

ROCKY RIDGE PLANNING & ZONING MEETING

October 27, 2021

7:30 PM

MLA Building

Approved

Opening:

Presiding: Forrest Lewis

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

Present from the Town Staff: Mayor Ron Allred and Marilyn Bronson

Others Present:

Invocation was given.

Meeting was called to order at 7:34 p.m.

Mayor Ron Allred attended this meeting to appoint a chairperson to be over the Planning and Zoning Commission meetings when Chair Forrest Lewis' term is up. A discussion about whether a Council Member had to be the one to chair the meetings was had. This is not necessary. Any member of the Planning and Zoning Commission can chair the meetings. The Mayor asked for a supporting vote for Board Member Terry Allred to chair meetings. The Mayor appointed Board Member Terry Allred to chair the Planning and Zoning Meetings.

Approval of Minutes:

Minutes from September's meeting were reviewed. Board Member Lane Allred had a few minor changes to make regarding the inspection card. There will be no certificate of occupancy; they will not be allowed to occupy the home until the inspection card is filled out. Board Member Terry Allred motioned to approve the Minutes as amended; Board Member Marvin Allred seconded the motion; all others voted in favor.

Old Business:

1. Annexation Policy

Deputy Clerk Marilyn Bronson has not spoken with Town Clerk Bethany Sturgeon about this issue. She will talk with her and have this information for the Planning and Zoning Board next month.

2. Camp Trailers on Individual Lots Board Member Terry Allred to follow up

At Board Meeting this month, meeting minutes about this same issue was reviewed from years before. The Board felt that a time frame with an agreement was the best thing to do. Different time frames for that agreement were discussed; a three and a half (3 ½) year agreement, a six (6) year agreement and seven (7) year agreement. A renewal of this permit can be done if necessary. Board Member Lane Allred felt that if this was permitted, the Town would have

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trailers everywhere real fast. Board Member Marvin Allred expressed that an RV being placed on a lot for this purpose would be acceptable. Terry Allred felt that the Board was generally not in favor of this and felt that they did not want to go down that road. Board Member Aaron Bronson expressed that he got a different impression from the meeting, perhaps due to him being in favor of it. He felt that there were a lot of Board Members in favor of this; allowing people the option of not having to rent a place and moving their project/home along. They would need to put in a septic system but it would be a good option. Board Member Lane Allred expressed that there are a lot of checks and balances in place now that they have Plan Reviews. In receiving a permit, citizens would have to show where they would be parking the trailer; out of the way of construction and utility runs. This could all be done at the Review. He felt that the consensus was that the land owner wanted to help out but also wanted to look into the future of what could happen if this were allowed.

Board Member Marvin Allred asked if mobile homes were still available for purchase. A discussion was had on the type of temporary residence that would/could be placed on a lot if a permit for this was allowed; generally, RV's and Camp Trailers was what the Board expected. Chair Forrest Lewis felt that if this was something that was allowed, it should be placed on their Plot Map with their Building Permit. This should show where the septic system is and where they are tying into it temporarily as well as the temporary power supply and water connection. Where the trailer would be placed in relation to all of that would be shown on the Plot Map along with the necessary time limit. Board Member Lane Allred felt that it would need to be done with permission; not only at a Board level but at a Town level. This would ensure that the correct measures were taken before permission was given. Chair Forrest Lewis did not know that this issue being brought up in this meeting was a tenure for Planning and Zoning to make a recommendation on how this should be handled to the Town Council and see how that is handled from the Town's side or if this Board is still trying to decide if this should even happen. He felt that this is something that the Land Owner needs to decide whether they want to allow or not.

Board Member Lane Allred motioned to leave the matter to the Land Owner according to what is already stated by Ordinance; which is that this is not allowed until permission is given by the Land Owner. Board Member Terry Allred seconded; all others voted in favor.

Board Member Lane Allred motioned that Planning and Zoning develop a Policy (whether it be a trailer, camp trailer or RV) to follow in the case that permission is given so that everything can be checked out to ensure it is done properly. Board Member Sam Barber seconded; all others voted in favor.

Chair Forrest Lewis asked Board Member Lane Allred to put together a list of those requirements to present at the next Planning and Zoning Meeting next month. A proposal can then be made to present to the Town Council to update the Policy and how it is handled.

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3. Commercial/Industrial Lots Ordinance changes; Board Member Terry Allred to follow up
This is still in discussion. There is no recommendation at this time.

Chair Forrest Lewis asked that this be put on the agenda for next month's Planning and Zoning Meeting. Hopefully a final decision from the Land Owner can be reviewed then. Planning and Zoning can then put together another recommendation to the Town Council.

4. Digital Maps regarding street name changes; Chair Forrest Lewis to follow up
Chair Forrest Lewis contacted an organization that deals with these changes for the State of Utah. New information regarding these changes usually is given by the County Recorders and are updated at varying intervals. Faster growing counties do this more often. He went and talked with the County Recorder about what would need to be done to move forward with this. He was informed that a list of every address that was changing, previous addresses and new addresses, would need to be written up. Approval of these changes would need to be presented to the Town Council and approved by Ordinance or Resolution, with the signature of the mayor. About 60% of the addresses in Rocky Ridge need to be changed. Planning and Zoning can put the list together and make a recommendation to the Town Council. This will then need to be taken to the County.

Board Member Marvin Allred asked if there was a decision made on what the name of East Ridge Road would be changed to. It had been decided that it would be changed to York Street. The old road that was used years ago to come and go in the community would be called Providence Way.

The Mayor asked if these changes would be tied ~~in~~ to the mailboxes. Chair Forrest Lewis informed him that this ~~was~~ is a separate issue. However, the general consensus was that changes to the mailboxes were not generally accepted. However, there may be pressure to change that. The Postal Service would like to see things organized and handled differently.

Board Member Lane Allred suggested that after this process has been done, these changes would need to be posted and noticed as much as possible all over Town to inform residents of the changes. Chair Forrest Lewis agreed and also expressed the need to order new street signs to get the old ones switched out once this has been approved at a Town *and* County level. He is hoping that with these changes, everything will be normalized after one (1) year. The new street signs will have the old street names under the new street name to help in this process. There is an open-source mapping site that can be utilized for this process. He did some work on the site but does not know how much of that information is known to the public. He offered to show those present how to access this site after the meeting is adjourned if anyone is interested.

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New Business:

1. Review new plot maps for the new Industrial Lots and for the north side Residential Lots

Chair Forrest Lewis presented the Residential plot map for review. He mentioned that several errors had been noted and need to be amended.

Coming off of Cedar Run Court in-between Kent Allred and Ondi Allred's lot there is 3.5-acre parcel designated as Parcel #17. This is a buffer parcel. It is undevelopable at this time.

Parcel #15 is designated as a cemetery. Several things that needed to be changed/edited were mentioned; modifying Lot B31 - straightening out Church Lane as it heads west, with the road that leads to the park, Parcel E4 in the new E Phase is intended to be a detention/flood basin.

Access from the new Liberty Circle through to the pedestrian walk way to the park from Rocky Ridge Road between Lots B19 and B20 needed to be put on the map.

The Industrial plot map was then reviewed. Rocky Ridge Road needs to be labeled on the Industrial plot map and street right of way needs to be widened sixty (60) feet to Star Valley Road and Independent Avenue.

The name Providence Court was thrown in and if the Board does not like the name, that is something that can be changed.

James Spencer's address was discussed. It was suggested that someone approach James about changing that address to align with the new street name changes.

Open Floor:

Citizen Items: None

Board Items: Sam Barber asked for an excuse from Planning and Zoning Meetings for the next three (3) months; November, December and January.

Adjournment:

Board Member Lane Allred moved to adjourn the meeting; Board Member Terry Allred seconded the motion; all others voted in favor and the meeting was adjourned at 8:29 p.m.

/s/ Marilyn Bronson

Approval of Town Clerk