning to avoid residential structures being held to commercial standards.
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6.H. Setbacks and Right-of-Way

- Confirmed 30-foot right-of-way setback applies to primary structures only.
 - Other structures governed by applicable visibility and setback standards.
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6.I. Conclusion of Public Hearing

Council voted to adopt the ordinance with all amendments as discussed.

	Aye	Nay	Absent	Abstain
Mayor Ronald Allred	<u>X</u>	___	___	___
Joanna Covington	<u>X</u>	___	___	___
Chuck Todd	<u>X</u>	___	___	___
Andrew Aagard	<u>X</u>	___	___	___
Byron Allred	___	___	<u>X</u>	___

The public hearing was formally closed.

7. Departmental Updates

EMS / CERT:

- February CERT drill cancelled; rescheduled for April 25th 2026.
- Work ongoing on mobile command trailer.

Water, Roads, Planning & Zoning:

- No updates reported.

Administration:

- Monthly expenditures reviewed and approved.
- Transition to electronic building permit applications underway.
- Business license holders to be notified regarding online registration.

Facilities:

- Fire suppression system leak discussed and resolved.

Finance:

- Annual loan payment reviewed.
- Town remains in positive financial standing.
- Sand purchase costs clarified.

Parks:

- Sand mixture testing underway to reduce wind displacement.

Library:

- Council approved acceptance of library expenditures as presented.
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8. Citizen and Council Items

- Proposed crosswalk cancelled.
 - Discussion held on upcoming wildland–urban interface (WUI) requirements under state law.
 - Further details to be addressed at upcoming fire district meeting.
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9. Adjournment

With no further business, the meeting was adjourned.