

ROCKY RIDGE PLANNING & ZONING MEETING

July 7, 2026
7:30 PM
TOWN HALL

DRAFT

Opening:

Presiding: Lane Allred

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

Present from the Town Staff: Neva Ray

Others Present: Council Member Andrew Aagard

Invocation was given.

Meeting was called to order at 7:36 p.m.

Approval of Minutes:

Minutes from June meeting were read. Board Member David Allred motioned to approve the Minutes; Board Member Steven Bunker seconded the motion; all others voted in favor.

Unfinished Business:

1. Mapping Road Rows and lot lines – Lane Allred

The Commission received an update on the ongoing road right-of-way mapping project. A quote of approximately \$1,000 had been obtained to create a digital map overlaying surveyed road rights-of-way onto Google Maps. The purpose of the map is to clearly illustrate road boundaries and educate residents about encroachments, including parking and structures located within public rights-of-way.

Before the overlay can be completed, staff will meet with the town engineer and surveyor to revise the survey methodology. Rather than adjusting roads to fit existing lot lines, the Commission agreed the survey should establish rights-of-way based on the existing roadway locations, which would reduce costs and avoid unnecessary road relocations. The project is temporarily delayed while Terry is unavailable.

2. Update of WUI (Wildland Urban Interface) Code Requirements map – Lane Allred

The meeting focused on updating Rocky Ridge's Wildland Urban Interface (WUI) hazard map. The Commission discussed changing much of the developed town area from the current yellow hazard designation to green in order to allow construction under standard building codes rather than more restrictive WUI requirements.

Members concluded that the request could be justified because:

- The Town maintains an approximately 40-foot firebreak surrounding the community.
- Most developed areas are irrigated, reducing wildfire risk.
- Residents can be educated to maintain defensible space by controlling vegetation and separating combustible materials from structures.

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- Annual community fuel reduction efforts could help maintain compliance and lower insurance costs.

Firebreak Maintenance Discussion

The Commission discussed long-term maintenance of the community firebreak. Suggestions included:

- Using goats or other grazing animals to control vegetation.
- Installing fencing to better manage grazing.
- Relocating portions of the firebreak closer to existing lots.
- Continuing mechanical maintenance where necessary.

Members agreed that maintaining the firebreak is critical to supporting the proposed WUI map revisions and reducing wildfire risk.

Coordination with Shay Morrison

Unable to directly edit the state WUI mapping system, the Commission contacted Shay Morrison during the meeting. Mr. Morrison explained that Rocky Ridge should mark the desired changes on a printed map, after which he would prepare the revisions using the regional GIS system and submit a draft for review before final submission.

WUI Code Resources

Members discussed difficulties obtaining a printable copy of the adopted WUI Code. Although the code is available online, they were unable to access a downloadable PDF due to subscription limitations. Staff will continue working to obtain a printable version for Commission use and public reference.

Proposed WUI Map Revisions

The Commission reviewed the existing WUI map and discussed specific areas that should be reclassified to green, including:

- Existing residential neighborhoods.
- Irrigated agricultural lands.
- Industrial and commercial properties.
- Areas protected by the maintained firebreak.

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7:30 PM
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DRAFT

Members agreed that certain higher-risk locations, including the composting area and nearby non-irrigated hillside, should likely remain yellow until additional mitigation measures are in place.

Fire Code Enforcement Responsibilities

The Commission discussed responsibility for enforcing WUI requirements. Members noted that Rocky Ridge does not currently employ a dedicated code enforcement officer. The discussion included:

- Educating residents rather than relying solely on enforcement.
- The possibility of assigning Chuck Dillon to oversee wildfire fuel management.
- The role of the Building Official and newly appointed County Fire Marshal in reviewing building permits, commercial inspections, and fire code compliance.

Commission Action

The Commission unanimously approved a motion authorizing staff to work with Shea Morrison to prepare revised WUI mapping. The proposal includes:

- Reclassifying most developed, irrigated, and agricultural areas to green.
- Maintaining a 40-foot community firebreak.
- Continuing public education regarding vegetation management.
- Leaving the compost area and higher-risk hillside areas classified as yellow until further evaluation.

3. Cost for Mapping of Right-Of-Way (ROW)

Members briefly discussed funding for the road right-of-way mapping project. Existing Planning and Zoning budget funds may not contain a specific allocation, so staff will review available appropriations and consider a future budget amendment or use of administrative or general fund resources if necessary.

New Business:

1. Update WUI Code online – Neva Ray

Neva Ray discussed difficulties obtaining a printable copy of the adopted WUI Code. Although the code is available online, they were unable to access a downloadable PDF due to subscription limitations. Staff will continue working to obtain a printable version for Commission use and public reference.

Open Floor:

Citizen Items: NA

Board Items: NA

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7:30 PM
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Adjournment:

Board Member David Allred moved to adjourn the meeting; Board Member Bryan Matthews seconded the motion; all others voted in favor and the meeting was adjourned at 8:09 p.m.

/s/ Neva J. Ray _____
Approval of Town Clerk