

**ROCKY RIDGE
PUBLIC HEARING & TOWN MEETING
March 18, 2026
7:30 PM
TOWN HALL**

Approved

Opening:

Presiding: Mayor Ronald Allred

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

Present from the Town Staff: Tanna Jenson, Terry Allred, Benjamin Allred, Casey Reynolds, Lane Allred, and Neva Ray.

Others Present: Shay Morrison with R6, Katie Allred, Clint Bronson, Alicia Bronson, Alden Covington, Brooke Allred

Invocation was given.

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

Approval of Minutes:

February meeting minutes were emailed to council members prior to the meeting. Council Member Andrew Aagard motioned to approve February minutes and Council Member Chuck Todd seconded the motion. All in favor.

New Business:

1. Regional Growth Summit – Shay Morrison notified town council of the Regional Growth Summit scheduled for May 6, 2026 (5:00–9:00 PM) in Richfield. Free event with dinner and breakout sessions. Registration required via QR code.

2. Railroad Grant Application – Shay Morrison stated that the application deadline is April 10, 2026. The maximum request amount is \$366,000. Council consensus: pursue maximum funding due to project funding shortfall.

Discussion Highlights:

- Previous grants awarded in mid- \$100,000 range
- Updated design work has been completed to meet current code
- Additional documentation and cost estimates to be gathered
- Coordination to continue between Neva Ray and Shay Morrison to finalize application materials

3. Utah Project Portal (CIB & UIF) – Shay Morrison

- Portal used to submit and track projects for:
 - CIB (Community Impact Board)

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- UIF (Utah Water Infrastructure Fund)

Key Points:

- Projects must be entered into the portal to be eligible for funding
- Portal can also be used for capital improvement planning
- Different fields populate depending on project type and funding source
- Deadline for CIB submissions: May 1, 2026
- Staff and/or a council member typically assigned to manage entries

4. Board of Adjustments – Conflict of Interest – Shay Morrison

Issue: Byron Allred currently serves on both the Town Council and Board of Adjustments

Discussion Outcome:

- Determined to be a **conflict of interest**, as the Board serves as an appeal authority
- Recommendation: Byron Allred to resign from the Board of Adjustments

Next Steps:

- Mayor to recommend a replacement (Clint Bronson discussed as possible candidate)
- Candidate to review responsibilities before accepting
- Appointment to be brought before council for approval at a future meeting

5. Cooperative Wildfire System Agreement/Utah Wildland Urban Interface Code (WUI)

WUI Map:

- State-provided map shows **no high-risk areas** within town boundaries.
- Council discussed adopting the state map versus creating a local version.
- Concern noted that adopting a different map could increase liability.
- Consensus leaned toward using the state-provided map.

CWS Agreement (Cooperative Wildfire System):

- Required even for municipalities within a fire district.
- Annual cost: approximately **\$2,122**.
- Functions similarly to an insurance pool for wildfire response costs.

Discussion Highlights:

- Without the agreement, wildfire response costs could range from **\$200,000–\$300,000** based on comparable cases.
- Current fire history for the town reflects **no direct costs**, helping keep fees low.
- Costs may increase in future years as the program is evaluated and adjusted.
- Maintaining compliance with WUI standards may help control future costs.

Enforcement Considerations:

- Planning and Zoning will be responsible for primary enforcement.

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- Council support will be required for compliance enforcement.
- Requirements may include:
 - Vegetation management
 - Removal of debris, vehicles, and combustible materials near structures
 - Fire break maintenance

Council Direction:

- Further review of the **2024 WUI Code** is required prior to adoption.
- Shea Morrison will provide updated ordinance language reflecting 2024 code.
- Council and Planning & Zoning will review over the next month.
- Item to be revisited at the next meeting with intent to adopt after review.

6. Mecham’s Country Garbage Contract – Neva Ray

Issue: There is currently not a signed contract for garbage service with the town. Jay Mecham has presented the contract with the changes requested by Council Member Dallin Mangels back in December 2021 Town Meeting.

Items addressed:

- Request to **lock rates for 5 years** (updated from 2 years).
- Rocky Ridge agrees that the contract will be exclusive to the contractor for residential garbage collection for the term of the agreement. This shall not be construed as a restriction of the right of any private citizen to procure other services or contracts as desired.
- Contracted rate of \$10.50 per month per residential collection customer stated in contract.

Discussion Points:

- **Section 7 confusion regarding landfill fees and future scale installation:**
 - **Currently:**
 - Town pays separate landfill (JBRA) fees.
 - Contractor charges per container (no scales yet).
 - **Future (if scales installed at Nephi Landfill):**
 - Contractor would pay disposal by weight.
 - Contractor may increase rates accordingly.
 - Town would no longer pay separate landfill fees.
- **Council agreed language was unclear but intent understood after discussion.**

Ordinance Requirement Issue

- Contract includes requirement that town adopt ordinance requiring garbage in automated containers.
- Council consensus:
 - Do not want to create ordinance solely for contractor policy.

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Preferred revision: Contractor not obligated to pick up garbage not in approved containers.

- Neva to coordinate revisions with contractor before final signing. Remove ordinance requirement.

Public Hearing – General Zoning Regulation 15.08 Update

Public Hearing Opened

A. Proposed Code Revisions

1. Authority Clarification

- Change approval authority from **Town Council** to **Planning & Zoning** for certain decisions (e.g., offsets).

2. Section Reference Corrections

- Update incorrect code references to align with revised formatting (e.g., Section 1508.04).

3. Visibility at Intersections (Visual Triangle)

Issues Identified:

- Current code language is **unclear and difficult to enforce**.
- No clear definition of how to measure visibility requirements.

Proposed Updates:

- Add a formal definition of a “**visual triangle**”:
 - Measure 30 feet from property lines along intersecting streets.
 - Connect points to form a triangular visibility area.
 - Within this area:
 - Obstructions between 3 feet and 10 feet in height must be limited.

Clarifications Discussed:

- Measurement should be based on a consistent plane, not lowest street grade.
- Adjustments needed for sloped or irregular terrain.
- Visibility standards apply to:
 - Fences
 - Hedges
 - Structures
 - Potentially parked vehicles

B. Driveways and Visibility

- Existing code includes driveways in visibility requirements.
- Debate on whether to:
 - Continue enforcing driveway visibility standards, or
 - Limit enforcement to public street intersections only

Concerns Raised:

- Safety risks when backing out of driveways with obstructed views
- Existing violations throughout town

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- Practicality of enforcement
-

C. Parking and Infrastructure Concerns

Key Issues:

- Vehicles parked along streets reducing visibility
- Limited street width (approx. 30 feet) causing one-lane conditions when both sides are used
- Lack of enforcement of existing parking requirements

Discussion Points:

- Parking should occur on private property, not public streets
 - Older developments lack compliance due to historical non-enforcement
 - New developments should require on-site parking, especially for:
 - Additional dwelling units (IADUs)
-

D. Sidewalks and Curbing Discussion

- Concerns raised that additional curbing may:
 - Push parking onto streets
 - Increase congestion and safety risks
 - Counterpoint:
 - Curbing protects road integrity and manages drainage
 - No formal action taken; discussion noted for future consideration
-

E. Enforcement Challenges

- Acknowledgement that:
 - Many existing properties are non-compliant
 - Enforcement has historically been inconsistent
 - Emphasis on:
 - Improving compliance moving forward
 - Working with residents before taking enforcement action
-

F. Council Direction

- Additional revisions required before adoption:
 - Finalized language for visual triangle definition
 - Clarification on grade/measurement standards
- Council unable to vote due to incorrect code documentation.

Next Steps:

- Revise ordinance language
 - Gather additional input (especially regarding driveways and enforcement scope)
 - Schedule continued public hearing at next meeting
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5. Close Public Hearing

- Public hearing closed with no final action taken.

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Departments:

1. **EMS/CERT:** CERT Training exercise scheduled for May 2, 9:00 – 10:00 AM. Ongoing work on mobile command trailed improvements.

2. **Water:**

A. **Unbilled Work (2025) missed billings:**

- Three at \$800
- One at \$400
- Total: \$2,800
- Related to road crossings and water service installations.

Issue: Charges were not billed due to administrative oversight.

Council Decision:

Concern about retroactive billing (up to 14 months later). It was proposed that the town waive the charges as it is an administrative error. Make sure to improve the process to prevent recurrence.

Mayor Ron Allred Motioned to write off the water shortfall. Council Member Byron Allred seconded the motion. All in favor.

B. **Water Rate & Fee Updates – Casey Reynolds**

Required biennial review (per ordinance) completed.

Recommended changes include:

- Standard road crossing increased from \$800 to \$1,000
- Asphalt road crossing now set at \$3,000 base cost
- Added option – “Missile” (boring under roads) when feasible (lower cost alternative)

C. **Drought Conditions & Water Conservation**

Issue: Town currently split between Moderate and severe drought zones.

State Data: 53% moderate drought & 40% severe drought with extremely low soil moisture (2-5cm).

Decision: Start mandatory watering restrictions beginning April 1st.

Implementation Plan:

- Conservation notice included in March billing.
- Flyers distributed door-to-door in early April.
- Public postings (church, post office, meetings).

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Public Feedback Discussion

Concern raised: Restrictions may create “panic watering” behavior.

Response: Past data shows mandatory restrictions reduce total usage.

Voluntary conservation previously ineffective. Tiered billing discourages overuse.

Enforcement may be needed if shortages worsen.

3. Road: NA

4. P & Z: NA

5. Admin: February Expenditures reviewed and approved by council. Cemetery block project caused \$10,000 budget overage. This will be addressed in the public hearing to amend the budget.

6. Park & Cemetery: Cemetery railing installation complete. Minor paint touch-ups pending. Park sand is being tested for wind resistance vs. comfort. No final material has been selected yet.

7. Library: NA

Citizen Items:

Katie Allred requested consideration of additional candidate (Tim Allred) for board role. It was clarified that the open position is related to the Board of Adjustments and not the Town Council. Request was withdrawn.

Town Council Items:

Mayor Ron Allred addressed the issue of abandoned vehicles in Rocky Ridge. He has contacted the sheriff’s office regarding “green-tagging vehicles left on public roads. If left on roads 7+ days they may be towed. The goal is to improve community appearance by removing derelict vehicles.

Adjournment:

Council Member Andrew Aagard moved to adjourn the meeting. Council Member Byron Allred seconded the motion, all others voted in favor, and the meeting was adjourned at 9:16 PM

Approved by Town Clerk