

ROCKY RIDGE
TOWN MEETING
April 15, 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, and Lane Allred.

Others Present: Andrea Allred and Alden Covington

Invocation was given.

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

Approval of Minutes:

Changes to March's minutes. Council Member Joanna Covington requested that Clint Bronson's last name be added to the minutes. She also requested that it be added that Clint should talk to Lane Allred about what the position entails. Council Member Byron Allred motioned to approve the March minutes and Council Member Joanna Covington seconded the motion, all others voted in favor.

New Business:

1. General Zoning Regulations 15.08 – Lane Allred

Planning & Zoning (P&Z) submitted revisions, but **incorrect/old version was reviewed**.

Key intended updates:

- Authority changed from City Council → Planning & Zoning for administrative approvals.
- **“Visual triangle” rule clarified:**
 - 30 ft setback along both intersecting roads.
 - Triangle formed by connecting endpoints.
 - Visibility requirements:
 - 3–10 ft height must remain clear.
 - Lower obstructions limited to ≤50%.

Broader issue:

- Ongoing debate about **frontage visibility requirements** (like county rules: ≤3 ft height, 50% visibility).
- Concerns about enforcement and impact on existing properties.

Outcome: Tabled until next meeting due to missing final document.

2. Railroad Grant Application

\$360,000 grant application submitted on time with help from Shay Morrison and awaiting approval. Formal discussion postponed as Neva Ray is absent.

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3. Board of Adjustment Update

Chair: Alden Covington

Members: Nephi Laub

Forrest Lewis

Clint Bronson accepted position and is replacing Byron Allred

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

Purpose: Fire risk mitigation and liability protection.

Key requirements:

- Vegetation management (especially within 30 ft of structures).
- Possible building upgrades (fire-resistant materials) near wildland areas.
- Increased enforcement responsibilities.

Impacts:

- Higher compliance costs for residents near town edges.
- Existing properties mostly compliant but may require cleanup.

Council Member Chuck Todd motioned that we accept the updated 2024 code. Council Member Joanna Covington seconded it. Mayor Ron Allred and Byron Allred approved. Andrew Aagard voted no.

Vote: Passed (4–1).

The Formal ordinance still needs to be printed and signed.

Departments:

1. **EMS/CERT:** CERT trailer is in process of being completed.
2. **Water:** Watering restriction flyers have been distributed. Construction will begin on the Well 1 project. They will build a side building that is not a confined space
3. **Road:** The paving company is scheduled to pave Mountain Ridge next week.
4. **P & Z:** ***
5. **Admin:** ***
6. **Park:** South bathrooms will be turned on and functional by the end of the month. Showers in the North bathrooms are being completed by end of the month. Ball Courts are still in the planning phase. Moving towards a solid price on the project. They are still undecided on the sand for the volleyball pit. Considering rubber that they use in the playgrounds.
7. **Library:** ***

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Citizen Items:

Town Council Items:

Adjournment:

Council Member Andrew Aagard moved to adjourn the meeting. Council Member Chuck Todd seconded the motion, all others voted in favor, and the meeting was adjourned at 8:03 p.m.

Neva J. Ray

Approved by Town Clerk