

ROCKY RIDGE TOWN PLANNING AND ZONING MEETING

September 28, 2022

7:30 p.m.

M.L.A. Building

Devin Jessop was appointed by Mayor Allred to the Planning & Zoning Board

MINUTES: Approval of August's Minutes

UNFINISHED BUSINESS:

1. Building Permit for Nephi Laub's addition

NEW BUSINESS:

1. Variance Request for Nathan Allred
2. **Planning and Zoning Commission – appoint a P&Z Board Member to Chair**

***OPEN FLOOR:**

1. Citizen Items:
2. Board Items:

/s/ Marilyn Bronson

Town Clerk Posted: 9-27-2022

*** Please contact Chair Terry Allred or Town Clerk Marilyn Bronson to place items on the Agenda.**

*Supported documentation for this Agenda is posted on the Town's Website at www.rockyridgetown.com

* The Open Floor session of Town Meeting is an open forum for our Citizens to present concerns or ideas to the Town Council. This session is limited to the time available. No formal action can be taken on these items

* All Town Meetings are recorded according to State statute and are available to any Citizen requesting a copy.

* In compliance with the Americans with Disabilities Act, Rocky Ridge Town will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the Town Clerk Marilyn Bronson at (435) 610-0395 at least 48 hours in advance of the meeting.

*The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.

9/27/2022

ROCKWELL Dr. (East Ridge Rd.)

14 So. Rockwell Dr.
18 So. Rockwell Dr.
20 So. Rockwell Dr.
15 So. Rockwell Dr.
17 So. Rockwell Dr.
19 So. Rockwell Dr.

Mother In Law

44 So. Rockwell Dr.
48 So. Rockwell Dr.
43 So. Rockwell Dr.
47 So. Rockwell Dr.
68 So. Rockwell Dr.
72 So. Rockwell Dr.
69 So. Rockwell Dr.
73 So. Rockwell Dr.
91 So. Rockwell Dr.
95 So. Rockwell Dr.
96 So. Rockwell Dr.
129 So. Rockwell Dr.
130 So. Rockwell Dr.
132 So. Rockwell Dr.
134 So. Rockwell Dr.
138 So. Rockwell Dr.
153 So. Rockwell Dr.
157 So. Rockwell Dr.
170 So. Rockwell Dr.
172 So. Rockwell Dr.
175 So. Rockwell Dr.
179 So. Rockwell Dr.
239 So. Rockwell Dr.
245 So. Rockwell Dr.
251 So. Rockwell Dr.
257 So. Rockwell Dr.
277 So. Rockwell Dr.
283 So. Rockwell Dr.

19 No. Rockwell Dr.
41 No. Rockwell Dr.
48 No. Rockwell Dr.
52 No. Rockwell Dr.
74 No. Rockwell Dr.
78 No. Rockwell Dr.
77 No. Rockwell Dr.
142 No. Rockwell Dr.
146 No. Rockwell Dr.
155-157 No. Rockwell Dr.
255 No. Rockwell Dr.
259 No. Rockwell Dr.

MOUNTAIN RIDGE ROAD

61 W. Mountain Ridge Rd.
63 W. Mountain Ridge Rd.
65 W. Mountain Ridge Rd.
70 W. Mountain Ridge Rd.
72 W. Mountain Ridge Rd.
76 W. Mountain Ridge Rd.

GRAVEL PIT RD.

190 E. Gravel Pit Rd. Nebonet

ROCKY RIDGE ROAD

15 E. Rocky Ridge Rd.
17 E. Rocky Ridge Rd.
45 E. Rocky Ridge Rd.
49 E. Rocky Ridge Rd.
93 E. Rocky Ridge Rd.
95 E. Rocky Ridge Rd.
97 E. Rocky Ridge Rd.
131 E. Rocky Ridge Rd.
185 E. Rocky Ridge Rd.
187 E. Rocky Ridge Rd.
192 E. Rocky Ridge Rd.
197 E. Rocky Ridge Rd.
20 W. Rocky Ridge Rd.

Monument/Mail Boxes

Fire Station
SKJ Construction

Mother In Law

64 W. Rocky Ridge Rd.
66 W. Rocky Ridge Rd.

CEDAR RUN COURT

11 W. N Cedar Run Court
30 W. N Cedar Run Court
34 W. N Cedar Run Court
58 W. N Cedar Run Court
64 W. N Cedar Run Court
63 W. N Cedar Run Court
61 W. N Cedar Run Court
68 W. S Cedar Run Court
85 W. S Cedar Run Court
243 N. Cedar Run Court

Mother In Law

265 No. Cedar Run Court Old Cemetery

9/27/2022 **HILLSIDE DRIVE (West Ridge Rd.)**

4 So. Hillside Drive
8 So. Hillside Drive
Mother In Law
13 So. Hillside Drive
17 So. Hillside Drive
11 So. Hillside Drive
15 So. Hillside Drive
24 So. Hillside Drive
28 So. Hillside Drive
37 So. Hillside Drive
41 So. Hillside Drive
45 So. Hillside Drive
63 So. Hillside Drive
65 So. Hillside Drive
67 So. Hillside Drive
69 So. Hillside Drive
72 So. Hillside Drive
76 So. Hillside Drive
92 So. Hillside Drive
98 So. Hillside Drive
118 So. Hillside Drive
122 So. Hillside Drive
126 So. Hillside Drive
133 So. Hillside Drive
135 So. Hillside Drive
137 So. Hillside Drive
139 So. Hillside Drive
157 So. Hillside Drive
161 So. Hillside Drive
165 So. Hillside Drive
169 So. Hillside Drive
168 So. Hillside Drive
170 So. Hillside Drive
185 So. Hillside Drive
189 So. Hillside Drive
193 So. Hillside Drive
209 So. Hillside Drive
Mother In Law
212 So. Hillside Drive
226 So. Hillside Drive
230 So. Hillside Drive
233 So. Hillside Drive
241 So. Hillside Drive
261 So. Hillside Drive
265 So. Hillside Drive
278 So. Hillside Drive
285 So. Hillside Drive
Suite A
Suite B
Suite C
Suite D
Suite E
Suite F
292 So. Hillside Drive
313 So. Hillside Drive
330 So. Hillside Drive
335 So. Hillside Drive
339 So. Hillside Drive
343 So. Hillside Drive
Mother In Law

Cemetery

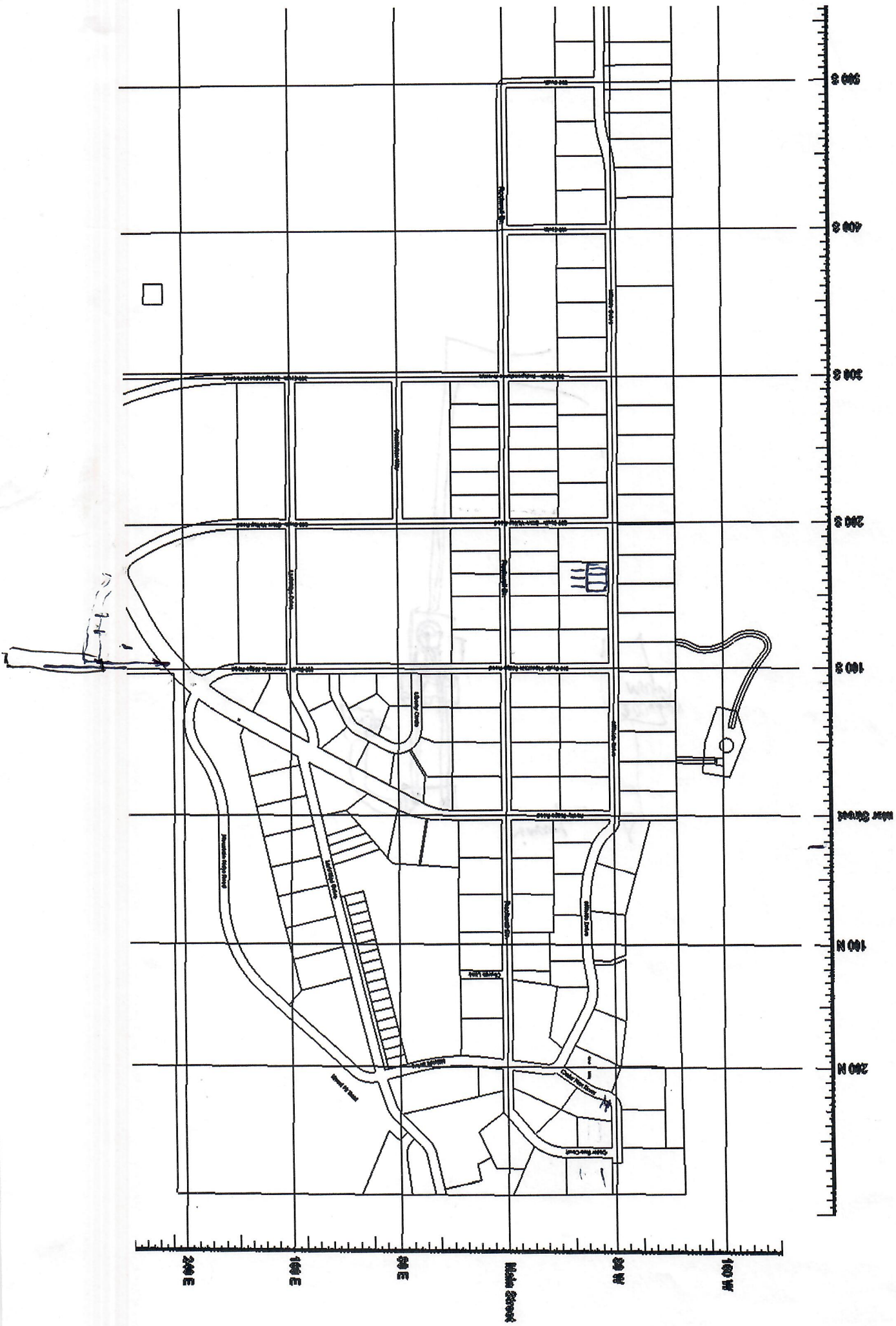
361 So. Hillside Drive
385 So. Hillside Drive
390 So. Hillside Drive
430 So. Hillside Drive
434 So. Hillside Drive
435 So. Hillside Drive
Mother In Law
461 So. Hillside Drive
463 So. Hillside Drive
470 So. Hillside Drive
487 So. Hillside Drive
489 So. Hillside Drive
574 So. Hillside Drive
579 So. Hillside Drive
581 So. Hillside Drive

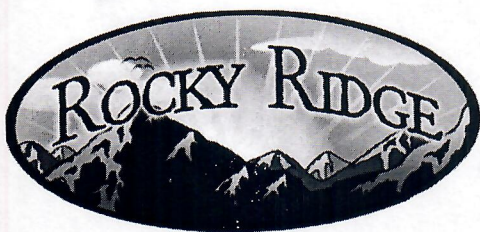
21 No. Hillside Drive
25 No. Hillside Drive
23 No. Hillside Drive
27 No. Hillside Drive
61 No. Hillside Drive
97 No. Hillside Drive
99 No. Hillside Drive
100 No. Hillside Drive
102 No. Hillside Drive
104 No. Hillside Drive
106 No. Hillside Drive
131 No. Hillside Drive
133 No. Hillside Drive
137 No. Hillside Drive
143 No. Hillside Drive
147 No. Hillside Drive
193 No. Hillside Drive
201 No. Hillside Drive

27 W. Hillside Drive
31 W. Hillside Drive
93 E. Hillside Drive

Equestrian Park

Precision Welding





Zoning Variance

A zoning variance is an administrative exception to land use regulations!

Site Info

Address 250 S. Hillside Dr. (West Ridge Rd)
 Lot # C7
 Phase A?

Applicant

Name Nathan Allred
 Address 69 South Eastridge Rd.
 Phone 435-660-0617

Description of the Variance Requested:

Mark all that apply:

Setbacks ☐
 Easements ☐
 Height ☐
 Lot lines ☐
 Other: ☒

Current 30ft
 Current 10ft
 Current ☐

Proposed ☐
 Proposed ☐
 Proposed ☐

Specify: Building Permit

Description of the Variance Request:

Request to build up to final inspection without occupancy
or water hook up until town receives necessary water
rights.

Property Owner Branden Allred
 Print

Branden Allred
 Signature

Date 9-15-22

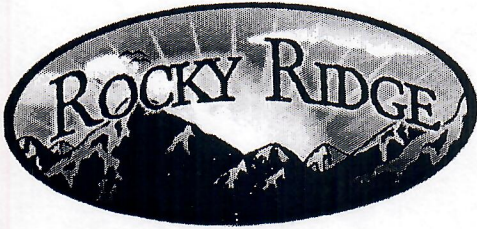
Board of Adjustments _____
 Print

Signature _____ Date _____

Planning and Zoning _____
 Print

Signature _____ Date _____

Justification / Notes



Zoning Variance

A zoning variance is an administrative exception to land use regulations!

Site Info

Address 250 S. Hillside Dr. (West Ridge Rd)
 Lot # C7
 Phase A?

Applicant

Name Nathan Allred
 Address 69 South Eastridge Rd.
 Phone 435-660-0617

Description of the Variance Requested:

Mark all that apply:

Setbacks ☐
 Easements ☐
 Height ☐
 Lot lines ☐
 Other: ☒

Current 30ft
 Current 10ft
 Current ☐

Proposed ☐
 Proposed ☐
 Proposed ☐

Specify:

4-plex zoning

Description of the Variance Request:

Request to ultimately build a 4-plex on a Duplex lot.
The reason for this is to allow for future growth/housing
for my family on the Grand Meadows

Property Owner Branden Allred
 Print

Branden
 Signature

Date 9-15-22

Board of Adjustments

Print

Signature

Date

Planning and Zoning

Print

Signature

Date

Justification / Notes
