

ROCKY RIDGE PLANNING & ZONING MEETING

November 24, 2021

7:30 PM

MLA Building

Approved

Opening:

Presiding: Forrest Lewis

Present from the Planning and Zoning Commission: (Alma) Lane Allred, Terry Allred, and Marvin Allred. Aaron Bronson and Sam Barber asked to be excused.

Present from the Town Staff: Bethany Sturgeon,

Others Present: Alvin Jenson, Francisco Palacios, Cecelia Palacios, Nephi Laub, and Diane Lobb.

Invocation was given.

Meeting was called to order at 7:37 p.m.

Approval of Minutes:

Minutes from October's meeting were read. Chair Forrest Lewis had a minor amendment regarding the question about the mailboxes (on page three) being tied to the street name changes. A few other amendments were noted. Board Member Terry Allred motioned to approve the minutes as amended; Board Member Lane Allred seconded the motion; all others voted in favor.

Unfinished Business:

1. Annexation Policy for Review – Chair Forrest Lewis asked for any comments or additions from the Board regarding the Policy. Board Member Lane Allred referred to Utah State Code 10-2-4 saying that “the Town *shall* assist anyone wishing to be annexed and that whoever wishing to be annexed has to show that the annexation would be a benefit to the Town. Board Member Marvin Allred felt that there needed to be some clarification to the Policy as it seemed ambiguous. Chair Forrest Lewis explained that this was based on a potential land swap that Santaquin City was working with. The Board concluded to put it forth to the Town Council. Deputy Clerk Marilyn Bronson was asked to put the Annexation Policy on the agenda in December to present the recommendation to the Town Council to clarify the language in the Annexation Policy to be, “*Land to the north, falling within the future boundaries of Juab County will be considered as it becomes available and is identified as a benefit to the city.*” Board Member Terry Allred felt that Board Members should be aware of proper notifications. There is a process of notification through the City/Town, County and State that have to be in place before you annex.

Chair Forrest Lewis expressed that he did not feel that the Planning and Zoning Board should create a new Annexation Policy at this time. He asked if any other member felt differently. No objections were made. Those that are interested in Annexing would come before the Planning and Zoning Board first. Planning and Zoning would decide whether those wishing to be annexed

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would benefit the Town or not and then a recommendation from the Board would be made to the Town Council. The Town Council could then decide the matter.

2. Camp Trailers on Individual Lots; Policy for Temporary Residence – Board Member Lane

Allred – The Title given to this recommended Policy is “Temporary Residence Policy.” Board Member Lane Allred read through the Policy. A discussion and review of said Policy ensued.

Citizen Alvin Jenson asked how the Policy would apply to a trailer? Does the trailer need to be a new one? What defines a trailer? Does this mean a camp trailer, mobile Home, or an RV? Board Member Lane Allred replied that safety items would be reviewed in order for allowance of the temporary residence. This includes but is not limited to the occupancy of said trailer/mobile home or RV. This information is listed with the specs of the trailer. This Policy will be based on Code for each specific residence. Chair Forrest Lewis further explained that this would be for the Temporary Residence Application; this would be the criteria for the allowance of a camp trailer. If someone wished to put a mobile home on their lot- that would fall under the regular residential inspection criteria for the installation of said residence, even if it was temporary. Residents will have the option of a camp trailer, mobile home, RV, etc. and depending on which one they choose to go with, the Code for that specific temporary residence will be applied.

Alvin then informed the Board that he was concerned that residents might buy a trailer without realizing that they may not be able to use it due to their misunderstanding of a temporary residence. Member Lane Allred expressed that the General Policy states that anything you are looking to build/occupy within Town limits should come before the Planning and Zoning Board first - in order to help with the process. Chair Forrest Lewis expressed that there should be a concept phase for these Temporary Residences. This is not necessarily defined or outlined in the Policy but this is the best practice.

Marilyn asked if the Board would clarify the time allowed for a Temporary Residence due to last month’s discussion. Board Member Lane Allred replied that the Board would follow what the Code states, which is 180 days between inspections. Chair Forrest Lewis further stated that 180 days between each inspection would be a total of 3 ½ years. He asked Board Member Lane Allred to get this recommendation finalized and have it emailed to the Planning and Zoning Board. He then asked Marilyn to have this item placed on the agenda for Decembers Town Meeting.

3. Commercial/Industrial Lots Ordinance changes; was still in discussion last month – review

a final decision from the Land Owner – Chair Forrest Lewis asked if Board Member Terry Allred had any information on this. Board Member Terry Allred informed the Board that the issue was still in discussion. Board Member Lane Allred expressed that while this issue is pending, the general consensus was that the Land Owner does want a landscaped area applied to Commercial/Industrial Lots. He suggested that the verbiage be changed to “landscaped area,”

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instead of “planter strip.” Chair Forrest Lewis asked if there was further comment. Board Member Terry Allred felt that the current Ordinance language, stating the requirements of 10% of Industrial Lots be landscaped, needed to be addressed. Board Member Lane Allred expressed that there are three (3) issues: (1) there is no ordinance/policy pertaining to Commercial Lots, and we want to have something in place for that as well as something there to implement for the noise, that is – a privacy wall or barrier around the perimeter, which the Town Council liked. (2) the current Policy is too strict – requiring 10% of Industrial Lots to be landscaped. We wanted to lessen that. And finally, (3) in changing that requirement, the general consensus was that there be landscaping of some kind. Chair Forrest Lewis suggested that a privacy wall/barrier could be put up in lieu of landscaping. A discussion followed. Chair Forrest Lewis asked that this issue be tabled until the next Planning and Zoning Meeting.

New Business:

Open Floor:

Citizen Items: None

Board Items: Board Member Lane Allred stated that there will be an inspection card required to be filled out and a certificate of occupancy issued before residents are allowed to move into their home. They can get that from the Town. Also, the Board is looking to go digital with the approval and review process for Building Permits, inspections, etc. Chair Forrest Lewis suggested that the Board NOT do away with a copy of a plan on-site.

Chair Forrest Lewis wanted to follow up on the street name changes. He mentioned that he had put some of the information regarding a few street names on an open-source mapping site. The information was posted to some source data. Board Member Terry Allred has a road app that this information was updated to; that was a fantastic little test. The street name changes will not be officially changed until the Town Council approves of the address changes and a Resolution/Ordinance is signed by the Mayor. Once this is done the process of ordering signs and updating all that data can move forward. He expressed that he would be more than happy to make announcements in order to educate residents on how to make this adjustment as smoothly as possible. A small discussion followed among citizens and Board Members.

Adjournment:

Board Member Marvin Allred moved to adjourn the meeting; Board Member Terry Allred seconded the motion; all others voted in favor and the meeting was adjourned at 8:35 p.m.

/s/ Marilyn Bronson

Approval of Deputy Clerk