

Rocky Ridge Planning & Zoning Monthly Meeting
June 22, 2022
7:30 PM
MLA Building

Draft – awaiting approval

Opening:

Presiding: Terry Allred

Present from the Board: Aaron Bronson, and Sam Barber. (Lane Allred present via zoom) Marvin Allred was absent.

Present from the Town Staff: Marilyn Bronson, and Rachel Bronson

Others Present: **The Board of Adjustments**; Alden Covington, Brian Matthews, Chuck Todd, Andrew Aagard. Nephi Laub was absent. **Citizenry**; Lisa Allred, Heather Allred and Chase Bronson.

Invocation was given.

Meeting was called to order at 7:29 p.m.

Approval of Minutes:

Town Clerk Marilyn Bronson noted an amendment to the agenda stating that May's Minutes needed approval. However, April's Minutes should have been placed on the agenda for approval.

Changes to April's minutes; Board Member, Terry Allred noted a minor amendment. Due to the absence of Board Member Aaron Bronson and Board Member Sam Barber at April's Meeting, a quorum was not present to approve the minutes. This will be done at the next Planning & Zoning Meeting in July.

The order of the agenda changed to accommodate the needs of those present.

NEW BUSINESS:

1. Zoom Meeting @7:30 – Building Dept. Budget & Program

The Zoom Meeting started late (8:00 p.m.) due to technical difficulties. After presentation closed, discussion of the program presented the Planning & Zoning Board determined that the price increase needed to cover the cost of the \$1,000 annual fee for said program was not needful. The Building Permit would need to go up \$200 per permit. Planning & Zoning Board Member Aaron Bronson expressed that he could see the benefit of the program for organizational purposes if the Town was larger and if the Town saw a lot more permits than they currently do. With the town having five (5) or six (6) permits a year submitted the consensus was that the Board did not see that the program was necessary and desired to keep the cost as low as possible. Planning & Zoning Board Member & Chair Terry Allred motioned to decline the use of the program presented, Sam Barber seconded the motion; all others voted in favor of being opposed to the programming. (Board Member Aaron Bronson expressed his vote as opposed as well. Due to the absence of Planning & Zoning Board Member Lane Allred and Planning & Zoning Board Member Marvin Allred, their vote was not taken.

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2. Variance Requests for Building – Esleie Jensen, Lisa & Heather Allred, Joseph Compton, and Chase Bronson.

Board of Adjustments Member, Alden Covington asked if any water rights had been obtained or if there were any on the horizon. Terry Allred informed the Board that the Land Owner is in the process of transferring shares to the Town of Rocky Ridge. Board of Adjustments Member, Alden Covington had some questions regarding whether the Water Department was aware of this variance and whether the Planning and Zoning Commission had anything specific that needed to be addressed with the applications of the variances submitted. Planning & Zoning Commission Board Member & Chair Terry Allred informed him that the Water Dept. was aware and had recommended a variance in order to allow people to move forward with building. However, while the variance allows building to continue, occupancy is not allowed and those that build will also not be allowed to have their water hooked-up until more water rights are obtained.

Board of Adjustments Member Alden Covington asked for a roll call vote regarding the following variance requests; Esleie Jensen, Lisa & Heather Allred and Chase Bronson. Joseph Compton had not submitted a variance to review at this time.

	Aye	Nay	Absent	Abstain
Alden Covington	<u> X </u>	_____	_____	_____
Brian Matthews	<u> X </u>	_____	_____	_____
Chuck Todd	<u> X </u>	_____	_____	_____
Andrew Aagard	<u> X </u>	_____	_____	_____
Nephi Laub	_____	_____	<u> X </u>	_____

The Board of Adjustments then reviewed a variance submitted for a Chase Bronson's home that is crossing a lot line with a structure. Board of Adjustments Member, Alden Covington asked the Planning & Zoning Commission if they had any questions or concerns about this variance being approved. Although the Planning & Zoning Commission Board did not have any objections to this variance Planning & Zoning Member & Chair Terry Allred explained further why this variance was needed.

Board of Adjustments Member Alden Covington asked for a roll call vote regarding Chase Bronson's application for this variance.

	Aye	Nay	Absent	Abstain
Alden Covington	<u> X </u>	_____	_____	_____

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Brian Matthews	<u>X</u>	_____	_____	_____
Chuck Todd	<u>X</u>	_____	_____	_____
Andrew Aagard	<u>X</u>	_____	_____	_____
Nephi Laub	_____	_____	<u>X</u>	_____

3. Building Permit

Planning & Zoning Member & Chair Terry Allred asked for guidance from the Planning & Zoning Board regarding Precision Welding's Building Permit for a barrier fence. After discussion and review of said Building Permit, the Planning & Zoning Board determined that a few minor adjustments needed to be made regarding preservation of safety (on the corner) and the height of said fence. A review of the Town's Policy needed to be reviewed to address those amendments. This information would need to be relayed to Precision Welding. Board Member Terry Allred volunteered to review the code and relay the information.

4. New Town Office Building area:

The Town has been requested to move out of the current Town Office. Planning & Zoning Member Terry Allred brought up several options that the Town was looking into. Modular trailers were discussed as well as the placement of the trailer, if purchased. The parking lot south of the MLA Building was discussed for potential placement of said trailer. Planning & Zoning Board Member Aaron Bronson informed the Board that this lot was going to be used in the future to build a Senior Home. Mighty Metals owners were approached to discuss using their shop as an option for a temporary Town Office. In place of looking into buying a modular, Planning & Zoning Board Member and Chair Terry Allred felt that if they could build an office in the Mighty Metals Shop for their future use, the Town could use that space until the Town Hall was built.

Citizen Items: None

Board Member Items: Office Manager Cathy Lummus asked that Marilyn present the annexation documents from Santaquin City for review by the Planning & Zoning Commission. She felt that this might be helpful in regards to future annexation efforts that the Town of Rocky Ridge may make.

Adjournment:

Planning & Zoning Board Member Aaron Bronson moved to adjourn the meeting. Planning & Zoning Board Member Terry Allred seconded the motion; all others voted in favor, and the meeting was adjourned at 8:54 p.m.