

Rocky Ridge Planning & Zoning Monthly Meeting

August 26, 2020

7:30 PM

MLA Building

Opening:

Presiding: Forrest Lewis

Present from the Planning and Zoning Commission: Lane Allred, Terry Allred, Marvin Allred, and Aaron Bronson.

Present from Town Staff: Bethany Sturgeon and Rachel Bronson

Others Present: None

Invocation was given.

Meeting was called to order at 7:39 p.m.

Old Business:

Visitor: Mike Hansen from Rural Community was at the meeting for the public hearing purposes. Chairman Forrest Lewis postponed the other items on the agenda to start with the hearing and let Mike present his information. Chairman Forrest Lewis opened the meeting to a Public Hearing. There were no citizens present.

Mike gave the Board an overview of the entire draft General Plan. There was discussion about all 13 Chapters in the Plan. Mike indicated that the annexation issues may be bigger than he first thought they would be. Issues he wanted to be main topics were: status update of the survey; building our new Town Website; water (which will continually be updating); service plans; and external drives outside of the Town's influence.

Mike spoke about a few of the core chapters that are state regulated.

There was discussion about Mike finding out from Juab County that Santaquin was wanting to change its and Rocky Ridge's County boundary lines (there was a lengthy side discussion about this issue). At the same time Mike talked to the Board about expansion and growth in our area. There are 600 acres to the south that are trying to be bought by someone else. It was questioned by the Board how they would obtain water rights for that – Mike was going to look into it for us.

Mike again discussed the importance of doing an annexation for a buffer around the Town of Rocky Ridge for its protection.

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The topic then turned to the survey. There have been just a handful of people who have filled it out online. Discussion was had on how we might get more responses from people. Board Member Marvin Allred suggested a door-to-door approach. Board Member Aaron Bronson volunteered to organize getting young people to go door-to-door with the survey and ask people to fill them out. As soon as he gets them back, and it appears no more are going to come in, he will give them to Bethany and she will scan and send them to Mike.

Mike talked about transportation issues. Apparently Santaquin is trying to get the train (Front Runner) to put a station in their city. (A lot of people talking over each other; couldn't hear anyone clearly.)

Mike informed us that FEMA is starting to send out surveys to towns and cities. He requested that we do not just delete them but fill them out and give our suggestions. They will be working on this for a few years and need everyone's input.

Mike asked if the Board wanted to take this draft to the Town Council or put in the new information and the survey results first. Board Member Lane Allred said he felt we needed to button the draft up more before we go to the Town with it. It was agreed by the Board that they should continue the Public Hearing until after getting the draft better prepared.

There were no citizens present so there were no comments or questions.

Approval of Minutes:

Minutes from July's meeting were read. Some discussion was had about the new Variance form and Building Permit Policy both being put on the Town's website. Board Member Terry Allred motioned to approve the Minutes; Board Member Lane Allred seconded the motion; all others voted in favor.

New Business:

1. Chris Lewis is requesting a variance on his second piece of property to build a Town House Style Tri-Plex. It would be a 12 bedroom home. It would be just North of his current home. There was discussion about the water rights allocation and use for a home this size; not to mention a septic tank for it. Board Member Terry Allred talked about the fact that Chris had already addressed the issue for a larger septic system for the building.

Discussion was held regarding all of the old cars and miscellaneous junk on this property. There was talk about making it a pre-requisite that this all had to be cleaned up, within a certain time limit, before he was given a variance for the new building.

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It was decided to take this recommendation to the Town Council together with a copy of our Town Code stating where unsightly and hazardous materials being left on a piece of property is unlawful.

Open Floor:

Citizen Items: No citizen present to ask questions.

Board Items: Board Member Terry Allred mentioned that there is no lot number for the empty lot by the cemetery to identify it in any way. It was decided Terry would look into this matter.

Adjournment:

Board Member Marvin Allred moved to adjourn the meeting; Board Member Aaron Bronson seconded the motion; all others voted in favor and the meeting was adjourned at 9:30 p.m.

/s/ Bethany Sturgeon

Approval of Town Clerk