

NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, January 12, 1999, with the Town Council Work Session at 7:00 P.M., followed by the regular Council Meeting at 8:00 P.M. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

- 7:00 P.M. - TOWN COUNCIL WORK SESSION
1999 Town Council Goals-Mayor
Discussion of Personnel
Y2K Preparation
Bonding for Hillside Dr./Town
- 8:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:
8:00 Invocation and Pledge of Allegiance
8:05 Approval of Agenda Time Frame
8:10 Town Council/Planning Commission
1999 Meeting Schedules
8:15 Lakeview Estate, Plat "A"-Final Plat Approval
8:30 Personnel Changes/Action or Approval
8:40 Planning Commission Items:
8:45 Expenditures:
General:
Approval of Telemetry Repair
8:55 Approval of Minutes of Previous Meetings
9:00 Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)

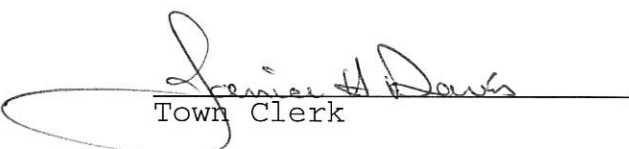
The times which appear on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 7th day of January, 1999.


Town Clerk

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah and mailed to each member of the governing body on January 7, 1999.


Town Clerk

**ELK RIDGE
TOWN COUNCIL MEETING
JANUARY 12, 1999**

TIME & PLACE OF MEETING The regular meeting of the Elk Ridge Town Council was held on Tuesday, January 12, 1999. The Council Work Session began at 7:00 PM with the regular Town Council Meeting starting at 8:00 PM. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the governing body by mailing a copy to each on January 7, 1999.

**ELK RIDGE TOWN COUNCIL
WORK SESSION**

ROLL CALL Mayor Cregg Ingram, *Councilmembers:* Brent Bluth, Vernon Fritz, Cindi Ellis and Gary Bowen; *Planning Commission:* Stewart Jolley; *Plan Coordinator:* Ernestine Folks; *Public:* Forrest Darling, Lisa Ehlers (Deputy Town Clerk), Jordyn Isaacson, JoAnne Ingram; *Scout:* Hank L. Brown and *Town Clerk:* Janice H. Davis.

1999 GOALS/
TOWN COUNCIL Mayor Ingram reviewed the status of the goals set for 1998 in the different Depts.:

1. Roads: Goal-Chip & Seal 2 miles, adequate snow removal
 - A. The Town met the goal to chip & seal 2 miles of road
 - B. Snow removal program was comparable to previous years.
 1. Town purchased a new snowplow (4-wheel drive)
 - C. Powell Rd. & part of Alpine Dr. (.3 miles) were overlaid.
2. Safety: Goal-Increase Police Service
 - A. Sheriff's contract has been signed, to provide the Town with Police service for ½ of the week...to be shared with another community. This is a considerable increase of time over the previous contract. (Service still needs to be clarified.)
3. July 4th Celebration: Goal-fun for the citizens
 - A. Appeared to be successful.
4. water & Sewer: Goal-Improve service on Astor Ln., Highland Cr., and Clark Ln.
 - A. This particular goal was not met completely; but, it helped when the Town installed over 1,000 ft. Of water line on Hillside Dr., which will eventually loop the system with Alpine Dr. This should increase the pressure in those sections of the system.

ELK RIDGE TOWN WORK SESSION - 1-12-99, CONT.

5. Development: Goal-Have a 5-Year Plan identified
 - A. 1998 was a busy year for the Planning Commission and the Town Council. A long-term Capital Facilities Plan was developed along with a revised General Plan. Both of these documents provide a base from which further developments, effecting all parts of the Town, will be based. The Town Council worked on a Mission Statement from which to guide its future activities.
6. Administration: Goal-Maintain a well-trained staff
 - A. The Clerical & Maintenance staffs have received additional training by attending conferences & workshops specific to their responsibilities.

1999 GOALS
MAYOR

1. Roads: Goal-Chip & Seal 2 miles, Mark lines on Park Dr. (Entire length), repair & replace street signs & overlay where needed most.
2. Safety: Goal-Monitor Sheriff's service and clarify services to the Town. Identify needed intersection "yield" signs. *(Councilmember Ellis to head)*
3. 4th of July Celebration: Provide safe & enjoyable time for all *(Councilmember Ellis is to be responsible for this.)*
4. Water & Sewer: Goal-Identify & develop a plan to increase the Town's capacity for water services (new wells, rights. Etc.) And storage. Improve the water service to Astor Ln. area. *(Councilmember Bluth)*
5. Development: Goal-Continue to review and update General Plan & Capital Facilities Plan, review and clarify ordinances in areas of zoning & building; review & clarify ordinances that are difficult or impossible to enforce (i.e. commercial vehicles, etc.) *(Councilmember Bowen)*
6. Administration: Goal-Develop a workable "pay scale" for Town employees. Clarify part time/full time and benefit packages. Determine the need to increase full time staff (clerical or maintenance), and maintain a well-trained staff. Clarify role and function of Town Planner, Attorney and Engineer. *(Mayor)*

Mayor Ingram reported that at the South Town Mayor's Meeting, sharing a "Circuit Rider" type Planner was discussed. Mountainlands Association of Governments (MAG) would help underwrite this.

The Mayor also spoke with Salem City's Mayor, who expressed an interest in purchasing the lower well from Elk Ridge.

Council Response:

Brent Bluth: Chip/Seal...Feels that the best roads in Town should be considered for chip/seal, to help preserve them. (Ex: Park Dr.)

ELK RIDGE TOWN WORK SESSION - 1-12-99, CONT.

Y2K
PREPARATION

A planning document entitled "Checklist for Elected Officials" from MAG was presented by the Mayor. A systematic plan for Elk Ridge is needed for the turn of the Century to the year 2000. We need to prepare as much as possible in all ways we have control over.

The Mayor asked the Council to read the list and add to it, prioritize it and come up with a plan for their individual Depts., as well as the Town, in general.

Two areas of concern the Mayor mentioned were:

1. The Town water system...how would the water be pumped?

Perhaps the purchase of a generator to pump the well? What would the cost be? What size? Government surplus could be a source.

2. Administrative concerns (billing, running the computers, etc,)

Suggestion: Ask Strawberry Water for their Y2K position as far as compliance.

Jim Nicolet to be consulted as to position of the Town's computer hardware. (Most of it was donated by him.)

Caselle is Y2K compliant for the financial software program.

Utah Local Governments Trust (ULGT) sent out a survey to determine Y2K readiness...if the Town qualifies, they are offering liability insurance on our systems.

A Y2K Coordinator needs to be appointed.

This information needs to get back to the Mayor ASAP and he will compile a plan of action.

BONDING
HILLSIDE DR/
TOWN

Question: Should the Town post a Durability Bond for their portion of the installation of Hillside Dr. in conjunction with Fairway Heights, Plat B Subdivision? It was determined that the Town is responsible for repairs of the public streets, anyway, and that if the need arises, Hillside Dr. would be repaired as any other road would be. Why bond unnecessarily?

NON-AGENDA
ITEM

Elk Ridge Heights Subdivision:

Ernestine Folks: Hamid Mortezaazadeh (developer) is ready to move forward with his Subdivision. It has received Final Approval; but, has not been recorded due to the Performance Bonding Requirement not having been met. Mr. Mortezaazadeh had some financial difficulties. He now is required to come up with the financing first and to come back before the Town Council for Final re-approval of his Subdivision. He proposes a "property bond" in lieu of cash being posted for the Durability Retainer. Mrs. Folks told him that she would present his proposal to the Council and relay their response.

ELK RIDGE TOWN WORK SESSION - 1-12-99, CONT.

Town Council:

Vernon Fritz: Disagrees with the proposal. What the Town would have is an asset which cannot be converted to cash until all of the improvements are completed.

General Response:

Property bonds have caused the Town problems in the past. The Town Councilmembers agreed that they would not be willing to accept a "property bond" for the Durability Retainer.

NON-AGENDA ITEM

Planning Commission Issues:

Stewart Jolley: The Planning Commission needs answers to three issues regarding the development of the lower (northwest) portion of Elk Ridge.

1. Storm Drainage System

The Town Engineer has been commissioned to develop a storm drainage system...Where will the intermediate "catch basins" be located? How will they connect? A Plan needs to be in place ASAP since there are people wanting to develop in that area.

2. Sewer

Sunrise Engineering's design is to connect an additional trunk line down 1600 West to the Highway in Salem. To continue to allow new development in this northwest section of Town to connect onto the existing main trunk line, will eventually overload the capacity of the line, particularly with the addition of Salem's existing and future flows in the line. This is a project which would be very costly...the Town cannot afford it, will it be required of developers?

Suggestion: Correction of the bottle-necks in the trunk line would add to the capacity, if developers were willing to fund these corrections, would this be sufficient to allow them to develop in the northwest section of Town?

3. Water

Hall Engineering has recommended a 3rd zone in our water system to service this lower, northwest section. Currently, no plan is in place and the Planning Commission does not feel the Town can service any new development in this area.

Bruce Hall would like a meeting with the Planning Commission & the Town Council on these issues.

**ELK RIDGE TOWN
COUNCIL MEETING
JANUARY 12, 1999**

TIME & PLACE OF MEETING

The regular meeting of the Elk Ridge Town Council was held on Tuesday, January 12, 1999. The Council Work Session began at 7:00 PM with the regular Town Council Meeting starting at 8:00 PM. The meeting was held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing body by mailing a copy to each on January 7, 1999.

ROLL CALL

Mayor Cregg Ingram, *Councilmembers*: Brent Bluth, Vernon Fritz, Cindi Ellis and Gary Bowen; *Plan Coordinator*: Ernestine Folks; *Public*: Forrest Darling, Lisa Ehlers (Deputy Town Clerk), Jordyn Isaacson, JoAnne Ingram; *Scout*: Hank L. Brown and *Town Clerk*: Janice H. Davis.

INVOCATION &
PLEDGE OF
ALLEGIANCE:

The Invocation was offered by Mayor Ingram.

AGENDA TIME FRAME

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE AGENDA TIME FRAME AS STATED

VOTE: YES (5)

NO (0)

1999 TOWN MEETING SCHEDULE

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO CONTINUE THE ELK RIDGE MEETINGS ON THE 2ND & 4TH TUESDAYS OF EACH MONTH; BUT, TO CHANGE THE TIMES TO BEGIN AT 6:00 PM FOR THE COUNCIL WORK SESSION WITH THE REGULAR TOWN COUNCIL MEETING FOLLOWING AT 7:00 PM. THIS SCHEDULE HAS AN EXCEPTION IN DECEMBER WHEN THE COUNCIL WILL ONLY HOLD A MEETING ON THE 1ST TUESDAY OF THE MONTH.

VOTE: YES (5)

NO (0)

ELK RIDGE TOWN COUNCIL MEETING - 1-12-99, CONT.

The Planning Commission voted to add one meeting each month, on the 1st Tuesday, from 6:00 to 8:00 PM. The regular Plan Review will follow at 8:00 PM.

The 2nd meeting will continue to meet on the 4th Thursday of the month, from 7:00 to 9:00 PM.

Exceptions:

November...3rd Thursday (7:00 - 9:00 PM)

December...1st Tuesday only (6:00 - 8:00 PM)

LAKEVIEW
ESTATE, PLAT "A"
FINAL PLAT

The Planning Commission (on 1-5-99) made the recommendation to the Town Council to approve the Lakeview Estate, Plat "A" Subdivision for Final Plat Approval and that the Town Council require the developers to meet all of the current Standards of the Town and pay the applicable fees. The Planning Commission understands that a previous Council has already waived curb & gutter in Salem Hills Subdivision, Plat "C" (where Lakeview Estate is located) and that the Council is currently considering something along the lines of minimum road improvements for certain "orphaned" lots; however, the Planning Commission's recommendation is that the Council holds the developers to the Standards.

Brief History:

Originally, this Plat was a portion of lot #19 in Salem Hills Subdivision, Plat "C". It was included in Ken Harris's 6 lot subdivision (Salem Hills Subdivision, Plat "K").

February, 1996:

Board of Adjustments granted a variance on the lot frontage requirement from 120' to 100'. The Town Council did not challenge the decision, nor did any private citizen at the time.

March 28, 1996:

The Planning Commission granted Preliminary Plat Approval to Plat "K" The Ingrams' parcel was lot #1 of that proposed subdivision.

April 25, 1996:

Planning Commission granted Final Plat Approval to Plat "K" (which had changed to Plat "L")

June 10, 1997:

The Elk Ridge Town Council held a Public Hearing.

June 24, 1997:

The Town Council rendered a decision wherein they were satisfied that neither the Town, the public nor any person would be materially injured by the proposed vacation, alteration or amendment and there was good cause for the vacation, alteration or amendment.

ELK RIDGE TOWN COUNCIL MEETING - 1-12-99, CONT.

This satisfies the requirement for a public hearing in amending Salem Hills Subdivision, Plat "C".

June 24, 1997: (Same date)

The Town Council decided not to require curb & gutter in Plat "C". They also determined to require the developers of lots #19 & #21 of Plat "C" to remove the power poles and bury the power lines (also required by Strawberry Electric). The Power line does not impact the Ingrams' lot. There was no need to tie up this lot until the issue is settled. (This is one of the reasons Mr. Harris has not come to seek Final from the Town Council for Plat "L"...which has been changed again to Harris Estates, Plat "A").

At this time Cregg & JoAnne Ingram, owners of the northwest 1/4 corner of lot #19, have decided to proceed to the Town Council to get Final Plat Approval on their lot, now called Lakeview Estate Subdivision, Plat "A". This is considered "phasing" Final Plat Approval for one lot, which is legal.

The developers will use an escrow account for their performance guarantee. The question remains whether the cost of the road improvements will be included.

Vernon Fritz: (For the record) - Due to the sensitive nature of the fact that the Mayor is the developer of this proposed subdivision, Councilmember Fritz initiated the conversation and the proposal of "orphaned" lots and, as it relates to that particular area of Town, it was predicated, in part, on an earlier engineering study which said that the soil was mostly clay and that curb & gutter was unsuitable for the area. Another lot in another area of Town falls into a similar circumstance and would be categorized as an "orphaned" lot.

Councilmember Fritz is still of the opinion that bonding not be required for curb & gutter nor for road improvements for a lot isolated on a street which probably won't be improved at all, or for at least 10 to 15 years. He feels that a Special Improvement District (SID) would take care of the improvements, should the eventual need arise. He feels he has the support of the Council.

Cindi Ellis: Why was curb/gutter suitable is another subdivision across street from her and from Salem Hills Subdivision, Plat "C", in Hillside Heights?

Vernon Fritz: Soil can vary from area to area, even in close proximity. With curb/gutter, where is the water channeled? To flood the lots in the same area without it.

ELK RIDGE TOWN COUNCIL MEETING - 1-12-99, CONT.

Cindi Ellis: Concerned that the Town may have to pick up the cost for future installation, even though she, personally, would not like to have curb & gutter up the street from her.

Gary Bowen: Agrees with the Planning Commission that the Town should adhere to the Standards or change them. He would agree with "cash in lieu" of actual installation at this time.

Vernon Fritz: He still feels that isolated curb/gutter creates problems and serves no positive purpose other than to be "in compliance".

Cindi Ellis: Agrees with "cash in lieu" of the current installation.

Public Comment: Forrest Darling stated his opinion that an isolated section of curb & gutter creates erosion problems. As a developer, he is required to install curb/gutter in new subdivisions, which have their own drainage control and does not impact other surrounding or existing lots.

Brent Bluth: A Plan should be in place for the run-off before curb/gutter is installed.

MOTION WAS MADE BY VERNON FRITZ TO APPROVE LAKEVIEW ESTATE, PLAT "A" AND TO GRANT FINAL PLAT, LESS THE REQUIREMENT OF THE ROAD IMPROVEMENT, CURB & GUTTER, AND THE ACCOMPANYING ESCROW ACCOUNT.

THERE WAS NO SECOND TO THE MOTION...
MOTION DIES.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY BRENT BLUTH TO APPROVE LAKEVIEW ESTATE, PLAT "A", WITH THE ENGINEERING RECOMMENDATION TO ACCEPT THE \$3003.00 FOR ROAD IMPROVEMENTS AS "CASH IN LIEU" OF INSTALLATION AND TO PLACE IT INTO AN INTEREST-BEARING ACCOUNT FOR FUTURE IMPROVEMENT. CURB & GUTTER REQUIREMENT IS NOT INCLUDED.

**VOTE (POLL): VERNON FRITZ-NAY, CINDI ELLIS -AYE, BRENT BLUTH-AYE, GARY BOWEN-NAY, AND THE MAYOR-AYE
PASSES 3-2**

PERSONNEL
CHANGES

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY MAYOR INGRAM TO DEFINE FULL TIME EMPLOYMENT, WITH BENEFITS, AS 32 HOURS/WEEK OR OVER AND PART TIME AS 31 HOURS/WEEK OR UNDER

VOTE: YES (2) NO (3)

MOTION FAILS 3-2

MOTION WAS MADE BY VERNON FRITZ AND SECONDED BY GARY BOWEN TO DEFINE FULL TIME EMPLOYMENT, WITH BENEFITS, AS OVER 30 HOURS/WEEK AND PART TIME AS 30 HOURS/WEEK OR UNDER

VOTE: YES (3)

NO (2)

PASSES 3-2

PLANNING
COMMISSION
ITEMS

Gary Bowen: There are three positions to be filled on the Planning Commission for Jim Nicolet (resigned), and the two newly appointed positions whose terms are over in February, 1999. These 2 individuals would like to be reappointed.

Public Comment: Forrest Darling reminded the Council of their previous decision to notify the public of any openings on the various commissions & committees prior to appointment.

The Council agreed and fliers will go out to the residents of Elk Ridge. A list of those interested will be kept at the Town office. Councilmember Bowen asked if he could place Mr. Darling on the list and Mr. Darling agreed.

Voting on the appointments will be at the next Town Council Meeting.

EXPENDITURES

General:

A bill from Franklin Services came to the Town for over \$2,100 for work done on the telemetry system for the new well and tank. The work was not authorized by either the Mayor (who can authorize expenditures only up to \$300) or the Town Council. It was work authorized by the Public Work Superintendent (Kent Haskell). The Mayor spoke with Mr. Haskell about this and discovered that the bill was actually made up of combined charges for work done in separate jobs extending back into the prior fiscal year. Each occurrence should have been billed separately, so that they would not have crossed over the fiscal year and they still should have been authorized. The Mayor is going to contact Franklin Services on these concerns:

1. Work is being done on the radio system that is barely two years old, Why? Should the Town expect costly repairs annually?
2. They need to bill according to the Town's fiscal year.

Brent Bluth: Feels there is accountability for this billing and he would still like to discuss this in a Closed Session.

ELK RIDGE TOWN COUNCIL MEETING - 1-12-99, CONT.

NON-AGENDA
ITEM

Brent Bluth was approached by an attorney from Provo who owns a large amount of water rights. He proposed that there be an agreement between himself and Elk Ridge Town to be partners in an arrangement wherein Elk Ridge would refer all developers seeking to develop in Elk Ridge to him for the purchase of water rights at an agreed upon price (about \$1,500/share). This would be advantageous to the developers since the price is lower than usual. It would be advantageous to the Town because we would also be able to purchase water rights at this price. Care would have to be taken to offer this opportunity to every developer coming to the Town. There are two other cities doing this and it seems to be working out. (The rights are East Jordan Irrigation rights, which transfer well at the State level.)

Does the Council want Councilmember Bluth to pursue this? (Yes.) He will bring information back to the Council.

MINUTES

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO APPROVE THE TOWN COUNCIL MINUTES OF 11-24-98 WITH THE FOLLOWING CORRECTION:

PG. 6...(IN THE MOTION) "OF" TO "FOR" SEVERABILITY...

VOTE: YES (5)

NO (0)

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY VERNON FRITZ TO APPROVE THE TOWN COUNCIL MINUTES OF 12-22-98 AS CONSTITUTED

VOTE: YES (5)

NO (0)

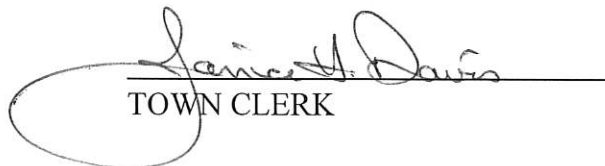
Minutes for 12-8-98 are to be reviewed for the next Town Council Meeting.

ADJOURNMENT

MOTION WAS MADE BY VERNON FRITZ AND SECONDED BY GARY BOWEN TO ADJOURN

VOTE: YES (5)

NO (0)


TOWN CLERK

NOTICE & AGENDA


Notice is hereby given that the Town Council and Planning Commission of Elk Ridge, UT, will hold a Special Meeting on Thursday, January 21, 1999, with the Town with the Town Engineer at 6:30 P.M.. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:30 P.M. - **SPECIAL TOWN COUNCIL/PLANNING COMMISSION MEETING**
6:30 Invocation and Pledge of Allegiance
6:32 Approval of Agenda Time Frame
6:35 Town Engineer (Hall Engineering):
Future Growth:
Water/Sewer Systems
Storm Drainage System
8:30 Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)


The times which appear on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 19th day of January, 1999.


Town Clerk

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah and mailed to each member of the governing bodies on January 19, 1999.


Town Clerk

**SPECIAL ELK RIDGE
TOWN COUNCIL MEETING
JANUARY 21, 1999**

TIME & PLACE OF MEETING A Special Meeting of the Elk Ridge Town Council and Planning Commission was held on Thursday, January 21, 1999, at 6:00 PM, at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle and to each member of the governing bodies by mailing a copy to each on January 19, 1999.

ROLL CALL *Town Council:* Mayor Ingram, Councilmembers Gary Bowen, Brent Bluth, Cindi Ellis, Vernon Fritz; *Planning Commission:* Stewart Jolley, Kamile Peterson, Terri Righettini (no quorum); *Plan Coordinator:* Ernestine Folks; *Fire Dept.:* Terry Spoor *Town Clerk:* Janice Davis

INVOCATION & PLEDGE OF ALLEGIANCE Vernon Fritz offered the invocation

AGENDA TIME FRAME **MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO APPROVE THE AGENDA TIME FRAME**
VOTE: YES (4) NO (0) ABSENT FROM VOTE (1)
VERNON FRITZ

TOWN ENGINEER- BRUCE HALL Bruce Hall was present to discuss issues to be considered, associated with future growth in Elk Ridge. If growth is going to occur in the northwest section of Town, certain interlocking matters must be decided upon.
Water System:
1. Sunrise Engineering Study suggested another water source which would yield at least 1,000 gpm and a 1 million gal. storage reservoir by the year 2001. (Estimated cost = 1 million dollars)
This addition to the system would be sufficient for a population of perhaps 4,000.
2. Well location: 2 options are available due to the Wasatch fault line creating a "dam" with the underground aquifers. The water would be stored above the fault line.
Options: A. Loafer Canyon B. Highline Canal area
Location of the projected growth in Town will determine placement of a new well to service that area. Mr. Hall feels the majority of the growth will be north of Town. Currently, it is too cost prohibitive for the Town to install these needed improvements.

ELK RIDGE SPECIAL TOWN COUNCIL MEETING - 1-21-99, CONT.

2nd Recommendation: Extend a 10" sewer line north along 1600 West, into Salem, to the treatment lagoons.

Mr. Hall asked the questions, "Who would benefit?" & "What areas would be opened up for development?" It would be a lot of sewer line which would facilitate development along the line...most of which would not be within Elk Ridge. How would the Town collect reimbursements from connections to the line that are in Salem or County boundaries? Could there be an agreement with Salem City?

Alternative Option: In Mr. Hall's opinion, there is a great deal of capacity in the existing interceptor line for some years to come.

Problems with capacity have been created, in part, by the high volume of infiltration occurring into the line from Salem; much of this problem has been solved by Salem (Councilmember Bluth estimates about 60% of the problem has been solved).

Another problem with the capacity of the main line is in a bottleneck in the line in Salem. If this were corrected, more capacity would be added to the line. Would Salem be willing to participate in the correction of the bottleneck? (Councilmember Bluth said that Salem City has commented that this is Elk Ridge's problem and he does not feel they would be willing to participate.)

Councilmember Bluth feels that it would be too costly for the Town to fund the installation of the sewer line down 1600 West into Salem...and he feels the general consensus of the Council would be to allow developers to be responsible for that installation.

Bruce Hall: If this is the Town's position, this would limit development in this area. The Council should keep in mind that if the Town cannot afford to install the needed improvements, then it is likely the developers would not be able to either. Sunrise Engineering says that the main trunk line will be maxed-out at 533 connections, Mr. Hall feels there is more capacity in the line than that, especially if the bottleneck in Salem were corrected.

Discussion:

If money is to be spent on the water system, the sewer system must also be upgraded or the areas being developed could not be serviced.

Goosenest area: Will new subdivisions be required to connect to Elk Ridge water for culinary use and fire protection, as well as Elk Ridge sewer?

Stewart Jolley: Replacing the 6" water lines in Town is critical. He feels if the Town cannot formulate a plan to accomplish this, then development should stop.

Cindi Ellis: Agrees with Mr. Jolley.

Brent Bluth: Agrees that the distribution system needs to be improved.

ELK RIDGE SPECIAL TOWN COUNCIL MEETING - 1-21-99, CONT.

Vernon Fritz: Suggested that a new well could be drilled and, for now, be used to fill the existing tanks, thereby adding to the amount of water stored.

Gary Bowen: Mentioned tying the existing 10" water main into the system at Park Dr. and Oak Ridge Dr., to increase the volume.

Storm Drainage System:

Scott Peterson (Hall Engineering)

Submitted: Topographical maps showing:

- 1) Proposed storm drainage improvements
- 2) watersheds & general direction of natural drainage

5 Basic areas of Concern

1. Storm drainage /Oak Ridge Dr.

Pipe from North Park Dr. to Retention Basin - 18" ADS line that will carry up to 5 cfs.

Approximate cost: \$31,000

2. Pipe along N. Park Dr. - 15" ADS line that will also carry 5 cfs.

Approximate cost: \$23,000

3. Pipe from Oak Ridge Dr. to Retention Basin - This line will reduce drainage that flows west on Oak Ridge Dr. creating a flooding problem for residents. A 12" ADS line should be installed with a "collector box" on the north side of Oak Ridge Dr.

Approximate cost: \$4,500

4. Storm Drainage on Salem Hills Dr.

Pipe from Salem Hills Dr. to Retention Basin - 12" ADS line

Approximate cost: \$17,000

5. Retention Basin - About 1 acre of land will be required. This area could be developed as a Town park. It would be located where the old lagoon was.

Approximate cost: \$55,000 plus the purchase of the land.

(If the location were farther north, it would require more piping to direct the water to the basin.)

Total Cost of proposed Storm Drainage Improvements: \$130,500, plus the cost of the land for the retention basin (The land is possibly owned by Mike Johnson).

This is to control natural drainage - each subdivision is required to control any run-off created by that subdivision, on site.

Bruce Hall: The best place to start on the project would be down lower by Oak Ridge Ln., to the retention basin.

ELK RIDGE SPECIAL TOWN COUNCIL MEETING - 1-21-99, CONT.

These proposed improvements handle the Town as it is. They are designed to take the peak off the flow of drainage. 15% growth rate was not taken into consideration...this would not be adequate for a population of 4,000 to 5,000.

Hall Engineering needs to know the Town's plans for development/ growth & any planned improvements, to know how to allow development to occur. Mr. Hall said that the Town may have to consider commercial zoning in the future to be able to afford maintenance of the growth in Town.

Discussion:

Vernon Fritz: When the proposed road connects all the way through from Loafer Canyon Rd. To 1600 West, (north of Town) Elk Ridge will be greatly impacted by the surrounding area becoming more accessible for development.

Ernestine Folks: Currently, there is development being pursued in the northwest sections of Town. What guidance does the Planning Commission give to the developers at this time?

Mayor Ingram: A decision must be made soon.

The Mayor will contact the Mayor of Salem to determine if there could be any agreement between the two communities on the sewer line.

Vernon Fritz: Feels the Town Council is leaning towards little or very restricted growth.

Mayor: Agrees basically that development will occur at the expense of the developers.

Bruce Hall: The Town may wish to look at reducing the required size of lots, if growth is to be accommodated.

The Council would like a general consensus/recommendation from the Planning Commission.

The Mayor is to call Sunrise Engineering about 1) the expense involved in correcting the bottleneck in the main trunk line in Salem

2) Joint main trunk line.

NON-AGENDA
ITEMS

The motor in the sander (bigger snowplow) needs to be repaired. The cost for the repairs could be as much as \$1,000. The expenditure must be authorized by the Town Council.

MOTION WAS MADE BY VERNON FRITZ AND SECONDED BY GARY BOWEN TO APPROVE THE REPAIR OF THE SANDER ON THE SNOWPLOW, THE EXPENSE IS NOT TO EXCEED \$1,000.00

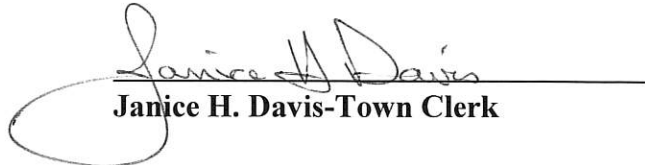
VOTE: YES (4)

NO (0)

**ABSENT FROM
VOTE (1)
BRENT BLUTH**

ELK RIDGE SPECIAL TOWN COUNCIL MEETING - 1-21-99, CONT.

ADJOURNMENT **MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY
GARY BOWEN TO ADJOURN THE MEETING**
**VOTE: YES (4) NO (0) ABSENT FROM
VOTE (1)
BRENT BLUTH**


Janice H. Davis-Town Clerk

NOTICE & AGENDA


Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, January 26, 1999, with the Town Council Work Session at 6:15 P.M., preceded by a Special Session to Appoint a Town Councilmember, the Work Session will be followed by the regular Council Meeting at 7:00 P.M. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

- 6:00 P.M. - TOWN COUNCIL APOINTMENT
Appointment to Town Council
Recognition of Service to Town
- 6:15 P.M. - TOWN COUNCIL WORK SESSION
Amended 1998/99 Budget
Discussion of Personnel
 Benefits for Deputy Town Clerk
 Building Inspector/Status of Employment
 Utility Truck
 Proposed Town Manager Position-Vernon Fritz
Y2K Preparation
Newsletter Information on Meetings
Town Council Response to State Ombudsman
 Forrest Darling
- 7:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:
- 7:00 Invocation and Pledge of Allegiance
- 7:02 Approval of Agenda Time Frame
- 7:05 Set Meeting Time/Fairway Heights, Plat C-Concept
- 7:10 Set Public Hearing/Amended 1998-99 Budget
- 7:12 Amended Ordinance/Personnel Policies & Procedures
- 7:30 Action on Personnel Items:
 Benefits/Deputy Town Clerk
 Building Inspector Status
 Utility Truck
 Proposed Town Manager Position
- 7:45 Planning Commission Items:
 Oak Hills Estates, Plat B/Status of Bond
 (Set Public Hearing for Default of Bond)
 Hillside Heights, Plat "A"
 Release of Durability Retainer
 Appointment/Planning Commission Members
- 8:00 Expenditures:
 General:
 Approval of Telemetry Repair
 List of Expenditures for December, 1998
- 8:10 Approval of Minutes of Previous Meeting
- 8:15 Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)

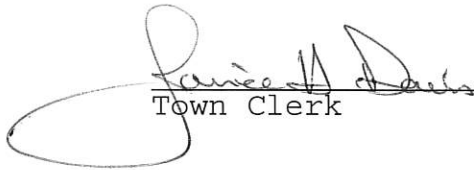
The times which appear on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 21st day of January, 1999.


Town Clerk

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah and mailed to each member of the governing body on January 21, 1999.


Town Clerk

**ELK RIDGE
TOWN COUNCIL MEETING
JANUARY 26, 1999**

TIME & PLACE OF MEETING The regular meeting of the Elk Ridge Town Council was held on Tuesday, January 26, 1999. A Special Council Session to Appoint a Town Councilmember was held at 6:00 PM with the Council Work Session at 6:15 PM, followed by the regular Town Council Meeting starting at 7:00 PM. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the governing body by mailing a copy to each on January 21, 1999.

ELK RIDGE SPECIAL TOWN COUNCIL MEETING

ROLL CALL Mayor Cregg Ingram, *Councilmembers:* Brent Bluth, Vernon Fritz, Cindi Ellis and Gary Bowen; *Planning Commission:* Stewart Jolley; *Plan Coordinator:* Ernestine Folks; *Public:* Forrest Darling; *Town Clerk:* Janice H. Davis.

APPT. TO TOWN COUNCIL Councilmember Vernon Fritz submitted his resignation from the Elk Ridge Town Council, to be effective as of January 31, 1999. The Town Council may appoint a registered voter of the Town to fill the vacancy until the next municipal election. Councilmember Fritz's term of office is through December 31, 1999. (Section 20A-1-510 UCA)

1. Notice of the upcoming vacancy and the date of the meeting when the appointment will be made is to go out to the residents 14 days prior to the meeting. The meeting, therefore, will be held on February 11, 1999, at 6:00 PM, at the Town Hall.
2. A flier is to go out to each home in Elk Ridge on the following day, Wednesday, 1-27-99.

RECOGNITION OF SERVICE 1. A formal letter of appreciation was presented to Vernon Fritz by Mayor Ingram for his years of service to Elk Ridge as a member of the Town Council. The Mayor also expressed his personal appreciation for Councilmember Vernon Fritz's service to Elk Ridge.

2. A letter of appreciation will also go to Jim Nicolet for his service as Chairperson of the Elk Ridge Planning Commission. (Mr. Nicolet has also resigned.)

**ELK RIDGE TOWN COUNCIL
WORK SESSION**

ROLL CALL Mayor Cregg Ingram, *Councilmembers:* Brent Bluth, Vernon Fritz, Cindi Ellis and Gary Bowen; *Planning Commission:* Stewart Jolley; *Plan Coordinator:* Ernestine Folks; *Public:* Forrest Darling; *Town Clerk:* Janice H. Davis.

AMENDED
1998/99 BUDGET The Town Clerk went through the proposed changes.
Most increases/decreases were made according to the actual Year to Date figures.
Accounts:
10-44-130 "Benefits": Increase by \$3,200 for health/dental benefits for the Deputy Town Clerk's position (if approved).
10-44-240 "Office Expenses & Supplies": Increase due to increased amount of copying of ordinances, Development Code, General Plan, work on the Growth Management Strategy & Sensitive Lands Overlay.
10-44-250 "Equip. Maint. & Supplies": May need to be increased to accommodate Y2K check-up
10-55-400 "Fire Dept. Incentives": (New Account) Chief Waite suggested placing any excess donations from Fire Dept. Fund raisers (after the 4th of July breakfast expenses are met) into an account to cover any dinners or "extras" for the Fire Fighters.
10-61-740 "Purchase of equipment": Increase by \$3,750 for 1/4 of the purchase price of a another Town utility vehicle. (To be split 4 ways: Roads, Parks, Water, Sewer)
10-64-900 "Trans. To Cap. Proj.-Tennis Ct.": May need to be increased due to higher cost of cement court over the bid for asphalt, as well as lights & higher fencing.
General Fund: Projected revenue over expenditures = (about) \$45,641
Of the projected General Fund bal. of \$45,641 for 1998/99:
\$7,500 will be taken out for purchase of a utility truck (Roads & Parks) (\$3,250 will also come out of the Water & Sewer Depts.)
\$3,200 will be taken out for benefits for Deputy Town Clerk
Prior year fund balance = about \$37,000 (non-restricted)
Where will this be appropriated to? This is to go into an account to be created for emergency use for the General Fund.
Cap. Project-Tennis Court
#41-30-300 "Beg. Fund Bal." was adjusted due to a refund for a double payment, which came in after the end of the fiscal year (Auditors adjusted it back into last year)
Water Dept. "Operating Revenue"- is projected to increase from \$136,700 to \$142,600, due to growth.

ELK RIDGE TOWN WORK SESSION - 1-26-99, CONT.

#51-70-150 "Bad Debt Expense": New account this year (write-offs).

#51-70-230 "Travel": Councilmember Bluth suggested decreasing this account to "0" from \$500. Certification requirements for the Public Works Superintendent should be checked on. He also asked that a "freeze" be put on "Cap. Outlay" and that any expenditure out of this account be authorized by the Council.

#51-70-740 "Purchase of Equipment": Decrease to "0"

Sewer Dept.

#54-75-430 "Sewer Reserve Fund": Decrease to "0"...an amount should not be reflected in this account. It is where money accrues for the Town's annual Bond Payment to Salem City for the Sewer Facility.

PERSONNEL/
DISCUSSION

1. Benefits for the position of Deputy Town Clerk:

"Full time" is defined by a majority vote of the Council as over 30 hours/wk. Full time employees are entitled to benefits from the Town. Issue: Should the position of Deputy Town Clerk be considered "full time"?

Health/Dental Benefits from Feb., 1999 through June, 1999 would amount to about \$3,120.

Discussion:

Cindi Ellis: Concerns: Absent days...how does this fit into employment requirements? (There are a certain number of paid days allowed. The Family Leave Act also needs to be considered for extended cases.)

Stewart Jolley: Attendance is a condition of employment.

Mayor: If there were excessive non-attendance for any employee, then termination would be considered.

Vernon Fritz: (Sick Leave) He feels that this should be considered for those "full time" employees working 40 hours/wk. Those working less should not accumulate the same amount of sick leave.

Cindi Ellis: Also feels that once a certain number of hours is accrued, then paid leave is applicable. (Example: One hour of leave for a certain number of hours worked.)

Other Concerns: 1) Part time employees-paid holiday should be allowed for part time employees if it falls on a day when they are scheduled to work. 2) A holiday should be paid only if the day is a work day, not if the employee is off on another leave either the day before or the day after, or both.

Mayor: The issue is whether or not to make the position of Deputy Town Clerk a full time position.

Brent Bluth: Does not think the position should be considered full time.

Cindi Ellis: Agrees.

ELK RIDGE TOWN WORK SESSION - 1-26-99, CONT.

Vernon Fritz: How closely does the Town want to "micro-manage" the administration of the Town?

Cindi Ellis: Feels that vacation days should be able to be taken as the employee wishes, not necessarily in five consecutive days.

Court/Jury Leave: Councilmember Ellis feels that there should be the option of taking a vacation day, not just leave without pay.

2. Building Inspector:

Mayor: Currently, Kent Partridge still conducts the "plan checks" and field inspections are done by Ernie Muirhead. The Mayor spoke to Mr.

Partridge and he is to draft a Building Inspection Proposal. It is not ready.

Question: Is the Building Inspector considered as "employee" of the Town or "contract Labor"? It was the general feeling of the Council to consider the position as contract labor.

3. Utility Truck:

Discussion

Vernon Fritz: Feels the vehicle should be kept at the Town Hall, not at the employee's residence.

Brent Bluth: Agrees.

Cindi Ellis: Agrees. There are also insurance issues. (Liability if used for personal reasons)

Brent Bluth: Stated that usually City Vehicles are parked at the City Center.

Mayor: Why should the employee have to report to the Town Hall to pick up the truck to go and fix a water line or some other job for the Town? He does agree that the truck should only be used for Town business. A policy on the use of any Town vehicle needs to be in place.

4. Town Manager:

Vernon Fritz:

Councilmember Fritz sent a letter to the Town Councilmembers outlining the reasons he has submitted a letter of resignation. He presented to the Council his ideas about the future of Elk Ridge:

Elk Ridge is changing. Many people are moving into the community.

This affects the Town and the Town Council members. It must be kept in mind that, with few exceptions, the members of the Council also have full time jobs, families as well as other obligations to consider. It is difficult to actually be at the Town Office when certain needs arise. As a result, problems come about in that "decisions are made but implementation does not occur". Councilmember Fritz listed some of the problems:

- A. Absentee management
- B. Inability to closely monitor Town business
- C. Dept. Heads are not available during the day
- D. Continuity and Consistency

ELK RIDGE TOWN WORK SESSION - 1-26-99, CONT.

Resolution: Although the Town is not yet ready for a full time "Office Manager", Councilmember Fritz suggested a "transitional, part-time Manager".

Possible duties:

This position would be supervised by the Mayor

Would have specific authority, specific responsibility and limited hours with a "cap".

Position would be subject to the "Sunset Rule".

Supervise maintenance & office staffs

Perform daily management

Report to Council

Be available to community

Implement new ordinances

Initiate recommendations

Respond to the Council needs (Be the "eyes & ears" of the Council)

If the Town Council should decide to hire a part time manager, Councilmember Fritz would consider filling the position.

Some major projects requiring time & administration could be coordinated by the manager...such as: Y2K compliance, codification, Zone administration, 2000 Census. Councilmember Fritz would like the Council's opinion.

Brent Bluth: Cautions to check to make sure it is allowable for a Town to have a manager.

Y2K UPDATE

Mayor Ingram is to oversee this, for the time being, until a coordinator is appointed. It will be on every Town Council Agenda to update the Council.

Tod Wilson (Payson City) was contacted to give an estimate of what it would take to update the Town's computers to be Y2K Compliant (He said the estimate would be under \$300).

The Mayor has also been looking for a generator to run the wells in case of electrical failure.

The Town must be prepared for any emergency, such as an earthquake.

NEWSLETTER
INFORMATION

The Planning Commission would like to keep the citizens of Elk Ridge informed as to the action taken in the Planning Commission & Town Council Meetings. They requested to have the motions of these actions taken listed in the Elk Ridge Newsletter. They feel this may generate interest in the Town issues.

The Town Clerk disagreed, stating that the Minutes of these meetings are public documents and are available to the citizens. She did agree that summaries of ordinances & policies passed could be included into the

ELK RIDGE TOWN WORK SESSION - 1-26-99, CONT.

newsletter. The newsletter, bill from the Town plus fliers already take up the allotted 5 pages.

Vernon Fritz: Agrees and feels that the request would be redundant.

**ELK RIDGE TOWN
COUNCIL MEETING
JANUARY 26, 1999**

TIME & PLACE
OF MEETING

The regular meeting of the Elk Ridge Town Council was held on Tuesday, January 26, 1999. A Special Council Session to Appoint a Town Councilmember was held at 6:00 PM with the Council Work Session at 6:15 PM, followed by the regular Town Council Meeting starting at 7:00 PM. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the governing body by mailing a copy to each on January 21, 1999.

ROLL CALL

Mayor Cregg Ingram, *Councilmembers*: Brent Bluth, Vernon Fritz, Cindi Ellis and Gary Bowen; *Plan Coordinator*: Ernestine Folks; *Public*: Forrest Darling; and *Town Clerk*: Janice H. Davis.

INVOCATION &
PLEDGE OF
ALLEGIANCE:

The Invocation was offered by Gary Bowen.

AGENDA TIME
FRAME

MOTION WAS MADE BY VERNON FRITZ AND SECONDED BY CINDI ELLIS TO APPROVE THE AGENDA TIME FRAME AS STATED, ADJUSTING THE AGENDA BY 15 MINUTES AND TO MOVE FORREST DARLING'S DISCUSSION ON FAIRWAY HEIGHTS, PLAT C, TO LATER IN THE MEETING.
VOTE: YES (5) NO (0)

1998/99 BUDGET
AMENDMENT
SET PUBLIC
HEARING

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY CINDI ELLIS TO SET THE PUBLIC HEARING TO AMEND THE 1998/99 FISCAL YEAR BUDGET FOR 2-23-99 AT 6:00 PM.
VOTE: YES (5) NO (0)

PERSONNEL
POLICY

Amended Ordinance/Personnel Policies & Procedures
Discussion:

ELK RIDGE TOWN COUNCIL MEETING - 1-26-99, CONT.

Brent Bluth: His opinions:

- A. All salaries should be left as they are.
- B. Would like to see a pay scale in this ordinance
- C. Does not agree with "advance pay"
- D. Feels "sick leave" needs to be reviewed. (Agrees with 12 days of paid "sick leave"/year; but, feels that accruing paid leave can become a liability to the Town.)
 - 1. Verification of illness from a physician may be another example of "micro-management", and could perhaps be requested on the 3rd day of paid leave.
 - 2. Discrepancy in "buy-backs"...needs review, along with "funeral leave"
- E. Paid Holidays...do "full time" employees or employees working a "regular work week" of 40 hours/wk., qualify for paid holidays? (Clarify "regular work week")

Vernon Fritz: Pay scales need review. There were corrections: Section 4 "Plan check = \$35 percent"; Pg.2 "be" not "by"; Pg.3, parag. 1.."approved of.." to "approved by.."; Pg. 4, Section 8, Parag.B...clarify "and" to "and/or"; Section 16 (Holidays)...clarify wording

PERSONNEL
ITEMS

1. Deputy Town Clerk:

Should this position go to "full time" status?

Discussion:

Cindi Ellis: Part time for now...to be reviewed for the next fiscal year.

Vernon Fritz: Full time...to begin now, with annual review

Gary Bowen: Full time...to begin now, with annual review

Mayor: Is the current Deputy Town Clerk (Lisa Ehlers) willing to work a minimum of 30 hours/week? (Yes, she already works nearly that.)

Brent Bluth & Cindi Ellis: Do not agree with "full time" being defined as less than 40 hours/week.

MOTION WAS MADE BY VERNON FRITZ AND SECONDED BY GARY BOWEN TO DECLARE THE POSITION OF DEPUTY TOWN CLERK A FULL TIME POSITION, AS DESCRIBED AS OVER 30 HOURS/WEEK; TO BE REVIEWED ANNUALLY.

VOTE: YES (3) NO (2) BRENT BLUTH & CINDI ELLIS

2. Building Inspector Status:

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY BRENT BLUTH TO CONSIDER THE POSITION OF BUILDING INSPECTOR AS CONTRACT LABOR, TO RECEIVE A 1099 FORM FOR TAX PURPOSES.

**VOTE: YES (4) NO (0) ABSENT FROM VOTE (1)
VERNON FRITZ**

ELK RIDGE TOWN COUNCIL MEETING - 1-26-99, CONT.

3. Utility Truck:

Mayor Ingram will draft a policy for the use of any Town vehicle (to be on the next Town Council Agenda).

Policy to Include:

- A. Vehicles are to be parked at the Town Hall (housed, if possible)
- B. Not for personal use
- C. Who rides in the Town vehicles?

Children or family members of employees should not be in dangerous areas while employees are working.

4. Town Manager:

The Mayor would like suggestions and opinions of the Council, written and given to him. The general feeling of the Council was a positive one. Mayor Ingram will talk this over with Mr. Fox (ULGT).

PLANNING
COMMISSION
ITEMS

1. Oak Hills Estates, Plat B/Status of Bond

R.L. Yergensen is requesting another extension to complete the improvements (Water line on Hillside Dr. & overlay on road) for his subdivision.

History:

On 7-14-98, Mr. Yergensen was granted an extension for Oak Hills Estates, Plat B, until 10-14-98. On 9-8-98, Mr. Yergensen stated that he would have his subdivision completed in 2 weeks from that time...and that the water line would be worked on while finishing the curb & gutter. The water line is not installed.

Question: Does the Council wish to declare Mr. Yergensen "in default" and draw on his bond, or grant another extension?

According to Mr. Yergensen, he has been very ill and the weather has been bad.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO GRANT TO OAK HILLS ESTATES, PLAT B, AN EXTENSION TO APRIL 15, 1999, TO COMPLETE THE SUBDIVISION IMPROVEMENTS

VOTE: YES (5)

NO (0)

2. Hillside Estates (Heights), Plat A/Release of Durability Retainer
Brief History

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO NOT RELEASE THE DURABILITY RETAINER FOR HILLSIDE ESTATES, PLAT A, AS PER THE LETTER FROM HALL ENGINEERING DATED 1-26-99.

VOTE: YES (4)

NO (0)

**ABSENT FROM VOTE:
(1) VERNON FRITZ**

ELK RIDGE TOWN COUNCIL MEETING - 1-26-99, CONT.

Concern was expressed that the 2 year time period was begun without the turn around being completed. It was mentioned that perhaps it was due to the development of Oak Hills Estates, Plat A, that was suppose to follow rather quickly, which would extend Hillside Dr.

3. Planning Commission Members/Appointments

Gary Bowen: There are three positions to be filled on the Planning Commission for Jim Nicolet (resigned), and the two newly appointed positions whose terms are over in February, 1999. These 2 individuals (Kamile Peterson & David Charles) would like to be reappointed.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY VERNON FRITZ TO RE-APPOINT KAMILE PETERSON AND DAVID CHARLES TO BE MEMBERS OF THE PLANNING COMMISSION

VOTE: YES (5)

NO (0)

Names submitted for appointment: Curt Deichman, Solveig Quass & Lynn Peterson (Forrest Darling had submitted his name, but removed it to place it on the list for appointment to the Town Council).

By way of a ballot vote, the Town Council went forward with the appointment: The votes decided upon Solveig Quass.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO APPOINT SOLVEIG QUASS AS A MEMBER OF THE PLANNING COMMISSION, TO REPLACE JIM NICOLET

VOTE: YES (5)

NO (0)

FAIRWAY
HEIGHTS,
PLAT C

Forrest Darling has contacted Mayor Ingram about development of Plat C. Mr. Darling said that he had attempted to go before the Planning Commission to obtain advise to move forward with the required engineering on an acceptable concept plan; but, was denied access to do so. Mr. Darling referred to Section 10-7-3.3 (2), which states that a subdivider may request that the concept plan be placed on the Planning Commission Agenda to obtain input from the members prior to undertaking the preparation and submission of a complete preliminary plan.

When he was denied access to the Planning Commission, Mr. Darling met with Mayor Ingram and, under the Mayor's direction, has come to the Town Council to get advise as to how best to proceed.

The Mayor proposed a special meeting with Forrest Darling, his engineer, the Town Council & the Town Planner (Rod Despain). The purpose of the meeting would be to review the acceptable options available to Mr. Darling and give directions as to how he should proceed, within the

ELK RIDGE TOWN COUNCIL MEETING - 1-26-99, CONT.

parameters set in the Development Code.

Brent Bluth: Asked why Mr. Darling was denied access to the Planning Commission.

Ernestine Folks: Answered that Mr. Darling was asked to contact Stewart Jolley (Chairperson of Planning Commission) to discuss his reasons for wanting to go to the Planning Commission; but, Mr. Darling chose not to.

Forrest Darling: Took exception to this statement. He said that he contacted Ernestine Folks to be placed on the Planning Commission agenda. He said that Mrs. Folks responded that he could not be placed on the agenda because he was not ready with preliminary plans. He said he informed Mrs. Folks that he was not going to invest any more money on preliminary plans until he has advise as to how he should proceed.

Mr. Darling said that he did call Mr. Jolley, he was not home. He left a message. When Mr. Jolley returned his call, Mr. Darling had already contacted the Mayor. He informed Mr. Jolley that it had all been handled.

Brent Bluth: Has no problem with the Town Council reviewing concept designs...in fact, he feels it is beneficial. He does have a concern with a process which could be interpreted as the granting of "tacit approval" of this project. Councilmember Bluth feels the Planning Commission should also be at this special meeting.

Forrest Darling: Said that he is not seeking any type of approval at this time, only guidance for concept. He wants the Planning Commission to look at the drawings from Rod Despain and his own ideas, and see if they are acceptable.

Ernestine Folks: Rod Despain did a slope analysis on Mr. Darling's property and 2 concept configurations. The Planning Commission understood that Mr. Darling would go forward with the information and present a plan (drawing) to the Planning Commission.

Forrest Darling: Slope analysis was done by his engineer. He does not agree that the PRD applies to his property and he does not agree with the amount of open space required.

Mayor: In order to come to a resolution, he recommends the special meeting referred to.

Gary Bowen: Asked if Mr. Darling has concept drawings...(He answered that; Yes, he has 2 years worth of engineering & drawings based on the "looped" road and water systems. Now, he is being told that this is no longer acceptable.)

Mayor: Still proposes a meeting to review the options and allow Mr. Darling to go to the Planning Commission with an idea of what would be acceptable. He will still need to go through the process with the Planning Commission.

ELK RIDGE TOWN COUNCIL MEETING - 1-26-99, CONT.

Brent Bluth: He is glad to offer an opinion...but, will not offer any approval. The Planning Commission should be directed to place Mr. Darling on the agenda.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY VERNON FRITZ TO HAVE GARY BOWEN INSTRUCT STEWART JOLLEY TO PLACE FORREST DARLING ON THE PLANNING COMMISSION AGENDA (2-2-99) TO REVIEW CONCEPTS FOR FAIRWAY HEIGHTS, PLAT C
VOTE: YES (5) NO (0)

EXPENDITURES: 1. Telemetry Repairs

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE PAYMENT TO FRANKLIN SERVICES FOR REPAIRS ON THE TELEMETRY SYSTEM AND THAT FRANKLIN SERVICES BE REQUIRED TO SUBMIT A LETTER OF Y2K COMPLIANCE.
VOTE: YES (5) NO (0)

2. Expenditures for December, 1998

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO APPROVE THE EXPENDITURES FOR DECEMBER, 1998.
VOTE: YES (5) NO (0)

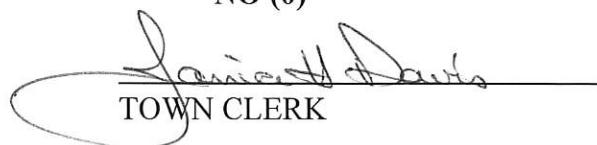
MINUTES

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO APPROVE THE TOWN COUNCIL MINUTES OF 12-8-98 WITH THE FOLLOWING CORRECTIONS:
PG. 2...(1ST MOTION)CINDI ELLIS WAS IN THE VOTE "YES"
PG. 4...(HANSEN ANNEXATION) "NORTHEAST"
VOTE: YES (5) NO (0)

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY BRENT BLUTH TO APPROVE THE TOWN COUNCIL MINUTES OF 1-12-99 AS CONSTITUTED (WITH CORRECTION OF TYPOS)
VOTE: YES (5) NO (0)

ADJOURNMENT

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO ADJOURN
VOTE: YES (5) NO (0)


TOWN CLERK

NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, February 9, 1999, with the Town Council Work Session at 6:00 P.M., followed by the regular Council Meeting at 7:00 P.M. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

- 6:00 P.M. - TOWN COUNCIL WORK SESSION
 Future Development/Water, Sewer, Storm Drainage
 Stewart Jolley
 ULCT/Subdivision Development Training-S. Jolley
 Premises Occupation/Discussion-Stewart Jolley
 Elk Ridge Heights, Plat "A"/Rescind Final Approval
 Discussion-Stewart Jolley
 Amended 1998/99 Budget
 Capital Facilities Plan
 Y2K Preparation Update
- 7:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:
7:00 Invocation and Pledge of Allegiance
7:02 Approval of Agenda Time Frame
7:05 Planning Commission Recommendation/Ordinance on the
 Conveyance of Water Rights
7:10 Set Public Hearing/Ordinance on Conveyance of Water
 Rights
7:15 Action/Travel & Conventions/Water Dept.
7:20 Resolution/Town Fee Schedule
 Discussion-Brent Bluth
 Approval
7:30 Planning Commission Items:
 General
 Elk Ridge Heights, Plat "A"
 Rescind Final Approval/Declare Null & Void
7:40 Dallas Young Water Right Agreement/Approval
 Brent Bluth
7:50 Expenditures:
 General:
 Payson High School/Sponsor of Activity?
7:55 Approval of Minutes of Previous Meetings
8:00 Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)

The times which appear on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

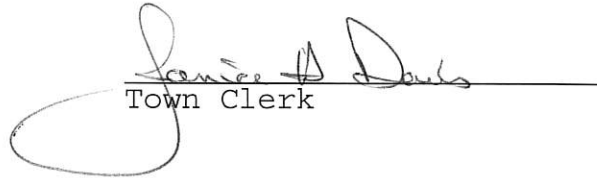
Dated this 4th day of February, 1999



Town Clerk

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah and mailed to each member of the governing body on February 4, 1999.


Town Clerk

**ELK RIDGE
TOWN COUNCIL MEETING
FEBRUARY 9, 1999**

TOWN COUNCIL WORK SESSION

**TIME & PLACE
OF MEETING**

The regular Meeting of the Elk Ridge Town Council was held on Tuesday, February 9, 1999. The Council Work Session took place at 6:00 PM, followed by the regular Town Council Meeting at 7:00 PM. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Governing Body by mailing a copy to each on February 4, 1999.

ROLL CALL

Mayor Cregg Ingram, *Councilmembers:* Brent Bluth, Cindi Ellis and Gary Bowen; *Planning Commission:* Stewart Jolley; *Plan Coordinator:* Ernestine Folks; *Public:* Jim Coon, Alvin Harward; and *Town Clerk:* Janice H. Davis.

**NON-AGENDA
ITEM**

Update on Building Permit Report/Compare 1998 Water & Sewer information with 1999 figures.
Ernestine Folks: Reviewed mainly the summaries on Page 2 of the report:

	1998	1/1999
Building Permits issued (New Homes)	45	1
Subdivision development (# lots)	10	1
<hr/>		
Approved lots on Elk Ridge Water	541	542
Approved lots on Goosenest Water	32	32
Approved lots on Loafer Rec Water	59	59
<hr/>		
Total approved lots in Elk Ridge	632	633
<hr/>		
Approved lots on Elk Ridge Sewer	512	513
Approved lots on Septic	120	120
<hr/>		
Total Approved lots on Sewer or Septic	632	633
<hr/>		
Water Storage Available (# lots)	24	23
Water Source Available (# lots)	79	78
Sewer Capacity Available (# lots)	482	481

ELK RIDGE COUNCIL WORK SESSION - 2-9-99, CONT.

Cindi Ellis: Cautions to make sure the figures are correct. Mrs. Folks is reviewing them in detail.

WATER, SEWER
STORM-
DRAINAGE

Stewart Jolley (Planning Commission Chair):

The northwest area in Town (N. Park Dr.) has been the subject of concern as far as future development. Lee Haskell owns land in this area that he would like to develop. The Planning Commission needs direction as to how this area will be serviced with water, sewer and storm drainage. The Town must have a plan for these concerns.

Water

Bruce Hall has addressed the Council on the issues to be decided upon. Mr. Haskell is willing to consider extending the 10" water line, north on Park Dr., to his proposed subdivision.

The "**Sewer**" question remains:

Will developers be allowed to connect onto the existing trunk line, or will the Council insist that an additional trunk line be installed down 1600 West, as recommended by Sunrise Engineering's Sewer Impact fee study? Capacity in the main trunk line is partly limited by a "bottleneck" in the line in Salem. If the bottleneck is repaired, how much more capacity would be added to the line? (Sunrise Engineering should be consulted on this question.)

Would Mr. Haskell's proposed 19 lots tax the trunk line capacity?

Option: developers, if allowed to connect onto the main trunk line, could also be required to install the infrastructure for future connection to an additional trunk line down 1600 West.

Storm Drainage

Mr. Haskell's proposed subdivision would have to contain its own run-off.

Commercial Zone

Currently, Mr. Haskell's proposed subdivision is located in the Commercial Zone.

1. Zone Change request, or
2. Leave the land in the Commercial Zone (It was not felt that commercial would do very well off of the main road).

The Town would lose about ½ the Commercial Zone, is this desirable?

Discussion/Issues:

1. Zone Change
2. Impact on current sewer system (Will any major correction be required?)
3. Will additional infrastructure be required for future connection?

Mayor: Feels Mr. Haskell should be allowed to connect onto the current main trunk line and that he be required to add infrastructure for connection to a future sewer main on 1600 West.

ELK RIDGE COUNCIL WORK SESSION - 2-9-99, CONT.

Stewart Jolley: Feels lots approved in the central area of Elk Ridge should connect onto the current trunk line. Along Park Dr. & West of Park Dr. & North of Cloward Way, would have to sewer to 1600 West.

Will impact fees be used to correct the "bottleneck" in the line?

Gary Bowen: Although the sewer problem needs to be considered, he feels the water issues are more critical.

Were impact fees intended to be used for the proposed sewer line down 1600 West? (Check with Sunrise Engineering.)

1. (Mayor Ingram & Gary Bowen) to contact Salem City about a possible agreement on expansion of capacity of main line & possible development of an additional line down 1600 West.

2. (Mayor) to contact Sunrise Engineering:

A. Cost of correction of bottleneck?

B. How much added capacity?

ULCT SUBDIV.
TRAINING

Stewart Jolley: There are three new Planning Commission Members. Utah League of Cities & Towns (ULCT) will train elected/appointed officials. If they will conduct a training session at the Town, is the Town Council interested in attending? Councilmember Bluth commented that Payson City has checked with ULCT & they are booked until the fall.) Stewart Jolley will check & arrange the training with ULCT or Mountainlands Assoc. of Governments (MAG). The Council is interested in attending.

PREMISES
OCCUPATION

Stewart Jolley: Home Occupation is defined as a business completely contained within a home. Premises Occupation allows a business on a premises to be housed in a separate building.

The Planning Commission is leaning toward allowing "Premises Occupation" on lots that are one acre or bigger. Less than one acre in size would not allow commercial equipment on the property at all.

Mayor: Suggests defining "Commercial Equipment"

Stewart Jolley: Accessory Buildings can only take up 15% of backyard space.

Ernestine Folks: A "Premises Occupation" allows the resident to store equipment, supplies, etc. outside the home, in a separate building of a certain size and only on certain sized lots.

Mayor: Only allowing one acre lots or larger may be considered "discriminatory". Is there a way to make it non-discriminatory?

Gary Bowen: The 15% allowance is non-discriminatory, larger accessory buildings will not fit on the smaller lots.

ELK RIDGE
HEIGHTS, PLAT A

The Council needs to rescind the previously granted Final Approval due to the time which has elapsed (more than 6 months).

ELK RIDGE COUNCIL WORK SESSION - 2-9-99, CONT.

(Final Approvals are only good for 6 months. If bonding and other requirements have not been met, the final is then considered "null & void". The Plat has not been recorded. The Planning Commission encourages a procedure by which developers are notified a month or so in advance of the expiration date and are given the opportunity to complete the process. Mr. Morteazadeh was sent letters notifying him of the status of his subdivision approval. He has acknowledged having received the letters. He is to come back before the Council seeking re-approval, with all of the bonding and documents in place. The Town Council agrees that the developer should be notified by certified letter before the expiration of the 6 month period of time.

NON-AGENDA
ITEM

Loafer Canyon Rd.: Appraisal of the land to be acquired in order to move the road to the east when improvements are installed is estimated at \$500.

AMENDED
1998/99 BUDGET

It was suggested that the "Travel" expenditure be decreased to "0" in the Water Dept. Mayor Ingram feels that to maintain the water certification for the Public Works Superintendent (Kent Haskell), he should attend the Rural Water Conference in St. George.

Brent Bluth: Feels that the certification requirements should be reviewed. The Watermasters are allowed to "bank" their certification points; how many does Mr. Haskell have banked?

Y2K UPDATE

Mayor: Tod Wilson, who is conducting Payson City's Y2K check, has agreed to the Y2K check for Elk Ridge. He began the process on 2-5-99. He has not given an estimate yet.

TIME & PLACE OF MEETING

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Governing Body by mailing a copy to each on February 4, 1999.

Mayor Cregg Ingram, *Councilmembers*: Brent Bluth, Cindi Ellis and Gary Bowen; *Plan Coordinator*: Ernestine Folks; *Public*: Jim Coon, Alvin Harward; and *Town Clerk*: Janice H. Davis.

AGENDA
TIME FRAME

(There are only four members on the Council at this time.)

NO (0)

ELK RIDGE TOWN COUNCIL MEETING - 2-9-99, CONT.

ACTION/
TRAVEL-
WATER DEPT.

Brent Bluth: 1) The Budget for 1998/99 is not amended yet. The figures still stand. It is his opinion that the figure of \$500 should be at "0" because over \$2,000 was spent on the telemetry system that was unexpected. When expenditures are cut \$1.00, it has the effect of raising revenue \$2.00. To keep the Town "in the black" in the Water Dept., the Auditors categorized impact fees and connection fees in Operating Revenue. Councilmember Bluth does not feel this gives a true picture of the Water Dept.'s finances. (The State Budget form places the impact fees and connection fees in Non-Operating Revenue.) Councilmember Bluth feels the Water budget should be cut of all unnecessary expenditures. 2) How many CEU points have been banked by the Public Works Superintendent? It is critical that these points be maintained, the State is very strict on this.

Mayor Ingram is to check on the following:

1. Level of certification
2. How many CEU points are needed for that level?
3. How many are banked?
4. If registration has been sent, is a refund possible?

Mayor Ingram is to make the decision on attendance at this conference and the future conferences based on "need". Any excess money in that "travel" account, after the conference, is to be removed from the budget.

1998/99 BUDGET
AMENDMENT

Question: Where will the "Fund Balance" be allocated to?

Brent Bluth: Feels the Town should establish some level of "emergency" fund for the General Fund. Suggested placing the Fund Balance in a "Reserve Fund". The Council agreed.

Cindi Ellis:

1. Tennis Court

Has had no response from the contractor with the original bid after contacting him 3 different times. The original bid (\$19,300) was for an asphalt surface. There is a new bid from a different contractor which includes concrete surface, higher fencing and lighting (\$27,900). This is an increase of \$8,600. Councilmember Ellis is of the opinion that since the tennis court is already partially done, it must be completed and done to last. The Town Council agreed.

2. Add to the playground equipment, for older children. The Council disagreed, for now. The Capital Facilities Plan needs to be reviewed.

General Discussion:

1. Park Dr. needs to be preserved...perhaps chip & seal
2. Utility Vehicle..this is to be a three-way split (General Fund, Water & Sewer)
3. Codification of the Town ordinances...\$2,000 to begin the process.

RESOLUTION TOWN FEE SCHEDULE

PLANNING
COMMISSION

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO DECLARE NULL & VOID THE FINAL APPROVAL PREVIOUSLY GRANTED TO ELK RIDGE HEIGHTS, PLAT A.

The Plan Coordinator is to write down the procedure to be followed for tracking subdivisions and notifying the developers of expiration of time limits. She agreed.

DALLAS YOUNG WATER RIGHT AGREEMENT

The Town Council already has copies of the agreement to refer to.

ELK RIDGE TOWN COUNCIL MEETING - 2-9-99, CONT.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE AGREEMENT BETWEEN ELK RIDGE TOWN AND DALLAS YOUNG FOR THE TRANSFER OF WATER RIGHTS WITH THE PROVISION THAT THE AGREEMENT INCLUDE ELK RIDGE TOWN HAVING THE ABILITY TO PURCHASE WATER RIGHTS FROM MR. YOUNG AT THE SAME RATE AND TIME AS THE DEVELOPERS.

VOTE: YES (4)

NO (0)

EXPENDITURES

General:

1. MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO APPROVE \$500 FOR AN APPRAISAL ON THE EAST SIDE OF LOAFER CANYON ROAD, FOR THE POSSIBLE ACQUISITION OF LAND TO WIDEN THE ROAD AND TO BE ABLE TO SHIFT THE ROAD TO THE EAST.

VOTE: YES (4)

NO (0)

The money is to be taken from Capital Projects-Loafer Canyon Rd.

2. MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY MAYOR INGRAM TO APPROVE \$500 FOR COMBUSTIBLE LIGHTING FOR THE ELK RIDGE FLAGPOLE.

VOTE: YES (4)

NO (0)

(Move the money in the Parks Budget from "equipment" to "Special Projects")

3. Payson High School Support

The Cheerleaders from Payson High School have requested a donation from the Town for a Mr. Lion King Contest...to be used as a fund raiser.

Mayor: Feels the Town should support the youth in their activities as much as possible, using good judgement.

Brent Bluth: Agrees. Many times Elk Ridge youth and others in the "outlying" areas are not allowed to participate in some of the activities. (He reported that County residents are sometimes excluded from activities, as well. The Mayor added that these cities are encouraging the County to assist them financially in the activities.)

The Town Council agreed to donate to the Contest.

MINUTES

1-21-99...Typo: Pg. 98, bottom...add "the" retention basin...

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO APPROVE THE MINUTES OF 1-21-99

VOTE: YES (4)

NO (0)

NON-AGENDA
ITEM

At the next regular Town Council Meeting, there will be a 30 minute Closed Session to discuss Personnel.

ADJOURNMENT

VOTE: YES (4)

NO (0)

TOWN CLERK

**ELK RIDGE
TOWN COUNCIL MEETING
FEBRUARY 11, 1999**

TIME & PLACE OF MEETING	<p>A special meeting of the Elk Ridge Town Council was held on Thursday, February 11, 1999, at 6:00 PM. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.</p> <p>Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Governing Body by mailing a copy to each on February 4, 1999.</p>
ROLL CALL	<p>Mayor Cregg Ingram, <i>Councilmembers:</i> Brent Bluth, Cindi Ellis and Gary Bowen; <i>Plan Coordinator:</i> Ernestine Folks; <i>Public:</i> Jerry Mason, Lynn Jacobson, Theodore G. Omer and <i>Town Clerk:</i> Janice H. Davis.</p>
INVOCATION & PLEDGE OF ALLEGIANCE:	<p>The Invocation was offered by Councilmember Brent Bluth</p>
NON-AGENDA ITEM	<p>Bookmobile: <u>Cindi Ellis</u>: Reported that the Bookmobile in Elk Ridge and other cities may be discontinued if the communities don't contribute their share annually to continue. (For Elk Ridge: \$2,500)The County Commissioners are considering other options to provide library services to these various communities.</p>
TOWN COUNCIL APPOINTMENT	<p>Vernon Fritz resigned from the Town Council, effective as of January 31, 1999. The vacancy was noticed to the Town residents.</p> <p>The law is not specific as to the process of appointment. The Mayor explained that the Council will vote on one name the first round, if there is a majority for one individual, then the vote is over; if not, then the two names with the most votes will be voted on again, until there is a majority vote for one of the individuals.</p> <p>Names submitted: Theodore (Ted) Omer, Forrest Darling, Lynn Peterson, Stewart Jolley, Ernestine Folks & Gerald Mason.</p> <p>Each one of these individuals, who were present, were asked to give a brief address as to their reason for wanting to be appointed.</p> <p>1) TOWN COUNCIL VOTE: After the first vote, there were two individuals to consider: Stewart Jolley and Gerald Mason</p>

ELK RIDGE SPECIAL TOWN COUNCIL MEETING - 2-11-99, CONT.

2) 2nd TOWN COUNCIL VOTE:

Gerald Mason received the majority vote.

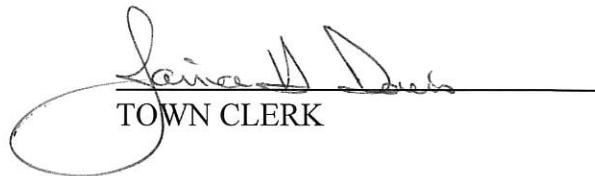
Oath of Office: The Oath of Office was administered to Gerald Mason by the Town Clerk, Janice H. Davis

ADJOURNMENT

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY BRENT BLUTH TO ADJOURN THE MEETING

VOTE: YES (4)

NO (0)


TOWN CLERK

NOTICE OF PUBLIC HEARING & TOWN COUNCIL MEETING

Notice is hereby given that the Elk Ridge Town Council will hold a Public Hearing on Tuesday, February 23, 1999, at 6:00 PM, for the purpose of hearing public comment on the issue of amending the Budget for the fiscal year 1998/1999, for the operation of the Town of Elk Ridge. The Town Council Work Session will follow, at 6:15 PM, with the regular Town Council Meeting to commence at 7:00 PM. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 P.M. - PUBLIC HEARING/AMENDED 1998-1999 BUDGET

Public Hearing/Issue of amending the 1998-1999 Fiscal Year Budget, for the Operation of the Town of Elk Ridge, Utah.

6:15 P.M. - COUNCIL WORK SESSION

Discussion/Park Impact Fee Ordinance
Discussion/Town Fee Schedule
Y2K Update
Policy/Town Vehicle & Equipment Usage
Elk Ridge Town Youth Council/Introduction-
Brent Bluth
Discussion/Book Mobile-Cindi Ellis
Future Growth/Sewer, Water, Storm Drainage

7:00 P.M. - REGULAR TOWN COUNCIL MEETING

7:00 Invocation and Pledge of Allegiance
7:03 Approval of Agenda Time Frame
7:05 Oath of Office/Elk Ridge Youth Council
7:10 Adoption/Amended 1998/99 Fiscal Year Budget
7:15 Park Impact Fee Ordinance/Set Public Hearing
7:20 Resolution/Town Fee Schedule
7:25 Errata Sheet Approval/Dev. Code Amendments
7:30 Action/Sewer, Water, Storm Drainage
7:40 Elk Ridge Heights, Plat A-Final Approval
7:55 Expenditures:
General
List of Expenditures for January, 1999
8:00 Approval of Minutes of Previous Meetings
8:05 Adjournment

TOWN COUNCIL CLOSED SESSION

Discussion of Personnel

The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

Dated this 18th day of February, 1999.


Town Clerk

*Handicap Access, Upon Request. (48 Hours Notice)

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Town Council Public Hearing, and of the Agenda for the Town Council Meeting was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and mailed to each member of the governing body on February 18, 1999.


Town Clerk

**ELK RIDGE TOWN
TOWN COUNCIL MEETING
& PUBLIC HEARING
FEBRUARY 23, 1999**

**TIME & PLACE
OF MEETINGS**

The Town Council of Elk Ridge held a Public Hearing on Tuesday, February 23, 1999, scheduled to convene at 6:00 PM, on the Issue of amending the 1998-1999 Fiscal Year Budget. The Public Hearing was held in conjunction with the regular Work Session at 6:15 PM and the regularly scheduled Town Council Meeting at 7:00 PM, at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time, place and agenda was provided to the Payson Chronicle and to each member of the Town Council by mailing a copy to each on February 18, 1999.

At 6:00 PM, Mayor Ingram opened the Public Hearing on the issue of Amending the 1998/99 Fiscal Year Budget for the Operation of the Town of Elk Ridge, Utah.

ROLL CALL

Town Council: Mayor Ingram, Brent Bluth, Jerry Mason, Gary Bowen, (absent-Cindi Ellis); *Planning Commission:* Stewart Jolley (Chairman), *Public:* Pam Knight, Paul Eddy, Tami Anglesey, Jodi Pierce, Cathy Holcomb; *Youth Council:* Ryan Haskell, Brian Holcomb, Cari Pierce, Michael Anglesey; & *Town Clerk:* Jan Davis.

The Town Clerk reviewed the proposed amended figures, explaining some of the increases and decreases from the original budgeted amounts.

10-55-400..."Fire Dept. Incentives": New Account (Any excess money from Fire Dept. Fund Raisers.)

10-61-740..."Purchase of Equipment": \$14,000 to \$17,750 (Covers payment on new snow plow & General Fund portion of the new Town Utility Vehicle. The cost for the pick-up will be split between 4 departments: Roads, Parks, Water & Sewer, at \$3,750 each.)

10-64-900..."Trans. To Cap. Proj.-Tennis Court": \$19,315 to \$27,900 (Covers added cost of concrete surface, taller fencing and lights.)

"Depreciation" figures in the Water and Sewer Depts. Have increased as per 1997/98 Fiscal Year Audit.

51-70-740..."Purchase of Equipment" in Water Dept.: to be "0" and all expenditures moved to "Capital Outlay".

54-70-740..."Purchase of Equip." in Sewer Dept.: to be "0" and all expenditures moved to Cap. Outlay.

Stewart Jolley: Reminded the Town Council that the Five Year Capital

ELK RIDGE TOWN COUNCIL PUBLIC HEARING - 2-23-99, CONT.

Facilities Plan must be extended out another year to maintain the “five” years. The Plan will be reviewed with the Tentative Budget.

The Mayor closed the Public Hearing on the Amended Budget for the 1998/99 Fiscal Year.

TOWN COUNCIL WORK SESSION

ROLL CALL

Town Council: Mayor Ingram, Brent Bluth, Jerry Mason, Gary Bowen, (absent-Cindi Ellis); *Planning Commission:* Stewart Jolley (Chairman), *Public:* Pam Knight, Paul Eddy, Tami Anglesey, Jodi Pierce, Cathy Holcomb; *Youth Council:* Ryan Haskell, Brian Holcomb, Cari Pierce, Michael Anglesey; & *Town Clerk:* Jan Davis.

PARK IMPACT
FEE

The notice of Public Hearing for the Park Impact Fee Ord. which appeared in the Daily Herald on 11-20-98 advertized the date of the Public Hearing as December 8, 1996 (rather than 1998). To avoid problems, it was suggested to re-set the Public Hearing.

TOWN FEE
SCHEDULE

Discussion:

Brent Bluth: Councilmember Bluth feels the Town is undercharging on some of the fees:

1. Off-site Reimbursement...\$50 to \$200/occurrence (Question-Does the Town want to continue tracking these fees for the developers?

Councilmember Bluth suggested discontinuing the service for any new subdivision reimbursement and to continue with those already on the Town “books”. An amendment to the Development Code would be necessary. Options:

A. If tracked by the developer, could he submit to the Town a bill for reimbursement from other developers, to be paid prior to the proposed subdivision receiving Final Approval.

B. The Town would not be involved in the process at all. Any reimbursement would be between the developers.

C. Developers would be expected to install the necessary public facility and would not be subject to reimbursement. The Planning Commission is to consider this and make a recommendation to the Council.

2. Town Maps...\$.25 to \$1.50

3. File Research...\$5 to \$25/hour

4. Platting Fees...A) No Concept Fee B)Preliminary: \$95 + \$5/lot to \$125 + \$25/lot with any Additional Preliminary @\$100 + \$5/lot
C) Final: \$125 + \$20/lot, Additional Final: \$100 + \$5/lot

The Town Clerk questioned the need for an additional fee and also

ELK RIDGE TOWN COUNCIL WORK SESSION - 2-23-99, CONT.

Stated that, at times, the Town Engineer, after further review of a proposed Plat, will send it back to the Planning Commission for reconsideration for Preliminary Approval. Would the developer be responsible for this?

5. Board of Adjustments...\$25 to \$150 (to appear before the Board)

6. Business License Application...\$25 to \$45 annually

Add:

7. Zoning Map & Zone Change Request...\$500

8. Temporary Occupancy Fee...\$300

Y2K UPDATE

No additional information from Tod Wilson.

TOWN VEHICLE
& EQUIPMENT
USE/POLICY

The Mayor submitted to the Town Council a draft of a statement, prepared by him, for the usage of Town vehicles & equipment. The Councilmembers are to review it and to offer written suggestions to the Mayor. Mayor Ingram contacted Craig Bott (Utah Local Govt. Trust) and was advised that any person who is not an employee of the Town, who wishes to ride in a Town vehicle, must sign a "Hold Harmless" type waiver.

ELK RIDGE
YOUTH COUNCIL

Discussion postponed until later in the meeting.

STORM
DRAINAGE/

The decision on the issue of future development northeast of Elk Ridge must be made soon to give the Planning Commission needed direction.

GROWTH

NON-AGENDA
ITEMS

1. Beautification Committee: Pat Jacobson has resigned as Committee Head. A replacement is needed.

2. HB 114 (Impact Fees): The Mayor asked that the Council be familiar with the bill.

3. A bid to re-roof the Town Hall from Dennis Jacobson for \$4,050 has come before the Council for consideration.

4. Dugway cut: Last year the Mayor asked Kent Haskell to cut back the west wall of the dugway to keep the rocks from falling on the road. In 1995, Hall Engineering has recommended that the Town cut back the wall and work on the slope. Lee Haskell wanted to use the dirt for "fill" and offered the use of his equipment and workers to dig the wall back, under the direction of the Public Works Superintendent, at no cost to the Town.

5. Stewart Jolley:

A. Review of Survey of Housing of Construction Equipment:

ELK RIDGE TOWN COUNCIL WORK SESSION - 2-23-99, CONT.

381 surveys sent out, 62 were returned to the Town
The opinions expressed were about a 50/50 split on allowing
vehicles & equipment to be stored in a restricted manner or not all.
B. A new member of the Planning Commission is needed to
replace Tod Schulthess (Sold his home). Announcement to go out
in the Town newsletter.

**ELK RIDGE TOWN
TOWN COUNCIL MEETING
FEBRUARY 23, 1999**

TIME & PLACE OF MEETINGS	The Town Council of Elk Ridge held a Public Hearing on Tuesday, February 23, 1999, scheduled to convene at 6:00 PM, on the Issue of amending the 1998-1999 Fiscal Year Budget. The Public Hearing was held in conjunction with the regular Work Session at 6:15 PM and the regularly scheduled Town Council Meeting at 7:00 PM, at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, Utah. Notice of time, place and agenda was provided to the Payson Chronicle and to each member of the Town Council by mailing a copy to each on February 18, 1999.
ROLL CALL	<i>Town Council:</i> Mayor Ingram, Jerry Mason, Brent Bluth, Gary Bowen, absent-Cindi Ellis; <i>Planning Commission:</i> Stewart Jolley; <i>Public:</i> Pam Knight, Paul Eddy, Tami Anglesey, Jodi Pierce, Cathy Holcomb; <i>Youth Council:</i> Ryan Haskell, Brian Holcomb, Cari Pierce, Michael Anglesey & <i>Town Clerk:</i> Jan Davis.
INVOCATION	The invocation was given by Janice Davis.
AGENDA TIME FRAME	MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE AGENDA TIME FRAME VOTE: YES (4) NO (0) ABS (1) CINDI ELLIS
ELK RIDGE YOUTH COUNCIL	<u>Brent Bluth:</u> Introduced the first Elk Ridge Youth Council and recognized Pam Knight as the adult in charge, who organized and is willing to supervise the group for now. Mrs. Knight welcomes any adult assistance. An announcement will go out in the newsletter. Youth Council: Mayor: Ryan Haskell Public Relations: Cari Pierce Historian: Brian Holcomb Recorder: Shenelle Salcido Treasurer: Mike Anglesey Member: Jessica Knight

ELK RIDGE TOWN COUNCIL MEETING - 2-23-99, CONT.

Question: Could funding for the Youth Council functions be budgeted?
Projected Activities: Service Projects, Fund Raisers, Community
Beautification

OATH OF OFFICE The Town Clerk administered the Oath of Office to those present.

BUDGET/AMEND 1998/99 FISCAL YEAR **MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO ADOPT THE AMENDED 1998/99 BUDGET FOR THE OPERATION OF THE TOWN OF ELK RIDGE WITH CHANGES IN ACCOUNTS #51-70-740 & #54-70-740, WITH THE AMOUNTS DECREASED TO "0". ITEMS PURCHASED IN THESE DEPARTMENTS WILL BE CLASSIFIED TO CAPITAL OUTLAY.**

VOTE: YES (4) NO (0) ABS (1) CINDI ELLIS

PARK IMPACT FEE **MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO SET THE PUBLIC HEARING FOR THE PARK IMPACT FEE ORDINANCE FOR 3-9-99 AT 6:00 PM**

VOTE: YES (4) NO (0) ABS (1) CINDI ELLIS

TOWN FEE SCHEDULE RESOLUTION The Planning Commission is to review the "off-site" portion of the Development Code.
MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE A RESOLUTION AMENDING RESOLUTION #98-1-13-1R SETTING A SCHEDULE OF FEES FOR OFFICE SERVICES

VOTE: YES (4) NO (0) ABS (1) CINDI ELLIS

ERRATA SHEET ORD.#98-5-26-6 **MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO ADOPT THE ERRATA SHEET FOR ORDINANCE #98-5-26-6**

VOTE: YES (4) NO (0) ABS (1) CINDI ELLIS

SEWER, WATER, STORM DRAINAGE No added information/No action at this time

EXPENDITURES General:
Roof Repair/Town Hall: A bid was submitted by Dennis Jacobson to re-roof the Town Hall for \$4,050 (Materials & Labor).
The older sections of the roof need to be replaced. Some of the shingles can be pulled out. The juncture where the older section meets the new

ELK RIDGE TOWN COUNCIL MEETING - 2-23-99, CONT.

addition seems to be the worse part. Mr. Jacobson feels that it would be better to do all of the roof at once, rather than patch it in places. The new shingles would be laid over the old ones.

Questions:

1. Will the overlay on top of old shingles be warranted?
2. Does the entire roof really need repair?

This will be an action item at the next Town Council Meeting?

Road Work: The Town Council was informed of the bill on chip & seal work done.

List of Expenditures for January, 1999:

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE LIST OF EXPENDITURES FOR JANUARY, 1999

VOTE: YES (4) NO (0) ABS (1) CINDI ELLIS

MINUTES

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE MINUTES OF 1-26-99 WITH A CORRECTION ON PAGE 3 (STRIKE "FOR")

**VOTE: YES (3) NO (0) ABS (1) CINDI ELLIS
ABSTAIN (1) JERRY MASON WAS
NOT PRESENT ON 1-26-99**

ADJOURNMENT

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY MAYOR INGRAM TO ADJOURN THE TOWN COUNCIL MEETING AND TO MOVE TO THE COUNCIL CLOSED SESSION.

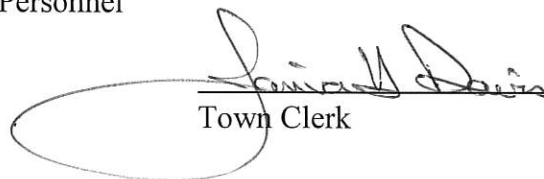
VOTE: YES (4) NO (0) ABS (1) CINDI ELLIS

TOWN COUNCIL CLOSED SESSION

ROLL:

Town Council: Mayor Ingram, Brent Bluth, Cindi Ellis, Gary Bowen, Jerry Mason; *Town Clerk:* Janice Davis

Discussion of Personnel



Town Clerk

NOTICE OF PUBLIC HEARING & TOWN COUNCIL MEETING

Notice is hereby given that the Elk Ridge Town Council will hold a Public Hearing on Tuesday, March 9, 1999, at 6:00 PM, for the purpose of hearing public comment on the issue of adopting an Ordinance which would impose Park Impact Fees in the Town of Elk Ridge; this will be followed by another Public Hearing at 6:15 PM on the issue of the conveyance of Water Rights. The Town Council Work Session will follow, at 6:30 PM, with the regular Town Council Meeting to commence at 7:00 PM. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 P.M. - PUBLIC HEARING/PARK IMPACT FEE ORDINANCE

Public Hearing/issue of adopting an Ordinance related to the regulation of the use and development of the land in the incorporated areas of Elk Ridge, imposing a Park Impact Fee on land development in Elk Ridge Town, for providing Capital Facilities necessitated by such new development, stating the authority for adoption of the Ordinance, providing definitions, providing findings and declarations of the Town Council, providing for the payment and time of payment of the Park Impact Fees, providing for the review of the Park Impact Fees and Fee Schedules, providing for the establishment of Park Impact Fee Districts, providing for the placement of Revenue collected from Park Impact Fees into Park Impact Fee Trust Funds established for that purpose, providing for exemptions and credits, providing for refund of unexpended funds, providing for use of funds derived from Park Impact Fees, providing that Park Impact Fees may be pledged toward payment of bond issues and similar debt instruments, providing for penalties for violation of this Ordinance, providing for severability, providing for codification, inclusion in code, and scrivener's errors, and providing an effective date.

6:15 PM - PUBLIC HEARING/CONVEYANCE OF WATER RIGHTS

Regarding a proposed Ordinance amending the Development Code of Elk Ridge, Utah; related to the conveyance of water rights; and providing for the adoption & administration of this Ordinance.

6:30 P.M. - COUNCIL WORK SESSION

Discussion/Town Fee Schedule (Temp. Occupancy fee)
Policy/Town Vehicle & Equipment Usage-Mayor
Town Manager Position-Mayor
Dugway excavation/Update-Mayor
Discussion/Bookmobile-Cindi Ellis
Future Development/Sewer, Water, Storm Drainage
Y2K Update

ELK RIDGE TOWN COUNCIL AGENDA, CONT.

COUNCIL WORK SESSION, CONT.

Withers Lot/Update

Planning Commission:

Premise Occupation Ord.

(Commercial Vehicle Storage)

Accessory Apt. Ordinance

ULCT Subdivision Training

Approved Lots/Building Permits Report


7:00 P.M. -

REGULAR TOWN COUNCIL MEETING

7:00 Invocation and Pledge of Allegiance
7:03 Approval of Agenda Time Frame
7:05 Elk Ridge Heights, Plat A - Final Approval
7:20 Park Impact Fee Ordinance/Adoption
7:25 Conveyance of Water Rights Ordinance/Adoption
7:30 Hall Engineering billing/Town Policy
7:35 Planning Commission Items:
Appoint New Planning Commission Member
Public Facilities Zone Map Amendment
(Schedule Public Hearing)
Update Town Mapping/Approval of Costs
7:45 Expenditures:
General
Discussion/Budgeted Expenditures-Mayor
List of Expenditures for February, 1999
7:55 Approval of Minutes of Previous Meetings
8:00 Adjournment

The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

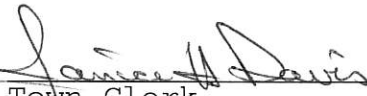
Dated this 4th day of March, 1999.


Town Clerk

*Handicap Access, Upon Request. (48 Hours Notice)

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Town Council Public Hearing, and of the Agenda for the Town Council Meeting was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and mailed to each member of the governing body on March 4, 1999.


Town Clerk

**ELK RIDGE TOWN
TOWN COUNCIL MEETING
& PUBLIC HEARING
MARCH 9, 1999**

**TIME & PLACE
OF MEETINGS**

The Town Council of Elk Ridge held a Public Hearing on Tuesday, March 9, 1999, scheduled to convene at 6:00 PM, on the Issue of adopting an Ordinance which would impose Park Impact Fees in the Town of Elk Ridge; This was followed by another Public Hearing at 6:15 PM, on the issue of the Conveyance of Water Rights. The Public Hearings were held in conjunction with the regular Work Session at 6:30 PM and the regularly scheduled Town Council Meeting at 7:00 PM, at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time, place and agenda was provided to the Payson Chronicle and to each member of the Town Council by mailing a copy to each on March 4, 1999.

PUBLIC HEARING-PARK IMPACT FEE

**AT 6:00 PM, MOTION WAS MADE BY GARY BOWEN AND
SECONDED BY CINDI ELLIS, TO OPEN THE PUBLIC HEARING
ON THE ISSUE OF ADOPTING AN ORDINANCE WHICH
WOULD IMPOSE PARK IMPACT FEES IN THE TOWN OF ELK
RIDGE.**

**VOTE: YES (3) NO (0) ABSENT (2) BRENT BLUTH
JERRY MASON**

ROLL CALL

Town Council: Mayor Ingram, Gary Bowen, Cindi Ellis, (absent-Brent Bluth & Jerry Mason); *Planning Commission:* Stewart Jolley (Chairman), Kamile Peterson; *Plan Coordinator:* Ernestine Folks; & *Town Clerk:* Jan Davis.

A Public Hearing on the Park Impact Fees was already held on 12-8-99. Due to the wrong date (12-8-96) appearing in the newspaper publication, the Town Council, to be legally compliant, scheduled this second Public Hearing.

Ernestine Folks: Question: (Clarification on Page 9 of the Park Impact Fee Ordinance): On already existing lots, will the full amount of the Park Impact Fee be charged at the time of building permit? (Yes.) Will the formula be applied to each, individual building permit? The Ordinance only states the formula, not the amount to be charged.

After discussion, it was the consensus of the Town Council that the Fee is set by resolution (as per Section VIII: "Review of Park Impact Fees") and is subject to review and change at least every two years, by applying the formula. A resolution to set the Park Impact Fee will be brought before

ELK RIDGE TOWN COUNCIL PUBLIC HEARING - 3-9-99, CONT.

the Town Council at the next Town Council Meeting.

Every building permit application submitted to the Town after the setting the Fee, by resolution, will be subject to the Park Impact Fee.

People applying for building permit must be informed of all of the Town Fees at the time of the application.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO CLOSE THE PUBLIC HEARING ON THE PARK IMPACT FEE ORDINANCE.

VOTE: YES (3) NO (0) ABSENT (2) BRENT BLUTH & JERRY MASON

PUBLIC HEARING-CONVEYANCE OF WATER RIGHTS

AT 6:15 PM, MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS, TO OPEN THE PUBLIC HEARING ON THE ISSUE ADOPTING A PROPOSED ORDINANCE AMENDING CERTAIN PROVISIONS OF THE DEVELOPMENT CODE OF ELK RIDGE TOWN, UT., REGARDING THE CONVEYANCE OF WATER RIGHTS.

VOTE: YES (3) NO (0) ABSENT (2) BRENT BLUTH & JERRY MASON

ROLL CALL

Town Council: Mayor Ingram, Gary Bowen, Cindi Ellis, (absent-Brent Bluth & Jerry Mason); *Planning Commission:* Stewart Jolley (Chairman), Kamile Peterson; *Plan Coordinator:* Ernestine Folks; & *Town Clerk:* Jan Davis.

As per Sunrise Engineering's Water Study update, the amount of required water right at the time of development, should increase from one acre foot per dwelling to 1.3 acre feet per dwelling.

Ernestine Folks: Question/Lot Split: If an existing lot, with a water right attached to the land (1 acre foot per dwelling) is subdivided (split), does the assigned water right for the one established lot remain the same, or does it increase to 1.3 acre feet?

The Planning Commission needs an answer to offer direction to individuals seeking these smaller subdivisions in Town.

Discussion.

Mrs. Folks is to check with Rod Despain, Mountainlands Association of Governments, & Utah League of Cities & Towns and bring the information back to the Town Council.

The Ordinance can be voted on, as is. The application of the Ordinance is is policy.

ELK RIDGE TOWN COUNCIL PUBLIC HEARING - 3-9-99, CONT.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO CLOSE THE PUBLIC HEARING ON THE CONVEYANCE OF WATER RIGHTS

VOTE: YES (3) NO (0) ABSENT (2) BRENT BLUTH & JERRY MASON

TOWN COUNCIL WORK SESSION

ROLL CALL

Town Council: Mayor Ingram, Jerry Mason, Gary Bowen, Cindi Ellis (absent-Brent Bluth); *Planning Commission:* Stewart Jolley (Chairman), Kamile Peterson; *Plan Coordinator:* Ernestine Folks; *Public:* Sheriff Richard Case, Hamid Mortezaazadeh, Forrest Darling; & *Town Clerk:* Janice Davis.

**TOWN FEE
SCHEDULE**

Temporary Occupancy Fee

After receiving complaints on the new "Temporary Occupancy Fee" from contractors, the Deputy Town Clerk (Lisa Ehlers) submitted a letter to the Town Council expressing her opinion on the fee of \$300 for a Temporary Occupancy Permit. The only time the Town issues a Temporary Permit is for weather related issues. The point was made that the fee is a penalty based on the weather. Mrs. Ehlers stated that the certificates are easy to track and she does not feel the little time it takes is worth \$300.

Gary Bowen: Feels that if the contractors plan ahead, that most things in construction can be completed for a final. He added that the contractors should have to pay the fee; but, should be informed of all fees as they apply for a building permit.

The Town Council was in agreement that the fee will be charged. The applicant must be informed of all building fees at the time of application. If truly weather related, the Town Council may opt to waive the fee for a Temporary Occupancy.

**TOWN VEHICLE
& EQUIPMENT
USAGE**

The Mayor asked the Town Council for a response to the draft of the policy he gave to them for review. If there are no more responses by the end of the week, the Mayor will compile the information available into a policy to present to the Council.

**TOWN MANAGER
POSITION**

No discussion at this time.

**DUGWAY
EXCAVATION**

Last year the Mayor asked the Public Works Superintendent, Kent Haskell, to cut the west wall of the dugway (down to Loafer Canyon Road) back, to

ELK RIDGE TOWN COUNCIL WORK SESSION - 3-9-99, CONT.

Keep the rocks from falling onto the road. Lee Haskell offered the use of his equipment and labor to cut the wall back in exchange for the dirt, to be used as "fill".

Concerns to certain residents:

1. Cost to the Town. (No cost)
2. Erosion problems (This is the 1st step. The Town has options to maintain the slope, all options are costly.)

The homes on Loafer Canyon Rd. have the drainage ditch behind them on the west side of Loafer Canyon.

Y2K UPDATE

No further information from Tod Wilson.

The Mayor is attempting to obtain a generator for the pump on the Loafer Well, to be used in case of emergency. There should be basic reminders in every Town newsletter on preparations. Councilmember Mason has some information which would be good reminders.

FUTURE
DEVELOPMENT/
SEWER, WATER &
STORM
DRAINAGE

Stewart Jolley:

1. Reviewed the Sewer Bond Agreement between Elk Ridge/Salem City. He has some concerns:

- A. From Highline Canal, north...Elk Ridge owns the main trunk line, jointly with Salem City. Elk Ridge only owns 18% of the line's capacity. (250 gpm = about 533 connections)
- B. Oak Hills Subdivision, Plat B & Fairway Heights Subdivision, Plat B, are designed to be sewered to the north, down Elk Meadow Dr. and, eventually, north on 1600 West.

Mayor: At the South County Mayor's Meeting, it was proposed to have a "regional sewer facility", to include cities from Springville to Santaquin.

Stewart Jolley: The plan for sewerage needs to be formalized: Will the Town require a trunk line down 1600 West, or not?

2. Premises Occupation Ordinance: This is the Planning Commission's solution to commercial vehicle/equipment storage.

For a 15,000 sq. ft. lot, 8% of the backyard would be allowed for an accessory building (about 660 sq. ft.). The 8% is based on lot size; so, on an acre lot, an accessory building could be about 2,200 sq. ft.

3. Accessory Apartment Ordinance: The Planning Commission hopes to have this to the Town Council in a form for adoption soon. This ordinance would adopt the General Plan Policy of allowing "Accessory Apartments".

4. ULCT Training: The arrangements have not been made yet.

ELK RIDGE TOWN COUNCIL WORK SESSION - 3-9-99, CONT.

5. Approved Lots/Building Permit Report:

The updated report was submitted to the Town Council by Ernestine Folks. The changes were reviewed:

A. Issuance of 2 new building permits

B. Elk Ridge Heights Subdivision, Plat A Final approval was rescinded, that action removes those lots from the "approved lots".

C. There was a correction on Page 2, "Septic Tanks": Lots connected in February should read..."23".

Information is needed from the Goosenest & Loafer Recreation Association Water Systems on water storage/source capacity.

Mayor: The "Growth Management Strategy" Policy needs to be brought back into the foreground for review, if development is to continue.

BOOKMOBILE

Cindi Ellis: \$2,500 annually would be expected of Elk Ridge after 7-1-99 for services to continue the service, at two times/month for 2 ½ hours. How does the Town Council feel about this proposed arrangement? Councilmember Ellis is to find out how much it would be to have library privileges with either Salem or Payson.

NON AGENDA
ITEM

Sheriff Richard Case was present to be introduced to the Council. He is assigned to patrol Elk Ridge. Warnings have been issued by Officer Case for traffic violations. He will soon start ticketing violators. He intends on having a "radar trailer" set up in Town at least one week per month.

**ELK RIDGE TOWN
TOWN COUNCIL MEETING
MARCH 9, 1999**

TIME & PLACE
OF MEETINGS

The Town Council of Elk Ridge held a Public Hearing on Tuesday, March 9, 1999, scheduled to convene at 6:00 PM, on the Issue of adopting an Ordinance which would impose Park Impact Fees in the Town of Elk Ridge; This was followed by another Public Hearing at 6:15 PM, on the issue of the Conveyance of Water Rights. The Public Hearings were held in conjunction with the regular Work Session at 6:30 PM and the regularly scheduled Town Council Meeting at 7:00 PM, at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time, place and agenda was provided to the Payson Chronicle and to each member of the Town Council by mailing a copy to each on March 4, 1999.

ELK RIDGE TOWN COUNCIL MEETING - 3-9-99, CONT.

ROLL CALL *Town Council:* Mayor Ingram, Jerry Mason, Gary Bowen, Cindi Ellis (absent-Brent Bluth); *Plan Coordinator:* Ernestine Folks; *Public:* Sheriff Richard Case, Hamid Morteazazadeh, Forrest Darling; & *Town Clerk:* Janice Davis.

INVOCATION The invocation was given by Jerry Mason.

AGENDA TIME **MOTION WAS MADE BY GARY BOWEN AND SECONDED BY**
FRAME **CINDI ELLIS TO APPROVE THE AGENDA AND TO ADJUST**
 THE TIME FRAME BY 20 MINUTES.
VOTE: YES (4) NO (0) ABS (1) BRENT BLUTH

ELK RIDGE Hamid (Tony) Morteazazadeh (developer) was present to seek another Final
HEIGHTS, Approval from the Town Council. Final Approval was rescinded by the
PLAT A- Council at a previous Meeting, due to the development exceeding the 6
FINAL month time limit to finalize the financial arrangements for the
 Subdivision. Mr. Morteazazadeh had letters from banking institutions
 assuring funding for his proposed development. The funding documents
 were not in place at the time of the Town Council Meeting. He was going
 to use a Performance Bond; he would prefer a regular Escrow Account.
 Mr. Morteazazadeh said that the funding would be in place by about
 Monday of the following week. He is using two different lending agents
 to cover his construction costs due to being able to get a better interest
 rate. After the completion of the construction of the Subdivision, he
 would like to change to a Performance Bond for the Durability Retainage
 time of two years. (The Council did not see a problem with this
 arrangement.)

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY
CINDI ELLIS TO GRANT FINAL PLAT APPROVAL TO THE
ELK RIDGE HEIGHTS SUBDIVISION, PLAT A; CONTINGENT
UPON ALL DOCUMENTS AND FUNDING BEING IN PLACE
WITHIN 30 DAYS FROM THIS DATE, WHICH WOULD BE
4-9-99.
VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH

ELK RIDGE TOWN COUNCIL MEETING - 3-9-99, CONT.

PARK IMPACT
FEE ORD.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO ADOPT AN ORDINANCE RELATING TO THE REGULATION OF THE USE AND DEVELOPMENT OF LAND IN THE INCORPORATED AREAS OF ELK RIDGE, IMPOSING A PARK IMPACT FEE ON LAND DEVELOPMENT IN ELK RIDGE TOWN; FOR PROVIDING CAPITAL FACILITIES NECESSITATED BY SUCH NEW DEVELOPMENT, STATING THE AUTHORITY FOR ADOPTION OF THE ORDINANCE, PROVIDING DEFINITIONS, PROVIDING FINDINGS AND DECLARATIONS OF THE TOWN COUNCIL, PROVIDING FOR THE PAYMENT AND THE TIME OF PAYMENT OF THE PARK IMPACT FEES, PROVIDING FOR THE REVIEW OF THE PARK IMPACT FEES AND THE FEE SCHEDULES, PROVIDING FOR THE ESTABLISHMENT OF PARK IMPACT FEE DISTRICTS, PROVIDING FOR THE PLACEMENT OF REVENUE COLLECTED FROM PARK IMPACT FEES INTO PARK IMPACT FEE TRUST FUNDS ESTABLISHED FOR THAT PURPOSE, PROVIDING FOR THE EXEMPTIONS AND CREDITS, PROVIDING FOR REFUND OF UNEXPENDED FUNDS, PROVIDING FOR USE OF FUNDS DERIVED FROM PARK IMPACT FEES, PROVIDING THAT PARK IMPACT FEES MAY BE PLEDGED TOWARD PAYMENT OF BOND ISSUES AND SIMILAR DEBT INSTRUMENTS, PROVIDING FOR PENALTIES FOR VIOLATION OF THIS ORDINANCE, PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION, INCLUSION IN CODE, AND SCRIVENER'S ERRORS, AND PROVIDING AN EFFECTIVE DATE.

VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH

CONVEYANCE
OF WATER
RIGHTS ORD.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY JERRY MASON TO ADOPT AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE DEVELOPMENT CODE OF ELK RIDGE, UTAH, RELATING TO THE CONVEYANCE OF WATER RIGHTS AND PROVIDING FOR THE ADOPTION AND ADMINISTRATION OF THIS ORDINANCE.

VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH

HALL
ENGINEERING-
BILLING

Ernestine Folks: Currently, when a development is approved, engineering fees from Hall Engineering are either for reviewing or approving a plat. These fees are paid or placed into the cost estimates, as are the costs for inspections made by Hall Engineering. The problem lies with past

ELK RIDGE TOWN COUNCIL MEETING- 3-9-99, CONT.

developments or those in a “stalled” situation. Some of the developers are not paying their engineering fees. If a developer has not paid on a previous development and has gone on to another phase of subdivision, Hall Engineering’s policy is to not offer any further services for future development until the past fees are paid in full. Mr. Hall wants to know if he has the Town Council’s support in this policy.

Question: Can the Town legally withhold approvals on one subdivision on the basis of requirements not being met fully on a previous subdivision?

It was the general feeling of those Councilmembers present that Hall Engineering’s billing policy is that of a private business.

Mayor: How enforceable is this policy, as far as the Town is concerned?

Discussion.

Mayor Ingram is to check with the Utah Local Governments Trust (ULGT) on the legality of this arrangement.

The Town Council will support Mr. Hall’s billing policy, as far as it is enforceable.

PLANNING
COMMISSION
ITEMS

1. Appoint a New Member of the Planning Commission:

A new member of the Planning Commission is needed to replace Tod Schulthess, who is moving. Two names have been submitted. It was suggested to wait until the next Town Council Meeting to appoint a replacement, to give interested residents a chance to respond. The newsletter and the announcement had just come out a few days prior to the Meeting.

2. Public Facilities Zone Map Amendment

Ernestine Folks: Presented the map designating the location of the Public Facilities Zones.

The Planning Commission recommends that the designated areas be zoned as Public Facilities. Councilmember Ellis asked if a public hearing is necessary, since the Ordinance involves rezoning. The answer was “no”, since a public hearing has already been held for the Ordinance creating the Public Facilities Zone. Mayor Ingram asked if the Town Council could adopt the Ordinance. The answer was “Yes”.

**MOTION WAS MADE BY JERRY MASON AND SECONDED BY
GARY BOWEN TO ADOPT THE PUBLIC FACILITIES ZONE
MAP AMENDMENT, DESIGNATING THE AREAS TO BE ZONED
PUBLIC FACILITIES**

VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH

ELK RIDGE TOWN COUNCIL MEETING - 3-9-99, CONT.

UPDATE
TOWN MAPS

Bruce Hall submitted a proposal to update the Town maps. Curt Peterson (employee of Hall Engineering) is currently in the Master's Program at BYU. He would like to upgrade the Elk Ridge Town maps as his Master's project, with 2 other graduate students. Each student would be required to spend 40-60 hours on this project. When completed, they would present the maps to the Planning Commission. The cost is \$500/student and \$1,000 for materials and software. Total = \$2,500
Bruce Hall recommends the project, as does the Planning Commission.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY JERRY MASON TO APPROVE THE FUNDING TO UPGRADE THE ELK RIDGE TOWN MAPS FOR THE COST OF \$2,500, TO BE EXPENDED FROM THE GENERAL FUND BALANCE.

VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH

EXPENDITURES

1. List for February, 1999, not available.

2. General:

Mayor Ingram made the point that if line items are budgeted, is it necessary to seek Council approval every time a purchase is made that is over \$300? Example: "Equipment Maintenance" (Roads Dept.)...A certain amount is approved, if repairs to the snowplow's are needed which would cost more than \$300, is Town Council approval necessary?

The Mayor is to review the current "Purchasing Ordinance" and make recommendations to the Council.

Councilmember Masson is concerned about non-specific items which are not identified in the budget.

NON-AGENDA
ITEM

Certification Points/Public Works Superintendent

Points can be "banked" until one's certification needs to be renewed, then the points start over again. Renewal is every three (3) years.

Gary Bowen: Department Heads (Councilmembers) should be able to approve expenditures.

MINUTES

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO APPROVE THE MINUTES OF 2-9-99

VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH

ELK RIDGE TOWN COUNCIL MEETING - 3-9-99, CONT.


MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO APPROVE THE MINUTES OF 2-11-99 WITH CORRECTIONS ON PG. 1, "BOOK MOBILE", ADD: "IN" ELK RIDGE AND CLARIFY THAT THE \$2,500 WOULD BE ELK RIDGE'S SHARE.

VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH

ADJOURNMENT

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY MAYOR INGRAM TO ADJOURN THE MEETING

VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH


Town Clerk

NOTICE & AGENDA


Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, March 23, 1999, with the Town Council Work Session at 6:00 P.M., followed by the regular Council Meeting at 7:00 P.M. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

- 6:00 P.M. - TOWN COUNCIL WORK SESSION
1999/2000 & Capital Facilities Plan
Water Rights Requirement-Ernestine Folks
Billing Policy (Hall Engineering)/Update-Mayor
Discussion of Personnel
Y2K Preparation Update
- 7:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:
7:00 Invocation and Pledge of Allegiance
7:02 Approval of Agenda Time Frame
7:05 Park Impact Fee Resolution/Adoption
7:10 Rescind Adoption/Public Facilities Zone Map Amend.
Set Public Hearing
7:15 Purchasing Policy Amendment-Mayor
7:20 Town Vehicle/Equipment Usage Policy-Mayor
7:30 Planning Commission Items:
Appoint Planning Commission Member
Future Development-Water/Sewer Issues-Mayor
7:40 Mountainlands Association of Governments (MAG)
Interlocal Agreement/Adoption
7:45 Tennis Court Bids-Cindi Ellis
7:50 Bookmobile-Cindi Ellis
7:55 Proposed Stop/Yield Signs-Cindi Ellis
8:00 Expenditures:
General:
List of Expenditures for February, 1999
Approve Roof Repairs/Town Hall
8:05 Approval of Minutes of Previous Meetings
8:10 Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)

The times which appear on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 18th day of March, 1999


Town Clerk

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah and mailed to each member of the governing body on March 18, 1999.


Town Clerk

**ELK RIDGE
TOWN COUNCIL MEETING
MARCH 23, 1999**

TOWN COUNCIL WORK SESSION

TIME & PLACE OF MEETING The regular Meeting of the Elk Ridge Town Council was held on Tuesday, March 23, 1999. The Council Work Session took place at 6:00 PM, followed by the regular Town Council Meeting at 7:00 PM. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Governing Body by mailing a copy to each on March 18, 1999.

ROLL CALL Mayor Cregg Ingram, *Councilmembers:* Brent Bluth, Cindi Ellis, Jerry Mason and Gary Bowen; *Plan Coordinator:* Ernestine Folks; *Public:* Lee Haskell; and *Town Clerk:* Janice H. Davis.

TENNIS COURT Items moved forward from the Regular Session by Cindi Ellis:
Cindi Ellis: Bids from two contractors were submitted:
1. \$27,900 - Concrete contractor (has never done a tennis court)
2. \$34,618 - Tennis Court contractor (without lights)
 Will guarantee their work, unless their surface is over the top of another company's cement work.
Ernestine Folks: The tennis court needs to be done correctly
It is the feeling of the Town Council to hire the tennis court company.

BOOKMOBILE Cindi Ellis: Salem City is not building a library as per previous discussion. The library will be in a portable/modular type building. Salem would like to have Elk Ridge participate financially and would also like to have two people from Elk Ridge on their library board. (An announcement will go with the newsletter asking for anyone interested in serving on this board.)
Proposal:
1. Cut the Bookmobile service to once/month
2. Participate with Salem to get a library going that would also service Elk Ridge.
Suggestion: Get any arrangement in writing.

CAPITAL FACILITIES PLAN The Mayor asked for points of discussion from the Council.
Mayor: Intends on meeting with Jerry Mason (Councilmember over the Roads Dept.):

ELK RIDGE TOWN COUNCIL WORK SESSION - 3-23-99, CONT.

1. Chip & Seal: the better roads in Town must be protected and maintained. The Mayor feels the best way to accomplish this is with chip & seal.
2. The South County Mayors have discussed the joint purchase of a chipper & a painter. Participation would be by population. Elk Ridge's part would be about \$2,000. Materials and labor would still be a cost to the cities involved. Prior to purchase, it would be good to have the figures for rental of the machines, to compare.

Cindi Ellis: Is concerned with the problem of loose gravel left behind after chip & seal. Some type of clean up should be planned.

Brent Bluth: Said that double chip & seal is an option.

Ernestine Folks: The money allocated to the Loafer Canyon Road Project would decrease with the addition of more chip & seal projects. The budgeted amounts for 1998/99 have already been exceeded.

Mayor: The money to go to the Loafer Canyon Road Project will be taken into consideration, as the Mayor meets with Councilmember Mason to discuss the future maintenance of the roads in Town.

Town Clerk: Question: In the 1998/99 Capital Facilities Plan, \$6,000 was allocated to engineering for the Loafer Canyon Road Project. Hall Engineering issued a bill to the Town in the amount of \$11,980, for the design of the road. Can more of a billing breakdown be expected from Hall Engineering as to specifics? Mayor Ingram is to contact Mr. Hall:

1. Cost breakdown
2. What are the steps to completion of the Loafer Canyon Rd. Project?

The bill is not to be paid until the Town Council receives this breakdown.

WATER RIGHTS
CONVEYANCE

Ernestine Folks: Mrs. Folks was suppose to check with Rod Despain and ask his opinion on lot splits/water right conveyance. What will be required of the existing lot in a lot split?

According to Mr. Despain, the existing lot has met the water right requirement and it is his opinion that the extra .3 acre ft. need not be required. The Town Council agreed. (However, Mr. Despain added that the Town could require the extra .3 acre ft., since it would be a new subdivision.) How the Town will handle lot splits and water right conveyance is a matter of policy.

Councilmember Brent Bluth is to draft a written policy to present to the Town Council at the next regularly scheduled meeting.

HALL
ENGINEERING
BILLING POLICY

Hall Engineering would like the Town Council to support their billing policy of holding up approvals on current subdivisions until bills have been fully paid on any previous development. Mayor Ingram contacted

ELK RIDGE TOWN COUNCIL WORK SESSION - 3-23-99, CONT.

Craig Bott (Attorney for Utah Local Govt. Trust):

1. Should the Town support Hall Engineering in their billing policy?

Mr. Bott replied that the Town should not make any statement of support. Hall Engineering is a separate entity and should take care of their own billing. There should not be any intermediary, particularly the Town. He said not to get into implementing the billing procedure. Approvals on one subdivision cannot be held up on non-payment of bills on a previous subdivision.

2. All bills should be itemized, to the Town or to developers.

Craig Bott is to send information to the Mayor on proper billing procedures. Mayor Ingram will write a letter to Hall Engineering informing them of the Town's position.

DISCUSSION
OF PERSONNEL

Mayor:

1. Along with the information Mr. Bott (ULGT) is sending the Mayor on billing, he will also include information on contracts for engineers, attorneys, Planners, etc. He suggested that the Town may want to consider accepting bid proposals for those positions.

2. There will be a special Town Council Meeting to discuss a Town Manager on 4-2-99, from 9:00 AM to 11:00 AM.

Y2K
PREPARATION

Mayor: A generator may be available through the Sheriff's Office or the National Guard. (To be used to as a back-up source of power for the Town's big well in Loafer Canyon, in case of emergency.)

**ELK RIDGE
TOWN COUNCIL MEETING
MARCH 23, 1999**

TIME & PLACE
OF MEETING

The regular Meeting of the Elk Ridge Town Council was held on Tuesday, March 23, 1999. The Council Work Session took place at 6:00 PM, followed by the regular Town Council Meeting at 7:00 PM. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Governing Body by mailing a copy to each on March 18, 1999.

ELK RIDGE TOWN COUNCIL MEETING - 3-23-99, CONT.

ROLL CALL	<i>Mayor:</i> Cregg Ingram, <i>Councilmembers:</i> Brent Bluth, Cindi Ellis, Jerry Mason and Gary Bowen; <i>Plan Coordinator:</i> Ernestine Folks; <i>Planning Commission:</i> Stewart Jolley; <i>Youth Council:</i> Brian Holcomb & Michael Anglesey; <i>Public:</i> John Thomas, Tony Searle, Geniel Clark, Lee Haskell; <i>Scouts:</i> Nick Jones, Peter Meyers, Cameron Reece, Cameron Searle, Michael Colver, Nathan Money, Jordan Clark; and <i>Town Clerk:</i> Janice H. Davis.
INVOCATION & PLEDGE OF ALLEGIANCE	The Invocation was offered by Councilmember Jerry Mason.
AGENDA TIME FRAME	<hr/> MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY JERRY MASON TO APPROVE THE AGENDA TIME FRAME, STRIKING THE 7:45, 7:50 & 7:55 AGENDA ITEMS. VOTE: YES (5) NO (0) (These items were discussed in the Work Session.)
PARK IMPACT FEE RESOLUTION	<hr/> Application of Park Impact Fees to "Lot Splits": <u>Ernestine Folks</u> : After consulting with Rod Despain, Mrs. Folks reported that the Park Impact Fee will be assessed both lots in a lot split, unless there is a dwelling on the original lot. MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO ADOPT A RESOLUTION OF THE ELK RIDGE TOWN COUNCIL ESTABLISHING A PARK IMPACT FEE SCHEDULE AND PROVIDING AN EFFECTIVE DATE. VOTE: YES (5) NO (0)
PUBLIC FACILITIES ZONE MAP AMEND.	<hr/> The Ordinance adopting the Zone Map Amendment was adopted without a public hearing. A Public Hearing is necessary. MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO RESCIND THE PREVIOUS TOWN COUNCIL ACTION ADOPTING THE ZONE MAP AMENDMENT WHEREIN CERTAIN LAND WOULD BE RE-ZONED AS PUBLIC FACILITIES ZONES. VOTE: YES (5) NO (0)

ELK RIDGE TOWN COUNCIL MEETING - 3-23-99, CONT.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO SET THE PUBLIC HEARING FOR THE AMENDMENT OF THE ZONE MAP, ESTABLISHING CERTAIN LANDS AS PUBLIC FACILITIES ZONES. , FOR 4-13-99 AT 6:00 PM.

VOTE: YES (5)

NO (0)

PURCHASING
POLICY AMEND.

Mayor Ingram: The Purchasing Policy is in place.

Review of Ordinance #97-10-14-13 (Section 3-B): It states that once a budget line item is approved, then expenditures can be made up to the budgeted amount and the only approval necessary comes from the Dept. Head (Councilmember). The Dept. Head then informs the Council of the expenditure. The Dept. Head may collect bids and information, then approve an expenditure up to \$25,000, after which, formal bids are required.

Public Comment: Tony Searle expressed his opinion that this places too much freedom in the hands of one person. He feels there should be Council approval under \$25,000.

The Town Council will review the current Policy and consider amending this section to require more than Dept. Head approval of expenditures within a budgeted line item.

It was agreed upon that non-specific accounts such as "Equipment Maintenance" in the Roads Dept. should still require Town Council approval, if over \$300.

Suggestion: To plan ahead for these repairs, as much as possible, and list them specifically.

PLANNING
COMMISSION
ITEMS.

1. Appoint Planning Commission Member:

It was felt that it would be wise to have the various sections of Town represented on the Planning Commission. Donald O'niones lives in the Southeast section of Town and currently, there isn't any representation from that part of Town.

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO APPOINT DONALD O'NIONES AS A MEMBER OF THE ELK RIDGE PLANNING COMMISSION, TO REPLACE TOD SCHULTHESS.

VOTE: YES (5)

NO (0)

FUTURE
DEVELOPMENT
WATER/SEWER

Mayor: Issues:

1. **Sewer:** Fix the "bottleneck" in the trunk line in Salem. This affects the capacity and the number of connections to the sewer; therefore,

ELK RIDGE TOWN COUNCIL MEETING - 3-23-99, CONT.

development is affected.

Mayor Ingram spoke with Salem City's Public Works Director (Dave Johnson). In Mr. Johnson's opinion, Elk Ridge could continue for 10 more years at the current rate of development and not have to worry about the "bottleneck" causing significant problems.

Stewart Jolley: This would be true if Salem doesn't connect onto the line to fill it up. But, that won't happen and when it does fill up, Elk Ridge will be held to the 18% of the capacity in the line. Planning must begin now.

Mayor: Feels Sunrise Engineering's study is still valid; but, perhaps there is not an immediate crisis.

Stewart Jolley: If the Town Council does not intend to plan on a trunk line down 1600 West, then how will Goosenest be drained?

(The Town Council is in favor of a trunk line down 1600 West, not at the expense of development in the mid-sections of Town.)

The only way to pay for it is to allow growth to occur through growth management and collecting impact fees. If growth slows down, impact fees will not be generated as fast.

Direction for Lee Haskell's proposed subdivision:

1. Mr. Haskell will be allowed to connect onto the existing main trunk line
 - A. He will also be required to install the additional infrastructure to eventually connect onto the future trunk line on 1600 West.

(Mr. Haskell said that he has no objection.)

Water: The proposal of 30 lots per year, to allow development, as stated in the Growth Management Strategy, needs to be considered.

According to Sunrise Engineering's Water Study, the Town has 23 more lots to develop before reaching capacity.

There are proposed developments which will need to be serviced.

Needed:

1. New sources of water
2. Additional storage

Salem City's Mayor expressed an interest in purchasing the Town's lower well. Perhaps that would generate enough revenue to drill another well in Town, possibly on the current Loafer Well site.

(Public Comment): Tony Searle suggested contacting LeRon Taylor (resident of Elk Ridge), who is a geologist and might be willing to review the well logs and help locate a water source.

Mayor: Wants a plan in place to obtain another water source.

The Mayor and Brent Bluth are to meet and discuss a plan.

ELK RIDGE TOWN COUNCIL MEETING - 3-23-99, CONT.

Direction to Lee Haskell/Proposed subdivision:

1. Mr. Haskell will be required to connect onto the 10" water line from Hillside (supplying Oak Hills Estates, Plat B and Fairway Heights, Plat B) and bring it north down Park Dr. This will loop the lower system and create more volume.

Ernestine Folks: Questioned the wisdom of tying the 10" line into the 6" line on Oak Ridge Drive, as far as pressure for the homes fed off of the 6" line.

Mayor & Gary Bowen: Feel that there will be no problem with pressure. A third water zone is needed to feed the Goosenest. It was felt that this should come from the upper system. They felt that Ron Moody's proposed subdivision should definitely be connected onto the upper zone. Councilmember Bowen stated that he would not vote for "anybody down below to be on the lower system".

Lee Haskell asked if there would be two 10" lines extending down P. Park Dr. (The answer was "Yes"...for the upper & the lower systems.)

Gary Bowen: The upper system would service the rest of the property closer to Park Dr. and everything below.

Ernestine Folks:(Clarify) That is the line that Ron Moody's subdivision should be on?

Mayor: Yes, the consensus of the Town Council is that:

1. Lee Haskell connects onto and loops the lower system.
2. Ron Moody connects onto the upper system.

MAG
INTERLOCAL
AGREEMENT

Mountainlands Association of Governments (MAG) Agreement is due for renewal. It is felt that the Town's continued association with MAG is highly beneficial to Elk Ridge.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY CINDI ELLIS TO ADOPT THE RESOLUTION ADOPTING AND AUTHORIZING THE EXECUTION OF THE AMENDMENTS AND ADDENDA TO THE MOUNTAINLANDS ASSOCIATION OF GOVERNMENTS INTERLOCAL AGREEMENT.

VOTE: YES (4) NO (0) ABSENT (1) CINDI ELLIS

EXPENDITURES

General: None

List of Expenditures for February, 1999

1. Question raised on cell phone rates...US West has a plan for 400 minutes for \$39.95. (Public Works Superintendent should check into this for his cell phone for Town business.
2. Why is there an unequal split in the payment of the cell phone bill? (\$47.38 to the Water Dept.) The Town Clerk is to check out.)

ELK RIDGE TOWN COUNCIL MEETING - 3-23-99, CONT.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE EXPENDITURES FOR FEBRUARY, 1999; WITH THE STIPULATION THAT THE TOWN CLERK IS TO CHECK ON THE \$47.38 BILLED TO THE WATER DEPT. AND THE PHONE RATES ARE TO BE CHECKED OUT.
VOTE: YES (4) NO (0) ABSENT (1) CINDI ELLIS

3. Roof Repairs/Town Hall

The Mayor examined the roof of the Town Hall with the Public Works Superintendent, and it is the Mayor's opinion that the entire roof does not need to be replaced. The north facing shingles seem to be fine. The rest of the roof should be repaired and the new section finished off by the Public Works Superintendent.

Gary Bowen: Suggested considering a steel roof for the Capital Facilities Plan, and replace the roof permanently.

NON-AGENDA
ITEM

Newsletter: An announcement is to go into the Elk Ridge Newsletter, to accept applications for a summer youth job at the Town Office. The Town Hall, Parks and Roads Dept. (Pot hole patching) . The applicants must be at least 16 years old, to be able to operate any motorized equipment (Mowers, weed-eaters, etc.) The youth are not allowed in the trenches or to do any type of work considered "hard hat" work.

MINUTES

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY TO APPROVE THE MINUTES OF 2-23-99 AS CONSTITUTED
VOTE: YES (4) NO (0) ABSENT (1) CINDI ELLIS

ADJOURNMENT

MOTION WAS MADE BY JERRY MASON AND SECONDED BY BRENT BLUTH TO ADJOURN THE MEETING
VOTE: YES (4) NO (0) ABSENT (1) CINDI ELLIS


TOWN CLERK

**ELK RIDGE
TOWN COUNCIL MEETING
APRIL 2, 1999**

**TIME & PLACE
OF MEETING** A special meeting of the Elk Ridge Town Council was held on Friday, April 2, 1999, from 9:00 to 11:00 AM. The meeting was held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Governing Body by mailing a copy to each on March 30, 1999.

ROLL CALL *Mayor Cregg Ingram, Councilmembers: Brent Bluth, Cindi Ellis, Jerry Mason and Gary Bowen; Town Clerk: Janice H. Davis.*

**INVOCATION &
PLEDGE OF
ALLEGIANCE** The Invocation was offered by Councilmember Brent Bluth

AGENDA The Mayor announced that no other subject would be discussed
besides
TIME FRAME issues surrounding the possibility of hiring a Town Manager.

**TOWN
MANAGER/
DISCUSSION** Former Town Councilmember Vernon Fritz proposed the Council consider hiring a Town Manager. He said that, depending on the job description and terms offered, he would be willing to consider filling the position.
Mayor Ingram: Opened the discussion.
In his estimation, the main issue to consider is: What isn't getting done?
He feels the office pretty well runs itself, though there is always room to improve on efficiency.
1. Zoning Administration and the enforcement of
 Zoning/Development
Issues
2. Town Manager: (Brent Bluth) The duties of a Town Manager are what the Town Council designates (Administrate the day-to day affairs of the Town).

ELK RIDGE TOWN COUNCIL MEETING - 4-2-99, CONT.

Question: Is there a more immediate need for a Zoning Administrator than of Town Manager?

Many of the problems in efficiency in running the office are due to Planning/Zoning issues having to be handled by the office staff, which pulls them from their regular duties.

Town Clerk: Office Manager

1. Part-time

A. Current Situation:

1) The Mayor is the Chief Administrative Officer, with the Councilmembers as Dept. Heads.

2) Part time Town Planner works with the Planning Commission and Plan Coordinator

B. "Circuit-Rider" from Mountainlands Assoc. of Governments, to work with smaller communities as a Town Planner

(Not known whether this will become a reality...but, the Mayor will propose this to be effective as of July 1, 1999.

2. Full-time (Professional Government Office Manager)

A. Must be knowledgeable, trained for the position

B. This could be costly; but, this person may be able to find extra revenue sources to pay for the position.

Gary Bowen: Feels that the Town needs a Zoning Administrator to work with the Building Inspector to enforce ordinance violators. A Board of Appeals also needs to be formed. Councilmember Bowen is on Payson City's Board of Appeals and he commented that it is not easy to fill the positions on the Board. Two citizens are allowed on the Board, then a contractor from each of the fields needs to be on the Board, as well.

Brent Bluth: A City Manager carries out whatever day-to-day tasks there are to do, whether sweeping, Zoning (ordinance & resolution writing), attending meetings to care of the park...whatever the Town Council assigns to that position.

City administration is always a problem, especially to smaller cities & towns where budgets are limited. Most municipal staffs are over worked and under paid. (Example: Councilmember Bluth stated that often his staff at Payson City works into the evenings.) Town Council Members are working people with busy lives. A city Manager could be a source of authority present in the office to make decisions and take care of implementing the policies created by the Town Council. If problems occur with the staff members, a Manager would be present to document the problems. Complaints

ELK RIDGE TOWN COUNCIL - 4-2-99, CONT.

from citizens could be handled by the Manager. Councilmember Bluth stated that the Legislative body should be involved with legislative decisions, not the day-to-day matters. Politicians should not be the managers.

Mayor: Maintains that the main issues which need to be addressed are development related. Funding either position is also a concern. A Town Manager position could evolve; but, the immediate need is ordinance enforcement.

Question: Would the Town Council consider former Town Councilmember Vernon Fritz to fill the position of Zoning Administrator? The duties of the job could evolve into duties performed by the Town Planner; but, for now, the enforcement process applied to certain violated ordinances could begin.

Brent Bluth: Feels that the Town Planner should also be the Zoning Administrator. It is his opinion that Plan Review meetings should be conducted every week with the Town Planner.

Mayor: There is \$12,000 allocated for the current positions of Town Planner and Plan Coordinator. If some of the duties could be combined, this could go to the Town Planner, perhaps a "circuit rider" from MAG.

The Mayor will propose this position by 7-1-99. Federal grants will support this program for the first 4 years. The grant does not allow displacement of any current municipal employee by this "circuit rider".

Brent Bluth, Jerry Mason & Cindi Ellis: Agree that Vernon Fritz would be effective as the Zone Administrator.

Mayor: Feels that the job description should be in place and all options studied prior to hiring someone for either of the positions.

Cindi Ellis: Feels strongly that the Town is in need of a person to enforce

the clear violations of the ordinances. She feels the ordinances should be enforced as they stand. If the enforcement is in place, the violations will decrease...just like the speeds on Park Dr. have dropped since the patrol has increased.

Gary Bowen: The Town needs a good attorney to represent the Town in any legal dispute.

Suggestion on enforcement: To react to written complaints. The complaint should be investigated; then, if verified, a letter would be sent by the Town Attorney to the violator.

ELK RIDGE TOWN COUNCIL MEETING - 4-2-99, CONT.

It was mentioned that property owners can also file complaints with the sheriff's dept. and by pass involvement with the Town.

Brent Bluth: Feels this is "jumping the gun". The current ordinances are not well defined in some areas. A Town Planner should review the entire Development Code and re-write it, where needed.

Suggestion: An announcement to the residents of Elk Ridge could go out about enforcement...such as, "The Town has not had the staff in place nor the correct organization to enforce ordinances as they should be enforced.

These are the ordinances which apply to our community. If you are in violation, please come into compliance voluntarily within 60 days (or 30 days)...after that point, a Zoning Enforcement Officer has been hired and that person will enforce the ordinances, as needed."

This gives people a "grace period"; however, it is dangerous in saying that in the past, these ordinances have not been properly enforced. The announcement needs to be carefully worded.

Suggestion: Don't mention any non-enforcement in the past, simply state that these are the ordinances to be enforced.

Mayor:

Still sees two main issues:

1. Zoning/Enforcement
2. Planning Coordinator

Duties in these areas could be combined into a job description for one position. The person filling the requirements should have authority in these areas, based on legal knowledge and training. The Town Council feels a job description should be in place prior to hiring a person.

Cindi Ellis: Disagrees. She feels violations have gone on long enough.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY BRENT BLUTH TO AUTHORIZE THE MAYOR TO DRAFT A POSITION DESCRIPTION COVERING PLANNING/ZONING ENFORCEMENT, ANNEXATIONS, BUILDING PERMITS; TO BE PREPARED BY THE NEXT TOWN COUNCIL MEETING.

VOTE: YES (5)

NO (0)

ADJOURNMENT

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY
MAYOR INGRAM TO ADJOURN THE MEETING.**

VOTE: YES (5) NO (0)

TOWN CLERK

NOTICE OF PUBLIC HEARING & TOWN COUNCIL MEETING

Notice is hereby given that the Elk Ridge Town Council will hold a Public Hearing on Tuesday, April 13, 1999, at 6:00 PM, for the purpose of hearing public comment on the issue of adopting an ordinance amending the Zone Map of Elk Ridge Town, Utah, rezoning certain lands within the Town into PF Public Facilities Zone. The Town Council Work Session will follow, at 6:15 PM, with the regular Town Council Meeting to commence at 7:00 PM. A Town Council Closed Session is scheduled for 7:55 PM. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 P.M. - PUBLIC HEARING

ZONE MAP AMENDMENT-PUBLIC FACILITIES ZONE

Public Hearing/Issue of Amending the Elk Ridge Zone Map-Rezoning certain Lands within the Town into Public Facilities Zone

6:15 P.M. - COUNCIL WORK SESSION

Dept. Head Reports:

1. Water/Sewer Dept.-Brent Bluth
Water Right Conveyance Policy/Lot Splits
Capital Facilities Plan Update
2. Planning & Zoning - Gary Bowen
Uniform Fire Code
Approved Lots/Building Permits Report Update
ULCT Training - Stewart Jolley
Off-Site Reimbursement
Planning Commission Recommendation
Cloward/Christensen Proposed Development
3. Roads Dept. - Jerry Mason
Chip and Seal
Loafer Canyon Road Update
Capital Facilities Plan Update
4. Public Safety
Sheriff Dept. Report
5. Administration - Mayor Ingram
Ordinance Enforcement Policy/Discussion
Y2K Update
Youth Council Report

7:00 P.M. - REGULAR TOWN COUNCIL MEETING

- 7:00 Invocation and Pledge of Allegiance
- 7:03 Approval of Agenda Time Frame
- 7:05 Cloward/Christensen Proposed Development
- 7:10 Zone Map Amendment/Public Facilities Zone
Ordinance/Adoption
- 7:15 Elk Ridge Heights, Plat A (Bond Status/Action)
- 7:20 Water Right Conveyance Policy
- 7:25 Ordinance Enforcement Policy
- 7:30 Off-Site Reimbursement/Action
- 7:35 Expenditures:
General
List of Expenditures for February/March, 1999

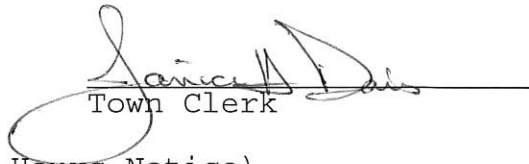
Expenditures (Cont.):

Tennis Court Contract Approval
Roll-Back Taxes/Ken Hall Annexation (Road)
7:45 Approval of Minutes of Previous Meetings
7:50 Adjournment

7:55 PM - **TOWN COUNCIL CLOSED SESSION**
Discussion of Personnel

The times listed for each item which appears on the agenda may be accelerated if time permits. All interested persons are invited to attend.

Dated this 8th day of April, 1999.



Town Clerk

*Handicap Access, Upon Request. (48 Hours Notice)

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Town Council Public Hearing, and of the Agenda for the Town Council Meeting was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and mailed to each member of the governing body on April 8, 1999.



Town Clerk

**ELK RIDGE TOWN
TOWN COUNCIL MEETING
& PUBLIC HEARING
APRIL 13, 1999**

**TIME & PLACE
OF MEETINGS**

The Town Council of Elk Ridge held a Public Hearing on Tuesday, April 13, 1999, scheduled to convene at 6:00 PM, on the Issue of a proposed Zone Map Amendment, which would rezone certain lands within the Town into PF Public Facilities Zone. The Public Hearing was held in conjunction with the regular Work Session at 6:30 PM and the regularly scheduled Town Council Meeting at 7:00 PM, at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time, place and agenda was provided to the Payson Chronicle and to each member of the Town Council by mailing a copy to each on April 8, 1999.

PUBLIC HEARING
ZONE MAP AMENDMENT-PUBLIC FACILITIES ZONE

**AT 6:00 PM, MOTION WAS MADE BY BRENT BLUTH AND
SECONDED BY GARY BOWEN, TO OPEN THE PUBLIC
HEARING ON THE ISSUE OF AMENDING THE ELK RIDGE
ZONE MAP - REZONING CERTAIN LANDS WITHIN THE TOWN
OF ELK RIDGE INTO PUBLIC FACILITIES ZONE.**

**VOTE: YES (3) NO (0) ABSENT (2) CINDI ELLIS,
JERRY MASON**

ROLL CALL

Town Council: Mayor Ingram, Gary Bowen, Brent Bluth & Jerry Mason, (Absent-Cindi Ellis); *Planning Commission:* Stewart Jolley (Chairman), *Plan Coordinator:* Ernestine Folks; *Town Engineer:* Bruce Hall; *Public:* Don Mecham, Kim & Carrie Christensen, Burke Cloward, & *Town Clerk:* Janice Davis.

The amended Zone Map including the areas designated as Public Facilities Zones was reviewed at a previous Town Council Meeting. The Council adopted the Ordinance; however, the ordinance needs a Public Hearing. The ordinance came through the Planning Commission with the recommendation to set the Public Hearing and for adoption. The Public Hearing was set by the Town Council.

ELK RIDGE TOWN COUNCIL PUBLIC HEARING - 4-13-99, CONT.

Any lands owned by the Town of Elk Ridge or Payson City (Golf Course), are amended as Public Facilities Zones. The map was reviewed again. There were no further comments.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY JERRY MASON TO CLOSE THE PUBLIC HEARING ON THE AMENDED ZONE MAP, TO REZONE CERTAIN LANDS AS PUBLIC FACILITIES ZONES.

VOTE: YES (4) NO (0) ABSENT (1) CINDI ELLIS

TOWN COUNCIL WORK SESSION

ROLL CALL

Town Council: Mayor Ingram, Gary Bowen, Brent Bluth & Jerry Mason, (Absent-Cindi Ellis); *Planning Commission:* Stewart Jolley (Chairman), *Plan Coordinator:* Ernestine Folks; *Town Engineer:* Bruce Hall, *Public:* Don Mecham, Kim & Carrie Christianson, Burke Cloward, Officer Jo Murphy & *Town Clerk:* Janice Davis.

DEPARTMENT
HEAD REPORTS

WATER & SEWER DEPTS.

1. Brent Bluth

A. Water Right Conveyance Policy - Lot Splits

After reconsideration, Councilmember Bluth recommends requiring the water right assigned to an existing lot in a proposed lot split be upgraded to meet the current requirement of 1.3 acre feet. It would be an upgrade of .3 acre feet. He added that a lot split still constituted a new subdivision and the current standard should apply to all new subdivisions. His recommendation also includes upgrading the existing lot by .3 acre ft. If there is a dwelling on the lot. If this is not required, the Town could end up in a negative water right situation.

This should be an amendment to the current Water Right Conveyance Ordinance, not in the form of a policy.

Question: Don Mecham - How would this fit with the assumption that less water would be used in irrigation of landscaping on 2 smaller lots? (In Elk Ridge, due to the natural vegetation on many of the larger lots, the extra land on a lot is usually not landscaped, but left natural. When split, there would probably be more of the 2 lots landscaped; therefore, water consumption would increase.)

ELK RIDGE TOWN COUNCIL WORK SESSION - 4-13-99, CONT.

B. SUVMWA Update

South Utah Valley Municipal Water Association (SUVMWA) is going to apply to the State for part of some 5 million dollars designated for exploration for new water sources. (Wells). It will be applied for as a group. SUVMWA would like to be able to drill new wells in the communities who are members of SUVMWA, with priority given to those who need it most. The application will be in the form of a grant.

C. Capital Facilities Plan

No information at this time.

D. General

Water System: Bruce Hall (Hall Engineering) was present to clarify the recommendation for Ron Moody's and Lee Haskell's proposed subdivisions, to connect their water lines onto the Town's lower system.

It was understood by the Town Council that the Goosenest area would connect onto the upper water system, coming off of West Salem Hills Drive and down Elk Meadows Drive. This was the direction given by the Town Council for Ron Moody's proposed subdivision.

Bruce Hall: After reviewing the Plats for these two proposed subdivisions, Mr. Hall feels the water pressure would be too high if either of the developers connected onto the upper zone. He recommends connecting onto the 10" line coming down Hillside Dr., through Oak Hills Estates, Plat B and Fairway Heights, Plat B. This is a separate 10" line coming out of the lower tank.

Mr. Hall's calculations indicate that a 10" line will supply 3.6 times the volume of a 6" line. The 10" line servicing the Oak Bluff Estates area was necessary because, as the line goes back up High Sierra Dr., the flows required the extra volume. (The volume is based on the size of the pipe and the slope, so the 10" line was required to meet fire flows for the area. This line is hooked into the upper system (upper tank).

Currently, the Town is divided into two water zones. As the lines come down the hill, pressures increase. For Moody's development, Mr. Hall calculated the pressure at about 440 psi. This pressure is too high.

ELK RIDGE TOWN COUNCIL WORK SESSION - 4-13-99, CONT.

To reduce the pressure:

1. Break the system up into separate water pressure zones.
2. Use of pressure reducing valves (prv's)

The Town needs additional water storage capacity. If the new tank were located lower, (at the level of the ballfield or even lower), then the Town could be divided into three pressure zones. The lower tank could be supplied by the lower well.

In Mr. Hall's opinion, too many prv's create a potential problem. If one blows out, it can cause a "domino" effect down the line.

The Town needs to decide which of the options is preferable. Even connecting onto the current lower system, Lee Haskell and Ron Moody will still need to install prv's for their proposed developments.

Question: The 10" line running down Hillside Dr. will also connect onto the water line on Alpine Dr., to create more volume for that area served by that line. Will the connection of future subdivisions in the lower (northern) sections of Town have a negative effect on the flow into Alpine Dr.?

Bruce Hall: It is the same with the connection to Oak Ridge Dr. It is the opinion of Mr. Hall that the volume will increase and feed into both of the 6" lines. The demands in the lower sections of Town are always met first due to increased pressure; however, a 10" line has the capacity to supply a population of 5,000 - 6,000; so the higher sections should benefit from the added volume, as well.

Question: (Don Mecham) How much 6" line in Town needs to be replaced? Wouldn't it be better to replace those lines than continually trying to force 10" lines into all the 6" lines?

Bruce Hall: The Town would have to fund the replacement of the 6" lines. The main lines from the tanks would have to be replaced. (Lee Haskell commented that he would not be adverse to replacing the block of 6" line between Columbus Ln. And Park Dr. on Oak Ridge Dr., rather than hooking a 10" line onto it.)

Gary Bowen: Should the Town consider ductile pipe rather than pvc pipe? Ductile pipe sustains higher water pressure.

Brent Bluth: He feels Mr. Moody should be required to use ductile pipe.

Bruce Hall: Woodland Hills requires all ductile pipe. He agreed that the Goosenest area should have ductile pipe installed.

ELK RIDGE TOWN COUNCIL WORK SESSION - 4-13-99, CONT.

Mayor Ingram: Contacted LeRon Taylor (geologist who lives in Elk Ridge). Mr. Taylor agreed to review the well logs and give an opinion on the development of a new well.

2. PLANNING & ZONING.

Gary Bowen

A. Uniform Fire Code

(RE: Building Permit application for Goosenest resident.)

Councilmember Bowen contacted the Utah County Fire Chief about how the County allows building permits without complying with the Utah Fire Code. Without a water system available, the Code allows them exemptions to having fire hydrants no further away than 250'. Ken Orton (property owner on Goosnest Dr.) owns an approved lot in the Goosenest area. He has applied for a building permit and was informed that he could build if he could show how he is able to provide access to an adequate fire hydrant within 250 ft. of his lot. (The Goosenest area is serviced by a privately owned water system supplied by 2" and 4" lines. These lines are not adequate for a fire hydrant.)

Cities/Towns who have adopted the Uniform Fire Code, must meet the requirement. Sprinkler systems are not an option. Fire hydrants cannot be connected to a private well due to the "drawdown".

For an exemption to the Fire Code, the Town would have to re-adopt the Fire Code and list the exceptions to the Code on the adopting ordinance. Councilmember Bowen informed Mr. Orton of what he had learned. Kent Partridge (building inspector) said if the issue went to court and the Town adhered to its ordinances, that the Town's position would be safe.

Mayor Ingram spoke with the Attorney for the Utah Local Governments Trust (ULGT) and he agreed with this advise.

B. Approved Lots/Building Permits Report

Ernestine Folks:

...There were 4 new homes built in Town in March.

...Elk Ridge Heights Subdivision, Plat A was re-finalized by the Town Council and the 10 connections were added back onto the report.

ELK RIDGE TOWN COUNCIL WORK SESSION - 4-13-99, CONT.

...193 lots are subject to full Park Impact Fees.

Question: When the water line goes down the Gooseneck area, will those homes which exist in the area impact the number of connections allowed for development?

Stewart Jolley: These lots are not approved on the Elk Ridge water system. The lots would have to be approved lot by lot.

If no connections are left for development, then there would be no more approvals for new connections onto the system...for any developer.

C. ULCT Training

The Utah League of Cities & Towns (ULCT) will put on a training session on 5-12-99 @ 7:00 PM, at the Town Hall. Payson City is invited to attend. If there are too many in number, the meeting could be switched to Payson City Offices.

D. Off-Site Reimbursement

The Town Council requested that the Planning Commission discuss Off-site Reimbursements (Development Code section 10-7-8.12).

In 1997, the Planning Commission reviewed the issue to either discontinue the service, or shorten or increase the period within which reimbursement would be made. The Planning Commission determined to lengthen the period.

Their recommendation at the time was to increase the period from 7 years to 10 years. The Town Council adopted this recommendation on July 8, 1997.

Currently, the Planning Commission's recommendation to the Council is that if the expenses involved with tracking the reimbursements is the issue, the Town Council should set an appropriate fee to cover the costs. If liability is the issue, the Council should have the Town Attorney give a legal opinion.

Question: Tracking the reimbursements is a problem, should the Town even be involved in collection?

Bruce Hall: If the Town is not involved in the collection, the developers probably won't do it. It would be too difficult for them to track development as it occurs.

Bruce Hall: Payson City does not do off-site reimbursements.

Don Mecham: Option: the Town could require payment of the reimbursement on one of the checklists for development.

ELK RIDGE TOWN COUNCIL WORK SESSION - 4-13-99, CONT.

Brent Bluth: Suggested assessing impact fees for the particular facility to be installed (Capital Facility), then pay the developer from the impact fees. It would recoup some of the cost. By law, Impact fees have to be tracked.

Stewart Jolley: If the reimbursement does not occur, the Town may not accomplish its planned Capital Facilities. The developers will want a way to recoup their expenses on the off-site improvements.

Bruce Hall: Other cities hold off on recording the plat until one developer pays the other.

Mayor: Further clarification is needed before any decision can be made on the matter.

E. Cloward/Christensen-Proposed Development

(As per memo to the Town Council): On April 6, 1999, the Plan Review Committee met with Burke Cloward and Jim & Carrie Christensen regarding development of 5 acres into a one lot subdivision.

Cloward/Christensens were under the impression that a letter from the County (Clyde Naylor) concerning a future County road providing access to the lot was all they needed to meet the subdivision requirement that a lot must abut on a public street. (The letter states that, if funding continues to be available, they would anticipate the road being built in 2001 or 2002.)

Mayor Ingram met with Cloward/Christensens and informed Ernestine Folks that he told them they would need to follow the Subdivision Development Code and meet the required Standards. Councilmember Bowen had also indicated that the Council was quite clear that the Cloward/Christensen development would be required to meet the Standards.

This information was conveyed to the Cloward/Christensens at Plan Review.

At the Plan Review Meeting, Rod Despain summarized as follows:

1. Ernestine Folks is to check on whether the Town has received a letter from the County regarding the road.
2. Ernestine Folks is to also check with Mayor Ingram concerning any changes in what was told to the Christensens. (In checking with Mayor Ingram, Mrs. Folks was made aware of a letter received from the County and a letter written to Burke Cloward from the Mayor.)

ELK RIDGE TOWN COUNCIL WORK SESSION - 4-13-99, CONT.

3. Plan Review Committee informed the Cloward/Christensens that only the Council could make adjustments to the Standards (Development Code, section 10-7-8.7). The level of road improvements is still a question. Will it be to County standards or Elk Ridge Standards?

4. Engineer, Bruce Hall, indicated there were problems with connecting to the water system and questioned the sewer line connection placement. The question was raised as to how Jim Armstrong was getting water with the check valve in place. Mrs. Folks checked with Kent Haskell and he indicated the check valve is open where there would be no problems in providing water to the proposed development. He said that they will need a prv as does Mr. Armstrong.

Sewer line connection would need to be at North boundary of the property, in the road easement. Connecting anywhere else won't work because of the trunk line depth.

The Fire Chief had not been approached regarding any concerns he may have in providing fire protection to the proposed lot.

The Plan Review Committee requested clarification of the public street access and improvements to be required .

Brent Bluth: Hesitates to offer any kind of "tacit" approval or disapproval on a subdivision without a recommendation from the Planning Commission.

Stewart Jolley: The only question to be considered is, would the Town Council approve a one lot subdivision without a hard surfaced road in front of it?

Ernestine Folks: There is a question as to the requirement for road standards. Will the construction standards for the County or the Town be used? Who knows when the County will actually install the road? Mrs. Folks has a letter from the County dated 1993, wherein Mr. Naylor indicated that the road would be installed the following year...there is still no road.

Gary Bowen: Feels that Elk Ridge's Standards should be followed.

Mayor: Questions the necessity of installing the road, if the County is going to put one in to their standards.

Gary Bowen: Christensens should have to put the road in or have a road there to meet the current requirements in the Development Code. To allow otherwise would not be backing the Town Standards.

ELK RIDGE TOWN COUNCIL WORK SESSION - 4-13-99, CONT.

Mayor: The precedence has already been set in "going around" the Ordinance with Jim Armstrong's property, right next to the Clowards property (he connects onto Loafer Canyon Road by using a private drive).

Gary Bowen: Mistakes made in the past should not dictate current adherence to standards.

Comment: (Burke Cloward) The Town drilled a well on his property. A mistake was made on the easement and the Town asked for an additional 75 ft. of ground. The Town needs access to their well...he has not granted this easement yet. "How do we work this out?" He feels that both parties need to "bend".

Mr. Cloward has agreed to extend 400 ft. of sewer line plus the right of way deed to the Town. Jim Armstrong has also agreed. Mr. Cloward pointed out that the Elk Ridge water line runs through his property and there is no easement to it either. He would be willing to deed all this to Elk Ridge; however, he feels that he has given and given to Elk Ridge and when he asks for one thing, the Town won't give back in return.

He built his home back in 1974 on a five acre piece of ground that abutted a hard surfaced road that was sufficient for him to get a building permit at the time. If he extends that same road another 200 ft. to where the Christensen's want to locate, why can't they get a building permit now?

Gary Bowen: If the Standards are met, there is no problem.

Comment: (Don Mecham) Feels that the Ordinance was made to be bent when adherence to it creates "undue hardship" on an individual.

Stewart Jolley: The hard surface that Mr. Cloward refers to does not meet Town Standards.

Mayor:

1. The County will install a road.
2. The hard surface Mr. Cloward refers to would be for safety purposes and would serve the two lots while waiting for the County road to be installed.
3. The question remains on the requirement of curb and gutter.

Burke Cloward: Willing to deed 30 ft. on north end of his property, which can be used for the County Road.

Mayor: Even though there has been a precedence set with the property next to Clowards (Armstrong), if this Town Council allows this to go forward, another developer could expect the same Concession.

ELK RIDGE TOWN COUNCIL WORK SESSION - 4-13-99, CONT.

Personally, the Mayor feels the Town should take into consideration that the County Road is going in and that Mr. Cloward is willing to work with the Town in ways that would be beneficial for the Town. The Mayor would like to avoid the legal ramifications of not allowing the Cloward/Christensens to move forward, as they have requested.

Gary Bowen: Sees no difference in requiring all developers to meet the Development Code Standards. Problems will not be solved by exempting certain developers from meeting the Standards. There is no guarantee the County will install the road. Curb/gutter could be eliminated; but, the road is an important issue.

Jerry Mason: Would the hard surfaced extension Mr. Cloward refers to be a public road? If so, it would have to be to Standards.

Mr. Cloward: It is a private drive and would be within 200 ft. of an existing fire hydrant. Another hydrant could be installed after the 200 ft. extension.

Ernestine Folks: Burke Cloward's lot fronts Park Drive, the proposed lot of the Christensens does not.

Mayor: Feels the Christensens lot would be like a "flag" lot. Option: Complete the road in front of the Christensen's lot and access the public road through the private drive.

Bruce Hall: You still need a public road in front of the lot to dedicate the right of way.

Town Clerk: Curb & gutter is not required in the RR-1 Zone.

Mayor: (Summarize) If the Christensens improve the portion of road (to be the County Road) in front of their proposed lot and access the public road; would this meet the Development Code?

Ernestine Folks: The Code allows for the Town Council to make adjustments to the Standards; however, the adjustments must meet certain criteria in order to do that. (Development Code, Section 10-7-8.7)

Mayor: The Christensens must go through the development process. They go before the Planning Commission and the Planning Commission makes a recommendation to the Town Council, then the Council votes on the recommendation.

3. ROADS DEPT.

Jerry Mason: Chip & Seal is for preserving the better roads in Town; if chip & seal will preserve the older roads in Town, as well, he would be for this.

ELK RIDGE TOWN WORK SESSION - 4-13-99, CONT.

Loafer Canyon Road Update

A. Appraisal on property is needed for road rights of way.
6-9 months will be necessary to acquire easements.

B. Funding;

The Town is to continue with plans to collect funds for road construction.

Bruce Hall: (Drew a rough diagram of the Loafer Canyon Road easements)

The residents on Loafer Canyon Rd. met with the Planning Commission and Mr. Hall and all are in agreement that the easement would be moved 8 ft. to the east to eliminate the removal of landscaping and improvements on the west side of the Road. The Town will need to compensate the property owners for the land to be deeded for the easements and for destroying any existing landscaping. The Town will deed 8 ft. on the west side of the Road back to the appropriate property owners.

The right of way can shift; but, the road will basically stay where it is.

The sewer line will go in prior to the road improvements. The Town should decide the best time to connect the line to the main trunk line, to make it functional...perhaps as the County finishes the connecting road between Loafer Canyon Rd. And 1600 West.

Mayor: Predicts that the Town is about 2 years from the improvements on Loafer Canyon Rd. He suggested patching the Road and chip and seal to temporarily improve the surface.

Jerry Mason: Questioned if that Road isn't too rough for chip & seal.

4. PUBLIC SAFETY

The Sheriff's Dept. Submits a monthly report which details calls & service to the Town. Added visibility and more patrol time has decreased traffic violations in Town.

There have been many complaints regarding barking dogs. The Sheriff's Dept. Has been referred to the Town's Animal Control Ordinance.

5. ADMINISTRATION

Mayor: Ordinance enforcement: The general feeling expressed to the Mayor is to enforce the Storage of Commercial Vehicles Ordinance! There have also been complaints about dog control. Mayor Ingram feels that the procedure established by former

ELK RIDGE TOWN COUNCIL WORK SESSION - 4-13-99, CONT.

Councilmember Fritz should still be followed... That is, A complaint is registered with the Town. After the violation is verified, the Town Attorney issues a letter to the violator (as a courtesy, since this is not necessary) giving him/her 30 days to come into compliance with the violated ordinance.

(Caution: The Town should be ready to then enforce the consequences, if the violator does not respond.)

Comment: (Don Mecham) The diesel trucks in Loafer Canyon are dangerous as they back up.

Stewart Jolley: Don't hinge enforcement of current ordinances on a proposed ordinance which may not pass.

Y2K UPDATE No added information at this time.

YOUTH COUNCIL Postponed due to time.
REPORT

**ELK RIDGE TOWN
TOWN COUNCIL MEETING
APRIL 13, 1999**

TIME & PLACE The Town Council of Elk Ridge held a Public Hearing on Tuesday, OF MEETINGS April 13, 1999, scheduled to convene at 6:00 PM, on the Issue of a proposed Zone Map Amendment, which would rezone certain lands within the Town into PF Public Facilities Zone. The Public Hearing was held in conjunction with the regular Work Session at 6:30 PM and the regularly scheduled Town Council Meeting at 7:00 PM, at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of time, place and agenda was provided to the Payson Chronicle and to each member of the Town Council by mailing a copy to each on April 8, 1999.

ROLL CALL *Town Council*: Mayor Ingram, Gary Bowen, Brent Bluth & Jerry Mason, Absent - Cindi Ellis; *Plan Coordinator*: Ernestine Folks; *Town Engineer*: Bruce Hall; *Sheriff*: Jo Murphy; *Town Clerk*: Janice Davis.

ELK RIDGE TOWN COUNCIL MEETING - 4-13-99, CONT.

INVOCATION
& PLEDGE
OF ALLEGIANCE

The Invocation was offered by Mayor Ingram, followed by the Pledge of Allegiance.

AGENDA TIME
FRAME

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO APPROVE THE AGENDA TIME FRAME; ADJUSTING THE AGENDA BY 1 HOUR , AND TO DELETE THE 7:05 PM ITEM.
VOTE: YES (4) NO (0) ABSENT (1) CINDI ELLIS

ZONE MAP
AMENDMENT/
PUBLIC FAC.
ZONE

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO ADOPT AN ORDINANCE AMENDING THE ZONE MAP OF ELK RIDGE TOWN, UTAH, REZONING CERTAIN LANDS WITHIN THE TOWN INTO PF PUBLIC FACILITIES ZONE AND PROVIDING FOR THE ADOPTION AND ADMINISTRATION OF THIS ORDINANCE.
VOTE: YES (4) NO (0) ABSENT (1) CINDI ELLIS

ELK RIDGE
HEIGHTS,
PLAT A/BOND
STATUS

Developer-Hamid Morteazadeh (Elk Ridge Heights, Plat A) was given 30 days by the Town Council, beginning 3-9-99, to have the funding for his subdivision in place. Washington Mutual Bank contacted the Town and informed us that Mr. Morteazadeh wants to set up a form of checking account, with him as a signer on the account. This is not in accordance with the options available in the Development Code and Mr. Morteazadeh was informed of this. The development escrow account is between the Town and the agency holding the money...without the developer as a signer on the account. He/she is a signer on the requests for disbursement and the Performance Agreement only.

Mr. Morteazadeh did not respond until 4-9-99 and said that he was attempting to have the account set up. He did come in and sign the Performance Agreement. A copy of the Escrow Agreement was faxed to Washington Mutual and the contact person was suppose to call back and verify if they could accommodate the arrangement. The woman did call back, after hours on this day (4-13-99) and left a message...They are willing to set up the account, keep the documents on file, place restrictions on the account and retain Mr. Morteazadeh as a signer on the account.

The Town Council could declare the proposed subdivision null & void once again due to the account not being in place.

ELK RIDGE TOWN COUNCIL MEETING - 4-13-99, CONT.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY BRENT BLUTH TO INFORM MR. MORTEZAZADEH THAT HE NEEDS TO HAVE APPROPRIATE FUNDING IN THE FORM OF A PERFORMANCE BOND OR AN ESCROW ACCOUNT, WITHOUT HIM AS A SIGNER ON THE ACCOUNT, (AS PER THE ELK RIDGE DEVELOPMENT CODE), IN PLACE BY THE NEXT TOWN COUNCIL MEETING (4-27-99) OR HIS PROPOSED SUBDIVISION, ELK RIDGE HEIGHTS, PLAT A, WILL BE CONSIDERED NULL AND VOID.

VOTE: YES (4) NO (0) ABSENT (1) CINDI ELLIS

**WATER RIGHT
CONVEYANCE
POLICY**

Brent Bluth: After reconsideration, Councilmember Bluth suggests, in the case of a lot split, that the existing lot should comply with the current water right conveyance of 1.3 acre ft. and that this action should be in the form of an amendment to the Water Right Conveyance Ordinance (which also amends the Development Code). This issue will have to go back to the Planning Commission for a recommendation to the Town Council.

**ORDINANCE
ENFORCEMENT
POLICY**

Mayor Ingram: Letters are to be sent to individuals in violation of an ordinance. The person will be given 30 days (as a courtesy) to comply with the ordinance. A copy of the ordinance and the Enforcement Policy will be attached to the letter, to be sent out by by the Town Attorney. The letters will be in response to a verified, written complaint or to those with known violations.

**OFF-SITE
REIMBURSEMENT**

Mayor: Clarification on this issue is needed. There is a current fee assessed to track these reimbursements. Is there a way to avoid tracking the fees?

Gary Bowen: Impact fees must be tracked. He would like to see a simpler way to track these fees; yet, will developers be willing to install the needed improvements without the reimbursements?

Brent Bluth: 1) The developers can secure contractual agreements with all the surrounding landowners for reimbursement for the shared improvements and they track the reimbursements.

2) The Town is in a better position to actually collect the fees; but, it doesn't pay for itself. The Town actually is subsidizing what has been developed. Councilmember Bluth does not agree with this.

3) Impact fees could be used to partially reimburse the developers.

Ernestine Folks: The Planning Commission currently suggests top developers to go in together to install the a well/storage tank.

ELK RIDGE TOWN COUNCIL MEETING - 4-13-99, CONT.

Mayor: Feels more information is needed to make a decision.
The issue will be on the next Town Council Agenda.

*(Ernestine Folks was assigned to help the Council gather information on this issue.)

EXPENDITURES

General:

1. Denton Hatch has requested that the Town fund his attendance at a conference. The Town Council responded that this was not budgeted for this fiscal year.
2. A reimbursement of \$1,929.22 from insurance over payment to the Utah Local Governments Trust is to go back into General Fund Revenue.
3. Brent Bluth: Has information that Salem City's Mayor is trying to get 1200 South extended to the Benjamin access to I-15. This route, in Councilmember Bluth's opinion, would not be as good for Elk Ridge as the original proposal to take 1600 West straight to the Freeway. It would impact Salem more if Elk Ridge has to keep going into Salem to get to the Freeway.
The County would be using Federal Funds on Salem City's streets.

Tennis Court Contract Approval:

MOTION WAS MADE BY JERRY MASON AND SECONDED BY BRENT BLUTH TO APPROVE THE CONTRACT FOR THE TENNIS COURT WITH THE "TENNIS COMPANY".

VOTE: YES (4) NO (0) ABSENT (1) CINDI ELLIS

MINUTES

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY JERRY MASON TO APPROVE THE MINUTES OF 3-9-99.

**VOTE: YES (3) NO (0) ABSTAIN (1) BRENT BLUTH
(WAS NOT PRESENT ON 3-9)
ABSENT (1) CINDI ELLIS**

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY JERRY MASON TO APPROVE THE MINUTES OF 3-23-99.

VOTE: YES (4) NO (0) ABSENT (1) CINDI ELLIS

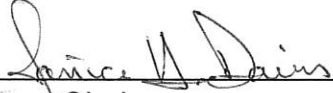
ADJOURNMENT

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO ADJOURN THE MEETING.

VOTE: YES (4) NO (0) ABSENT (1) CINDI ELLIS

ELK RIDGE TOWN COUNCIL MEETING - 4-13-99, CONT.

THE SCHEDULED CLOSED SESSION WAS POSTPONED DUE
TO THE LATENESS OF THE HOUR.



Town Clerk

NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, April 27, 1999, with the Town Council Work Session at 6:00 P.M., followed by the regular Council Meeting at 7:00 P.M. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 P.M. - TOWN COUNCIL WORK SESSION

1999/2000 & Capital Facilities Plan

Dept. Head Updates:

General Administration-Mayor Ingram

Update

Capital Facilities Plan - Amendments/Future Projects

1999/2000 Budget Discussion

Roads-Jerry Mason

Update

Capital Facilities Plan - Amendments/Future Projects

1999/2000 Budget Discussion

Parks/Public Safety-Cindi Ellis

Update-Fire Dept. & EMS Update & Tennis Court

Capital Facilities Plan - Amendments/Future Projects

1999/2000 Budget Discussion

Stop Signs/Yield Signs

Water/Sewer Depts. - Brent Bluth

Capital Facilities Plan - Amendments/Future Projects

1999/2000 Budget Discussion

Planning & Zoning - Gary Bowen

Planning Commission Update-Stewart Jolley

1999/2000 Budget Discussion

Y2K Preparation Update

7:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:

7:00 Invocation and Pledge of Allegiance

7:02 Approval of Agenda Time Frame

7:05 Elk Ridge Heights Subdivision - Update

7:10 Planning Commission Recommendations:

Set Public Hearings:

Premises Occupation Ordinance

Accessory Apartments Ordinance

General Recommendations

7:15 Future Growth: Water, Sewer & Storm Drainage

7:25 Action: General Admin., Roads, Parks & Public Safety, Water/Sewer

7:35 Expenditures:

General:


7:40 Approval of Minutes of Previous Meetings

7:45 Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)

The times which appear on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 20th day of April, 1999



Town Clerk

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah and mailed to each member of the governing body on April 20, 1999.



Town Clerk

**ELK RIDGE
TOWN COUNCIL MEETING
APRIL 27, 1999**

TOWN COUNCIL WORK SESSION

**TIME & PLACE
OF MEETING**

The regular Meeting of the Elk Ridge Town Council was held on Tuesday, April 27, 1999. The Council Work Session took place at 6:00 PM, followed by the regular Town Council Meeting at 7:00 PM. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Governing Body by mailing a copy to each on April 20, 1999.

ROLL CALL

Mayor Cregg Ingram, *Councilmembers:* Cindi Ellis, Gary Bowen (*absent*) Jerry Mason & Brent Bluth; *Plan Coordinator:* Ernestine Folks; *Youth Council:* Brian Holcomb; *Daily Herald:* Tawny Archibald; *Public:* Don Mecham; and *Town Clerk:* Janice H. Davis.

**CAPITAL
FACILITIES
PLAN
1999/2000**

Roads Dept.

Mayor: Recommendation:

1. Chip & seal 3 or 4 miles of road besides the necessary patching.
2. Inventory which roads should be done now to preserve the roads rather than having to replace them later.
3. That a percentage of the General Fund Balance be transferred to the Loafer Canyon Road Project
 - A. \$6,000 was in the Capital Facilities Plan for engineering (\$11,980 was billed to the Town by Hall Engineering)
 - B. \$15,000 was for the acquisition of easements and rights of way (These costs may vary as actual figures come in.)

Water Dept.

2. Water lines on Astor Ln. & Highland Cr. are to be replaced this summer (1999/2000 fiscal year). These same roads are to be repaired the following fiscal year.

General Administration

Mayor: Submitted a proposal for employee administration. It includes: General Policy, employee classifications, benefits, employment status & wage scales.

ELK RIDGE TOWN COUNCIL WORK SESSION - 4-27-99, CONT.

Current employees would be "grandfathered" at their current status. New employees would fall under the new guidelines.

The Mayor also submitted a proposed job description for a "multi-purpose position" at the Town.

The newly-created position would be multi-faceted. Three specific areas would be covered:

1. Zoning/Ordinance Enforcement
2. Coordinating tasks through Dept. Heads
3. Planning Assistant

Proposed Pay & Benefits:

Part time position (20 hrs. Per week minimum)

No benefits

Wage position status @ \$10.00/hour

The Administration Policy Ordinance needs to be amended in the form of an amending ordinance.

The Mayor would like input and suggestions from the Town Council members on these two proposals prior to putting them in the form of an ordinance.

Ernestine Folks: In speaking with Andrew Jackson, there is a question if the "Circuit Rider" arrangement with Mountainlands Association of Governments (MAG) will go forward.

Mayor: Responded that, according to Darrell Cook, it is up to the Towns to decide their involvement.

Parks Dept.

Cindi Ellis:

1. Fire Dept./EMS Update:

Fire Dept.:

The Elk Ridge Fire Dept. Must have its own ISO rating. The testing for this will take place this summer.

EMS:

The EMS team has had some members quit. They are striving for 24 hour coverage, 7 days/week (12 hour shifts). Currently, the members are covering 3 & 4 shifts/week.

A. Some members have quit due to time commitments and general "burn-out".

Suggestions: decrease the amount of coverage.

(Councilmember Ellis told Chief Waite that she feels that was a better option than "burning-out" the staff.

B. Replacement of fire fighters not meeting the requirements is up to Chief Waite and his procedures.

C. Would the Town Council be willing to consider

ELK RIDGE TOWN COUNCIL WORK SESSION - 4-27-99, CONT.

compensation for "on call" EMS team members?

- 1) The Mayor will have a written proposal for the next Town Council Meeting for "On Call" compensation.
- 2) Councilmember Ellis is to check with other small municipalities and how they compensate "on-call" EMS people.

Planning & Zoning Dept.

Gary Bowen: Reported having received requests for 2" water meters from Town residents currently connected to the Elk Ridge water system. The Town has one residential meter that is a 2" meter, belonging to Don Mecham. The other 2" meters are on the two LDS Chapels in Town. There are no extra costs associated with an over-sized meter. Often, other cities/towns do require extra costs for larger meters.

Issues with 2" meters:

1. Registers incorrect readings after a while.

As long as the flow remains high, they work fine; but, when normal to low flow occurs, (such as, watering gardens, irrigating landscape, etc.) the interior "wheel" which allows the meter readings to advance, does not function properly.

Mr. Mecham's meter is different: he has two meters...one regular meter on his home, the other (larger) meter is for fire flow purposes. Councilmember Bowen has no problem with a larger meter for fire flow purposes. He does see problems with residents wanting an additional meter (2" meter) for irrigation purposes.

2. Should extra water rights be required for a larger meter?

(Due to the amount of flow allowed)

3. Should a 2" meter be billed in the same way a smaller one is?

Councilmember Bowen feels a policy should be in place on what is required for a 2" meter and how to handle costs. He questioned whether extra "taps" for irrigation should even be allowed in Town.

Mayor: Does not see a need for residents to have a 2" line other than for a sprinkler system for fire protection purposes.

Councilmember Bowen is to take the issue to the Planning Commission as a Town Council assignment.

Each of the Dept. Heads are to update their plans for Capital Improvements.

At the Conference for Utah Municipal Clerks, Paul Morris (Attorney for West Valley City) said that it is important for local governments to maintain and follow their Capital Facilities Plans. The impact fee

ELK RIDGE TOWN COUNCIL WORK SESSION - 4-27-99, CONT.

studies and the Capital Facilities plan are important documents to back up impact fees, if challenged.

Y2K UPDATE

No information.

NON-AGENDA
ITEM

Youth Council Report:

Brian Holcomb:

1. On 5-15-99 @ 10:00 AM (Saturday), there is a Town Clean-up project scheduled.

Sponsors: Central Bank pledged .05/piece of trash and Far West Bank in Salem donated \$25 to the Youth Council. Other sponsors are being contacted.

2. The Youth Council is in charge of the Children's Parade for the 4th of July Celebration. It will be on the 3rd of July since the 4th falls on Sunday.

3. A replacement Advisor for the Youth Council is needed since Pam Knight sold her home and is moving. The last meeting scheduled with Mrs. Knight is on 5-18-99.

4. The Youth Council needs advise from Chief Seth Waite about the possibility of fireworks for the Town's 4th of July Celebration.

**ELK RIDGE
TOWN COUNCIL MEETING
APRIL 27, 1999**

REGULAR TOWN COUNCIL MEETING

TIME & PLACE
OF MEETING

The regular Meeting of the Elk Ridge Town Council was held on Tuesday, April 27, 1999. The Council Work Session took place at 6:00 PM, followed by the regular Town Council Meeting at 7:00 PM. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Governing Body by mailing a copy to each on April 20, 1999.

ELK RIDGE TOWN COUNCIL MEETING - 4-27-99, CONT.

ROLL CALL Mayor Cregg Ingram, *Councilmembers:* Cindi Ellis, Gary Bowen (*absent*) Jerry Mason & Brent Bluth; *Plan Coordinator:* Ernestine Folks; *Youth Council:* Brian Holcomb; *Daily Herald:* Tawny Archibald; *Public:* Don Mecham; and *Town Clerk:* Janice H. Davis.

INVOCATION & PLEDGE OF ALLEGIANCE Cindi Ellis offered the Invocation.

AGENDA TIME FRAME **MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY CINDI ELLIS TO ADJUST THE AGENDA TIME FRAME BY 10 MINUTES.**

VOTE: YES (3) NO (0) ABSENT (2)
BRENT BLUTH
JERRY MASON

ELK RIDGE HEIGHTS, PLAT A
At the last Town Council Meeting (4-13-99), the Town Council made the following motion: "that Mr. Morteazadeh needs to have the appropriate funding, in the form of a Performance Bond or an Escrow Account, without him as a signer on the account, (as per the Elk Ridge Development Code), in place by the next Town Council Meeting (4-27-99) or his proposed Subdivision, Elk Ridge Heights, Plat A, will be considered null and void."
Mr. Morteazadeh was informed of this action on the next day (4-14-99). There has been an ongoing problem with the developer still insisting that he should be a signer on the account. Councilmember Brent Bluth called the contact person at Washington Mutual Bank to clarify the Council's position. Mr. Morteazadeh has decided to transfer the account to the Salem Branch of Far West Bank; however, the account is still not set up. The Town Council let the previous motion stand and Elk Ridge Heights Subdivision, Plat A, is considered null & void.

PLANNING COMMISSION RECOMM. The last Planning Commission Meeting was canceled due to lack of a quorum. No recommendation at this time.

FUTURE GROWTH No information at this time.

ELK RIDGE TOWN COUNCIL MEETING - 4-27-99, CONT.

ACTION/
ALL TOWN
COUNCIL
DEPTS.

General Administration

The Mayor was seeking action on the Administrative Ordinance amendments he presented to the Council in the Work Session; however, an amending ordinance in written form is needed.

Suggestions:

The Mayor is to clarify the various areas of change, including:

- Wage ranges & pay scales.
- "grandfathering" current employees
- Retirement & Insurance benefits

Assistance in drafting an amending ordinance could be obtained through Mountainlands Association of Governments or the Town Attorney.

EXPENDITURES

1. **BFI...**(garbage collection) Proposed a slight increase in charges to the Town. The Town Council decided to leave the charges to the residents the same until the new fiscal year. The current contract is to be reviewed.

2. Hall Engineering Bill/Loafer Canyon Road

\$11,980 bill was received from Hall Engineering; but, the bill does not include a breakdown of services provided for the amount. The Town Council directed that the bill not be paid until a specific breakdown is received from Hall Engineering.

The Mayor will so inform Bruce Hall.

ADJOURNMENT

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO ADJOURN THE MEETING.

**VOTE: YES (3) NO (0) ABSENT (2) BRENT BLUTH
JERRY MASON**


TOWN CLERK

NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, May 11, 1999, with the Town Council Work Session at 6:00 P.M., followed by the regular Council Meeting at 7:00 P.M. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 P.M. - TOWN COUNCIL WORK SESSION

1999/2000 Budget & Capital Facilities Plan
Dept. Head Updates:
Planning & Zoning-Gary Bowen
 G.I.S. Mapping Presentation
 ULCT Training Meeting
 Capital Facilities Plan
 1999/2000 Budget Discussion
General Administration-Mayor Ingram
 Update
 Capital Facilities Plan - Amendments/Future Projects
 1999/2000 Budget Discussion
Roads-Jerry Mason
 Update
 Capital Facilities Plan - Amendments/Future Projects
 1999/2000 Budget Discussion
Parks/Public Safety-Cindi Ellis
 Update
 Capital Facilities Plan - Amendments/Future Projects
 1999/2000 Budget Discussion
 Stop Signs/Yield Signs
 4th of July Celebration
Water/Sewer Depts. - Brent Bluth
 Capital Facilities Plan - Amendments/Future Projects
 1999/2000 Budget Discussion
Y2K Preparation Update

7:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:

7:00 Invocation and Pledge of Allegiance
7:02 Approval of Agenda Time Frame
7:05 Planning Commission Recommendations-Ernestine Folks
 G.I.S. Mapping (Approval/Action)
 Development Code Amendments/Schedule Public Hearings
 1. Accessory Apartments Ordinance
 A. Amend Impact Fee Ordinance
 2. Premises Occupation Ordinance
 3. Storage of Commercial Vehicles & Equipment in Residential Zones
 4. Area & Heights of Accessory Buildings Ordinance
 Future Growth/Sewer System

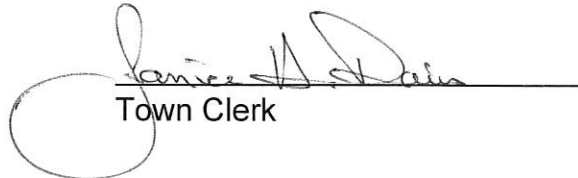
Town Council Agenda 5-11-99
Cont.

- Future Growth/Storm Drainage System
- Future Growth/Water System
- Five Year Capital Facilities Plan
- 1999/2000 Budget
- 9:00 Adoption/Tentative Budget-1999/2000 Fiscal Year
- 9:05 Adoption/Tentative Capital Facility Plan-1999 to 2004
- 9:20 Expenditures:
 - General:
- 9:25 Approval of Minutes of Previous Meetings
- 9:30 Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)

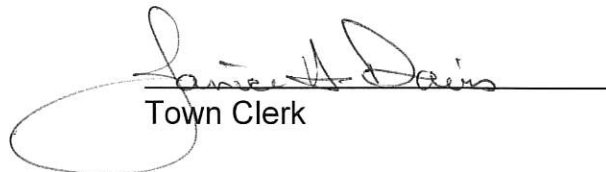
The times which appear on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 7th day of May, 1999


Town Clerk

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah and mailed to each member of the governing body on May 7, 1999.


Town Clerk

**ELK RIDGE
TOWN COUNCIL MEETING
MAY 11, 1999**

TOWN COUNCIL WORK SESSION

**TIME & PLACE
OF MEETING**

The regular Meeting of the Elk Ridge Town Council was held on Tuesday, May 11, 1999. The Council Work Session took place at 6:00 PM, followed by the regular Town Council Meeting at 7:00 PM. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Governing Body by mailing a copy to each on May 7, 1999.

ROLL CALL

Mayor Cregg Ingram, *Councilmembers:* Cindi Ellis, Gary Bowen, Jerry Mason & Brent Bluth; *Plan Coordinator:* Ernestine Folks; *Planning Commission:* Stewart Jolley, Kamile Peterson; *Hall Engineering:* Curt Peterson; *Daily Herald:* Steve Tanner; *Youth Council:* Brian Holcomb; *Fire Dept.:* Terry Spoor; *Public:* Tom McDougall, Nancy Williams, Chris Jones, Brian Williams, Andrew Grover; and *Town Clerk:* Janice H. Davis.

**1999/2000
BUDGET**

The Budget & Capital Facilities Plan will be discussed under each Department.

**PLANNING &
ZONING**

G.I.S. Mapping

The Town contracted with 2 BYU Masters students to upgrade the Town's maps. It is to be a Masters Project for the students; but, it will also provide upgraded maps for the Town. Curt Peterson and Tom McDougal were present to review their project with the Town Council.

G.I.S. = Geographical Information Systems

Explanation: Data and maps taken from Utah County information, as well as from Hall Engineering are linked to geographic information on the computer and the maps are created. Information can continue to be added to the data base. The power of GIS is that one can touch on any parcel of land and bring up information on the computer, such as...area, perimeter, subdivision name, plat, lot, and addresses.

ELK RIDGE TOWN COUNCIL WORK SESSION - 5-11-99, CONT.

Example: (Water System Map) One can "zoom" in on particular sections for details:

- Slope Analysis
- Hydrant Radiuses (Which homes are farther than 250 ft. away from hydrants?)

\$900 to \$1,000 for the package to load onto the Town's computer.

ULCT Training Meeting

The meeting for training the Planning Commission and the Town Council on the subdivision process by a representative from the Utah League of Cities & Towns will be on 5-12-99 at the Elk Ridge Town Hall. Payson City Planning Commission Members have been invited.

Capital Facilities Plan/1999-2000 Budget

On May 4, 1999, the Planning Commission made the following recommendations to the Town Council:

1. Include \$250 for training for Planning Commission members in the 1999/2000 Budget.
2. Beginning in 1999/2000 and the following years, in the 5-year Capital Facilities Plan, include \$26,000 each year for the proposed Storm Drainage improvements outlined in the Hall Engineering Study. Funding will be provided by implementing a storm drainage fee of \$5 per month, per residence fee.
3. Beginning in 1999/2000 (in the 5-year Capital Facilities Plan) include a budget for the lower Loafer Canyon Collection System (Total project cost - \$962,000). Funding to come from impact fees & development improvements.
4. Include in 5-year Capital Facilities Plan, 2003/2004, a new well, funded through impact fees; and a storage tank, funded by developers.

ROADS DEPT.

Jerry Mason: Addressed the best use of road funds for 1999/2000. Suggested Schedules of road repair from Kent Haskell, Mayor Ingram and Vernon Fritz:

1. Kent Haskell:

Overlay...Ocampo Ln., North Salem Hills Dr., Bridger Ln., Lewis Wy Chip & Seal-9 roads (partial sections), including Loafer Canyon Rd. (The Town Council felt that it would be better to patch Loafer Canyon Rd.) Total cost estimate = \$44,926

ELK RIDGE TOWN COUNCIL WORK SESSION - 5-11-99, CONT.

2. Mayor Ingram:

Overlay...Same as Kent Haskell

Chip & Seal-Goosenest Dr., Park Dr., Loafer Canyon Rd.

Total cost estimate = \$47,061

3. Vernon Fritz (Former Councilmember over Roads):

Overlay...Cortez Dr., Lewis Way, Ocampo Ln.

Chip & Seal-None

Total cost estimate = \$25,755

Jerry Mason: It would cost about \$7,700 to chip & seal Loafer Canyon Rd. The Road would also need patching and leveling, which would add more cost. The Town Council decided on Kent Haskell's suggestions for road repair, with the exception of patching Loafer Canyon Rd. rather than applying chip & seal.

ELK RIDGE TOWN COUNCIL MEETING MAY 11, 1999

REGULAR TOWN COUNCIL MEETING

TIME & PLACE OF MEETING

The regular Meeting of the Elk Ridge Town Council was held on Tuesday, May 11, 1999. The Council Work Session took place at 6:00 PM, followed by the regular Town Council Meeting at 7:00 PM. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Governing Body by mailing a copy to each on May 7, 1999.

ROLL CALL

Mayor Cregg Ingram, *Councilmembers*: Cindi Ellis, Gary Bowen, Jerry Mason & Brent Bluth; *Plan Coordinator*: Ernestine Folks; *Planning Commission*: Stewart Jolley; *Daily Herald*: Steve Tanner; *Youth Council*: Brian Holcomb; *Fire Dept.*: Terry Spoor; *Public Works Superintendent*: Kent Haskell; and *Town Clerk*: Janice H. Davis.

INVOCATION & PLEDGE OF ALLEGIANCE

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO ADJUST THE AGENDA TIME FRAME BY 10 MINUTES.

NO (0)

Road Repair:

PLANNING COMMISSION

Planning Commission Recommendations:

Ernestine Folks:

- ### 1. G.I.S. Mapping (Approval/Action)

It will cost \$2,500 for the GIS Mapping. Bruce Hall will have the program. The charge has been approved at a previous Town Council Meeting.

- ## 2. Development Code Amendments/Schedule Public Hearings

A. Accessory Apartments Ordinance

(The Planning Commission declines a recommendation to the Town Council until after the Public Hearing.) They recommend that the Council sets a Public Hearing on the proposed Accessory Apartments Ordinance and the proposed Accessory Apartment Fees.

Review of Ordinance:

Concerns:

- ### 1) Adjustable fees (water/sewer rate structure)

- 2) Why doesn't the ordinance allow a side entrance, since it is allowed in single family dwellings?

(Reason: The ordinance was originated to help meet the Affordable Housing Element in the General Plan; it's intent is to maintain the look of single family dwellings as much as possible.)

- 3) Impact Fees:** There was a disagreement in requiring existing homes that have apartments in them, to have to pay more in the way of impact fees.

ELK RIDGE TOWN COUNCIL MEETING - 5-11-99, CONT.

4) Off-street parking: the ordinance does not allow parking in the front set-back area or side set-back area.

Cindi Ellis: Feels that this concept would be hard to enforce since many homes currently use front or side areas for additional parking. She also questioned why side entrances would not be allowed. Many homes already have side entrances.

Ernestine Folks: The intent is to not permit the Accessory Apartments to change the appearance of the "single family dwelling" look.

Brent Bluth: Agrees that if it is allowed for single family dwellings, it should be allowed for Accessory Apartments.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED GARY BOWEN TO SET THE PUBLIC HEARING REGARDING A PROPOSED ORDINANCE ALLOWING THE ESTABLISHMENT OF ACCESSORY APARTMENTS AND ACCESSORY APARTMENT FEES, FOR 6-22-99, AT 6:00 AM.

VOTE: YES (5)

NO (0)

Recommended Changes to the Proposed Ordinance:

1. Delete 3-H (Side Entrances)
2. Fees will be amended by resolution (to go to the Attorney)
3. 2B (1) d: Separate rate schedule

B. Premises Occupation Ordinance

The Planning Commission recommends that the Town Council set a Public Hearing on the proposed Premises Occupation Ordinance, with no further recommendation until after the Public Hearing.

Review of Ordinance:

Ernestine Folks: The Town Council directed the Planning Commission to review the current ordinance regarding the storage of commercial vehicles & equipment in residential zones. It has been a difficult assignment without a simple solution.

The proposed ordinance establishes a Premises Occupation (Similar to "Home Occupation") if large commercial vehicles are to be stored in on the premises for business purposes.

ELK RIDGE TOWN COUNCIL MEETING - 5-11-99, CONT.

Storage may occupy no more than 8% of the rear area of a lot. (This is a reduction in size.)

Example: A 15,000 sq. ft. Lot would house a 672 sq. ft. building.

A 20,000 sq. ft. lot would house a 1,107 sq. ft. building

A 40,000 sq. ft. lot would house a 2,808 sq. ft. building

Question: Why not restrict the building size to one maximum size for any size lot? Why allow larger equipment & vehicles on larger lots?

Problems: Allowing the vehicles & equipment on the premises could create a noise nuisance.

Rod Despain wrote the following memo to the Town Council: "As I understand the Planning Commission's action on the draft premises occupation amendment, they forwarded the draft to the Council without recommendation; however, it was the feeling of the majority of the Planning Commission members that if premises occupations are permitted, they should not include those activities that consist primarily as the base of operation for a construction company or similar use if it includes the storage of big equipment on the residential lot.

Accordingly, if the Council desires to adopt the premises occupation amendment, but exclude construction yards as an acceptable type, I believe that the premises occupation ordinance should include a statement to that effect, and not rely on someone remembering the workings of 10-3-3.29 as the basis for such denial. For clarity purposes, any limiting language should be made part of the premises occupation criteria.

The most appropriate place for such a statement would be as part of paragraph 2, which sets forth the conditions and standards. Following is some of the wording that might be added for that purpose:

O. The on-site activities of the Premises Occupation shall not include the storage or continuous parking of : (1) trucks having a rated capacity of one and one-half tons or greater or trailers intended to be pulled thereby or, (2) motorized construction, excavation or other equipment having a weight of 2.5 tons or greater."

ELK RIDGE TOWN COUNCIL MEETING - 5-11-99, CONT.

The Planning Commission felt that larger lots could accommodate larger buildings and not look out of place. Currently, an accessory building could take up 25% of the backyard.

Cindi Ellis: Feels there should be a maximum size building. She suggested limiting the size so that an accessory building cannot be larger than the main dwelling.

(The response was: How could this accommodate something like a barn?)

Ernestine Folks: Another problem encountered by the Planning Commission is that the proposed ordinance does not really meet the intent of residential zoning.

MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO SET A PUBLIC HEARING ON AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF PREMISES OCCUPATIONS WITHIN THE RESIDENTIAL ZONES IN ELK RIDGE, AS WRITTEN, FOR 7-13-99 AT 6:00 PM.

VOTE: YES (5)

NO (0)

C. Storage of Commercial Vehicles

The Planning Commission recommends to the Town Council to schedule a Public Hearing and further recommends that the Town Council approve the proposed ordinance, as written, following the Public Hearing. The proposed ordinance clarifies the current wording in the Development Code, section 10-3-3.29 (A) last sentence...

Suggestion: "Construction of a primary dwelling or accessory building, or landscaping..." or "associated with development, repair of property..."

(Rod Despain is to be contacted for wording.)

Question: Why include trailers in the ordinance? They are not noisy.

Gary Bowen: Agrees that there is not sufficient noise from trailers to be included in the ordinance.

Mayor Ingram: Suggested changing wording to "storage" or "parking" rather than "continuous parking"

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO SET THE PUBLIC HEARING FOR THE STORAGE OF COMMERCIAL VEHICLES & EQUIPMENT IN RESIDENTIAL ZONES ORDINANCE FOR 7-13-99 AT 6:30 PM.

VOTE: YES (5)

NO (0)

ELK RIDGE TOWN COUNCIL MEETING - 5-11-99, CONT.

D. Area & Heights of Accessory Buildings

The Planning Commission recommends to the Town Council to schedule a Public Hearing on the Area & Heights of Accessory buildings and also recommend that the Council approve the ordinance as written.

10-3-3.5 establishes the height & area of any dwelling in Elk Ridge as 30 ft. And of any accessory building as 20 ft. Both are measured from the highest finished grade of the ground surface adjacent to the foundation of the structure, to the top of the roof line.

Area = not more than 8% of the rear yard area of a lot.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY MAYOR INGRAM TO SET THE PUBLIC HEARING FOR THE AREA & HEIGHTS OF ACCESSORY BUILDINGS ORDINANCE FOR 6-8-99 AT 6:00 PM.

VOTE: YES (5)

NO (0)

C. Future Growth/Sewer System

(Planning Commission Memo to Town Council)

On May 4, 1999, the Planning Commission met with Sunrise Engineering, (engineer-Bruce Ward) and Town engineer, Bruce Hall. Following a lengthy discussion to clearly understand the engineering study which outlines the proposed alternate line which extends to the Gooseneck area and down 1600 West; also possible problems, as well as solutions to those problems with the existing trunk line, the Planning Commission made recommendation to the Town Council to immediately enter into a discussion with Salem City on alternatives to the existing line, to include:

- 1) Discussion of a phased joint installation of the alternative line
- 2) Possibility of adjusting the number of gallons per connection
- 3) Leasing or renting additional capacity on the existing line

In addition, the Town should have an accurate flow measure study completed or install a permanent flow meter as soon as possible. Sunrise Engineering has a drop in meter to do a flow study, and has agreed to give the Town a cost estimate to do a flow study with their drop in meter.

ELK RIDGE TOWN COUNCIL MEETING - 5-11-99, CONT.

Comment: Brent Bluth: If developers want to develop property in Elk Ridge, let developers install the trunk line. Why would the Town actively pursue installation of an alternate trunk line?
(Mayor Ingram committed to contact Salem City's Mayor.)

D. Future Growth/Storm Drainage

Bruce Hall presented a proposed Storm Drainage Plan to the Planning Commission. The Planning Commission identified some errors in the original presentation and asked that Mr. Hall make the necessary corrections and come back to the Planning Commission. For now, the Planning Commission recommends that the Town Council implement a Storm Drainage fee of \$5.00 per residence per month, and use the money to generate \$26,000 per year toward a Storm Drainage System.

Brent Bluth: Could the Town get by with some main collectors on the main roads in the older sections of Town where there is no curb & gutter, rather than a system for every street? Most of the drainage problems are in the newer sections of Town.

Stewart Jolley: That is the original proposal from Hall Engineering. If the Town Council decides that curb & gutter will go all over Town, then so must the system.

Ernestine Folks: A different type of curbing system would control the water better.

Suggestion from the Mayor: Send the information to Rod Despain to draft a Storm Drainage Ordinance, then the Storm Drainage Fee of \$5.00 can be assessed through a resolution. The fee needs to be justified by an established plan. (Example: Building a retention pond for the Town)

E. Future Growth/Water System

The Planning Commission recommends a new well by 2003-2004 (funded through grants and impact fees) as well as a storage tank (funded by developers).

F. Capital Facilities Plan/1999-2000 Budget

1. Parks: Suggestion...take the \$10,000 allocated for playground equipment for bigger children and reassign it to either the General Fund Balance or to the Millennial Park.

ELK RIDGE TOWN COUNCIL MEETING - 5-11-99, CONT.

2. Roads:

A) Loafer Canyon Road Project: \$100,000 is set aside in the 5-Year Capital Facilities Plan (\$85,000 for the sewer line & \$15,000 for moving fire hydrants). The fire hydrants may not need to be relocated.

B) Street Overlay & Chip and Seal - \$50,000

The streets need to be designated for the Capital Facilities Plan.

Jerry Mason: Suggested using the schedule submitted by Kent Haskell, with the exception of patching Loafer Canyon Rd. rather than chip & seal.

Question: Will Ocampo Ln. be widened along with the overlay? The current road is very narrow.

Comments:

Kamile Peterson:

1. No chip & seal for Loafer Canyon Rd.

2. A bus turn-around be included with the planned improvements for Loafer Canyon Rd. Utah County is willing to help with the materials. Bruce Hall suggested making the intersection of Loafer Canyon Rd. & Park Dr. wide enough for the school bus to turn around. (They cannot back up, for safety reasons.)

Kamile Peterson's idea was to use the easement owned by the Town, used to get in/out of the well area on Loafer Canyon Rd.

Mayor: A cost estimate for this turn around is needed from Bruce Hall and information as to how much the County will participate.

3. Hall Engineering suggested another culvert pipe across Loafer Canyon Rd. Into the natural drainage ditch at the west side of Loafer Canyon.

4. Could the catch basin on the east side of Loafer Canyon Rd. be made deeper & larger?

3. Water Dept.

A) 2" lines on Astor Ln. and Highland Cr. are scheduled for upgrading after 7-1-99. They are estimated at a cost of \$8,000 (Kent Haskell 's bid was for \$13,000; but, Councilmember Bluth wants to compare the figure to two other bids.

B) Laterals are to be installed prior to road repairs. There is one on Ocampo Ln. (\$2,500 allocated)

C) Fire hydrant to be installed after July ^{1st}, 1999. (\$3,063)
(Salem Hills Cr.)

ELK RIDGE TOWN COUNCIL MEETING - 5-11-99, CONT.

4. Sewer Dept.:

Manhole repairs on the streets scheduled for overlay. (\$1,200)
2000-2001...Budget for Loafer Canyon Rd. Sewer line & the
Goosenest collection system as projects.

Brent Bluth: Does not agree with the concept. Developers should
install the infrastructure and the improvements..

Ernestine Folks: Part will be through developers and part through
Impact Fees.

In the 5-year Capital Facilities Plan, 2003/2004, a new well (through
the SUVMWA grant) and a storage tank funded by developers and
impact fees

5. Storm Drainage & Run-off

\$2,000 is allocated for acquisition of property.

Create \$26,000 Capital Projects Fund for the accrual of money to go
the Storm Drainage System. (Where will the money come from to
create the Fund?)

(It is possible that part of the run-off that comes down the east side
of Loafer Canyon comes from the Woodland Hills area. They
should retain their own water. This needs to be checked on.)

6. Trails and Open Space

\$3,000 allocated.

\$5,000 in 2004-2005

7. Millennial Park

Park Impact Fees will go toward the Millennial Park. The allocated
\$10,000 will go back into the General Fund for this fiscal year.

NON-AGENDA ITEM

Youth Council Report:

Brian Holcomb:

1. Service Project: To clean up the Town and streets
Central Bank and Far West Bank-Salem are funding the project
through donations.

The Youth Council is to set up their own account.

2. A new Youth Council Advisor is needed.

Councilmember Bluth will be at their meeting on 5-18-99.

ELK RIDGE TOWN COUNCIL MEETING - 5-11-99, CONT.

TENTATIVE
BUDGET
1999-2000
FISCAL YR.

Property taxes are not generating as much revenue for the Town as expected. The Council needs to decide if they will stay with the suggested certified tax rate or go to a public hearing in August to increase the tax rate for 1999. It would not actually "raise" taxes, it would be to leave the tax rate where was for 1998, rather than having it drop.
Review of the Tentative Budget.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY JERRY MASON TO ADOPT THE TENTATIVE BUDGET FOR THE 1999-2000 FISCAL YEAR AND THE TENTATIVE CAPITAL FACILITIES PLAN, WITH CHANGES.

VOTE: YES (5) NO (0)

EXPENDITURES

General: None

MINUTES

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY BRENT BLUTH TO APPROVE THE MINUTES OF 4-2-99 AS WRITTEN

VOTE: YES (5) NO (0)

ADJOURNMENT

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY JERRY MASON TO ADJOURN THE MEETING.

VOTE: YES (5) NO (0)


TOWN CLERK

AMENDED NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, May 25, 1999, with the Town Council Work Session at 6:00 P.M., followed by the regular Council Meeting at 7:00 P.M. The meetings will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 P.M. - TOWN COUNCIL WORK SESSION

1999/2000 Budget & Capital Facilities Plan

Certified Tax Rate/Discussion

1998/1999 Final Budget

Dept. Head Updates:

Planning & Zoning-Gary Bowen

Accessory Apts. Ordinance/Discussion

Storage of Commercial Vehicles & Equipment Ordinance

Capital Facilities Plan

1999/2000 Budget Discussion

General Administration-Mayor Ingram

Update

Capital Facilities Plan

1999/2000 Budget Discussion

Roads-Jerry Mason

Update

Capital Facilities Plan

1999/2000 Budget Discussion

Parks/Public Safety-Cindi Ellis

Update

Capital Facilities Plan

1999/2000 Budget Discussion

4th of July Celebration

Water/Sewer Depts. - Brent Bluth

Capital Facilities Plan

1999/2000 Budget Discussion

Move Water Valve/Durfey Property

Y2K Preparation Update

7:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:

7:00 Invocation and Pledge of Allegiance

7:02 Approval of Agenda Time Frame

7:05 Nelson Abbott/Bird Aviary-Use Permit

7:20 Elk Ridge Heights Subdivision, Plat A - Final Approval

Council Poll of three Members taken in favor (Mayor Ingram)

7:25 Allred/Gasser Cul de sac - Release of Durability Retainer

7:30 1999/2000 Budget

Re-set Public Hearing

Certified Tax Rate

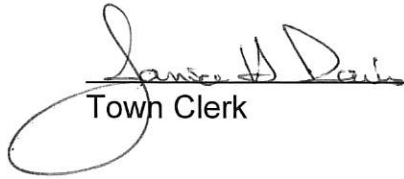
Town Council Agenda 5-25-99
Cont.

- 7:45 Approve Codification Contract
- 7:50 Approval/Stop Signs-Cindi Ellis
- 7:55 Expenditures:
 - General:
 - Approve Costs Associated with Moving Water Valve
- 8:05 Approval of Minutes of Previous Meetings
- 8:10 Adjournment

*Handicap Access, Upon Request. (48 Hours Notice)

The times which appear on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 2^{4h} day of May, 1999



Town Clerk

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge hereby certifies that a copy of the foregoing Amended Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah.



Town Clerk

**ELK RIDGE
TOWN COUNCIL MEETING
MAY 25, 1999**

TOWN COUNCIL WORK SESSION

**TIME & PLACE
OF MEETING**

The regular Meeting of the Elk Ridge Town Council was held on Tuesday, May 25, 1999. The Council Work Session took place at 6:00 PM, followed by the regular Town Council Meeting at 7:00 PM. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Governing Body by mailing a copy to each on May 21, 1999. An amended notice of time, place & agenda was faxed to the Payson Chronicle on May 24, 1999.

ROLL CALL

Mayor Cregg Ingram, *Councilmembers*: Cindi Ellis, Gary Bowen, Jerry Mason, (*absent*): Brent Bluth; *Planning Commission*: Stewart Jolley, Kamile Peterson; *Youth Council*: Brian Holcomb; *Public*: Linda & Kelsey Bowles, Denzil, Taylor & Tanner Dickson & Alan Bornholdt and *Town Clerk*: Janice H. Davis.

**1999/2000
BUDGET**

1. Capital Facilities Plan
Updates are still needed from Councilmember Bluth for the Water & Sewer Depts.

2. Will the Town Council exceed the suggested certified tax rate for 1999? If so, there will be no Public Hearing until August, 1999...after the information form the State comes out for the necessary publications.

Discussion:
\$100,000 (as a conservative estimate) was expected for Property Tax for the 1998 tax year. About \$85,000 will come to the Town.
Cindi Ellis: Feels the tax rate for 1999 should be left at the same rate used for 1998.

**1998/1999
FINAL BUDGET**

The Public Hearing for the Final Amended Budget for 1998/1999 will be on 6-22-99. Spending is to be cut off by 6-15-99 for all depts. Councilmember Ellis is to inform the Tennis Co. that any work done this fiscal year will be billed and paid before the end of June, 1999, from funds allocated to the current fiscal year. There needs to be a clean "cut-off" point so bills can be received and paid.

ELK RIDGE TOWN COUNCIL WORK SESSION - 5-15-99, CONT.

The entire amount for the installation of the tennis court will be left in the current fiscal year budget. If the services provided overlap from one fiscal year to another (June into July), the billing should be as of 7-1-99.

DEPT. HEAD
UPDATES

1. Planning/Zoning

A. Accessory Apartment Ordinance

Stewart Jolley: (Reviewed the memo from the Planning Commission to the Town Council):

Following the last Town Council Meeting , Rod Despain explained the areas the Council questioned as follows:

1) "Paragraph D. Request to establish a utility service account with the Town which includes the Accessory Apartment."

The intent is to make a differentiation between homes with accessory apartments and those without. An accessory apartment is an addition to the systems and, as such, the Planning Commission felt it was equitable to have a separate structure for those dwellings with accessory apartments. Not uncommon to require.

2) "Permitted or Conditional Use": Would allow to either put it as a permitted or conditional use. Again written as such to allow some flexibility. No problem to list it as a conditional or permitted use.

3) "Paragraph H. A new one-family dwelling approved with an accessory apartment, shall not have a separate entrance for the accessory apartment at the front of the dwelling adjacent to a street."

Explanation: Not having that provision facilitates the establishment of allowing single family dwellings to look like twin homes. This provision will ensure that we will have it on rare occasions. The reasoning is that the goal is to hide the entrance from the public. If more is allowed, there will be more. Is that what the Town wants? Aesthetically, two exposed entrances (front & side on a corner lot) is not consistent with the appearance of a single family dwelling." The Planning Commission's recommendation is to go to Public Hearing, as written. If there are any changes, they can be made after the Public Hearing.

ELK RIDGE TOWN COUNCIL WORK SESSION - 5-25-99, CONT.

The fees to be assessed include accessory apartment utility fees.

Planning Commission Proposal:

\$30.00 for the first 18,000 gals. Then...\$1.00/1,000 gals. from 18,001 gals. through 36,000 gals.

Above 36,000 gals, it would be at the same rate as anyone else...\$1.25/1,000 gals.

Gary Bowen: Is concerned about enforcement. The average person will do everything possible not to pay the fees.

Stewart Jolley: Feels that Accessory Occupation should be a "conditional use". It's like Home Occupation, where certain conditions are met.

The Planning Commission's recommendation on Sewer fees:

67% of the basic sewer rate for Accessory Apts. (The current base rate is calculated off of 4½ people per dwelling. If an average of 3 people is added in for an Accessory Apt. = 67%)

Cindi Ellis: Still questions not being able to use front/side parking for accessory apts. What since is an additional ordinance which cannot be enforced?

Stewart Jolley: Is concerned about the Town Council allowing situations to exist which impact the water/sewer systems without having to pay for that impact.

2. General Administration

A draft of the proposed contract for a "circuit rider" arrangement for a part-time Town Planner was submitted to the Town from Mountainlands Association of Governments (MAG). The arrangement would include Elk Ridge, Genola and Santaquin. The roles of the Town Planner and the Plan Coordinator need to be clearly defined.

The proposed "circuit rider" contract will be on the next Town Council Meeting agenda for consideration.

The Mayor suggested:

Allowing \$8,000 for the position of Town Planner. With the this type of arrangement, Elk Ridge will not only have someone in attendance at the Town meetings, but we would have access to all of MAG's software and training.

The current position of Plan Coordinator would be redefined as that of an Administrative Assistant, to include 3 areas of focus:

- A) Zone Enforcement
- B) Task Coordinator (Office to public works)
- C) Planning Assistant

ELK RIDGE TOWN COUNCIL WORK SESSION - 5-25-99, CONT.

Cindi Ellis: Wants to check to verify that the new position of Town Planner (Circuit Rider) does not displace another employee of the Town. The grant does not allow this.

Gary Bowen: The concept of meeting attendance sounds good; but, will there be time conflicts between Towns and meeting schedules?

Mayor: The three Towns need to coordinate the meeting times.

There was concern expressed that the Administrative Assistant position, with the proposed areas of responsibility, could actually cut down on hours and salary.

Mayor: Feels that 10-15 hours per week would be sufficient to meet the varied duties for this position.

Town Clerk: Questioned why the specific Dept. Heads (Town Councilmembers) assigned to the different Departments, could not be the "task coordinator" for any work to be done in their assigned Departments.

Mayor: The Administrative Assistant would not be the person to report to, it would be a matter of coordinating and prioritizing tasks to be done.

The Mayor made some suggestions for changes in the Wage ranges and benefits' packages available to Full time and part time employees. The existing employees would maintain their current status for benefits and would be "grandfathered". If a replacement for a particular position became necessary, the newly hired employee would fall under the new guidelines.

3. Roads Dept.

No update

4. Parks/Public Safety

Stop signs to be discussed in the regular session.

5. Water/Sewer Depts.

Brent Bluth not present

Y2K UPDATE

Tod Wilson has not reported back to the Town.

**ELK RIDGE
TOWN COUNCIL MEETING
MAY 25, 1999**

TOWN COUNCIL REGULAR SESSION

TIME & PLACE OF MEETING The regular Meeting of the Elk Ridge Town Council was held on Tuesday, May 25, 1999. The Council Work Session took place at 6:00 PM, followed by the regular Town Council Meeting at 7:00 PM. The meetings were held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

Notice of time, place and Agenda of this meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Governing Body by mailing a copy to each on May 21, 1999. An amended notice of time, place & agenda was faxed to the Payson Chronicle on May 24, 1999.

ROLL CALL Mayor Cregg Ingram, *Councilmembers:* Cindi Ellis, Gary Bowen, Jerry Mason, (*absent*): Brent Bluth; *Planning Commission:* Stewart Jolley, Kamile Peterson; *Youth Council:* Brian Holcomb; *Public:* Linda & Kelsey Bowles, Denzil, Taylor & Tanner Dickson & Alan Bornholdt and *Town Clerk:* Janice H. Davis.

INVOCATION & PLEDGE OF ALLEGIANCE Cindi Ellis offered the Invocation.

AGENDA TIME FRAME **MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO APPROVE THE AGENDA TIME FRAME, ADJUSTING THE TIMES BY 5 MINUTES AND BY STRIKING THE 7:05 ITEM AND MOVING THE 7:50 AGENDA ITEM FORWARD TO THE 7:05 TIME**
VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH

STOP SIGNS Cindi Ellis: In a previous Town Council meeting, stop signs were proposed on:
1. Cortez Dr. & Hudson Ln., facing north and south on Cortez, to establish the right of way to those traveling on Hudson Ln.
2. Escalante Dr. and Alpine Dr. (Facing west on Alpine)

3. Street sign on Hudson Ln./Escalante Dr. needs to be replaced.
(The posts are still there.)

ELK RIDGE TOWN COUNCIL MEETING - 5-25-99, CONT.

Certain Elk Ridge Citizens who live in the area of Hudson Ln. and Cortez Dr., were present to submit a petition, signed by themselves and other residents in the same area, asking for the placement of stop signs on Cortez Dr., at Hudson Ln. They preferred a 4-way stop, but would accept anything to stop and slow down traffic in the area. Linda Bowles was the spokeswoman: The intersection is also a bus-stop. Last fall there was a wreck, with a car ending up right where the children stand and wait for the school bus. The traffic is too fast on both streets.

There was also a request for speed bumps or dips on Hudson Ln. Gary Bowen: Reminded those present that stop signs do not work for speed control. The people who stop at the signs are generally not the problem drivers.

Cindi Ellis: Agreed and commented that increased police patrol in the trouble areas in Town has been an effective way to slow people down.

Jerry Mason: Speed bumps are a problem for the snowplow in the winter. Speed dips (as in a culvert crossing a street) can act as a speed deterrent.

Cost estimates for a culvert to cross Hudson Ln. are needed. The issue is to be placed on the agenda for the next Town Council Meeting. Run-off from the culvert is also to be considered. Councilmember Ellis is to contact Kent Haskell for information on costs.

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY
JERRY MASON TO PLACE A STOP SIGN ON ESCALANTE DR.
AND ALPINE DR. (FACING EASTBOUND TRAFFIC)**

**VOTE: YES (4) NO (0) ABSENT (1) BRENT
BLUTH**

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY
JERRY MASON TO PLACE A 2-WAY STOP AT THE
INTERSECTION OF CORTEZ DR. AND HUDSON LN., ON
CORTEZ (NORTHBOUND AND SOUTHBOUND)**

**VOTE: YES (4) NO (0) ABSENT (1) BRENT
BLUTH**

ELK RIDGE TOWN COUNCIL MEETING - 5-25-99, CONT.

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY JERRY MASON TO PLACE YIELD SIGNS AT THE CORNERS OF:

AMA FILLE LN. AND OAK RIDGE DR. (NORTHBOUND)

AMA FILLE LN. AND AMERIGO LN. (NORTHBOUND)

VOTE: YES (3) NO (1) ABSENT (1) BRENT BLUTH

ELK RIDGE
HEIGHTS,
PLAT A-FINAL

The developer, Hamid Mortezaazadeh, has his escrow account in place and the appropriate documents signed for Elk Ridge Heights Subdivision, Plat A. The Mayor polled the Councilmembers (Cindi Ellis, Brent Bluth and himself) to grant Final Plat, so that construction on the Development could begin. All three were in agreement to grant Final Approval.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO GRANT FINAL PLAT APPROVAL TO ELK RIDGE HEIGHTS SUBDIVISION, PLAT A.

VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH

ALLRED/GASSER
CUL DE SAC-
DURABILITY
BOND RELEASE

Mayor Ingram was tasked to check to make sure that the items to be completed on Elkhorn Dr. were done to satisfaction. Mayor Ingram checked the "V" ditch and gravel placed on the road and deems the work satisfactory. Bruce Hall agreed to sign off on the improvements.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO RELEASE THE DURABILITY RETAINER FOR THE ALLRED/GASSER CUL DE SAC.

VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH

1999/2000 YEAR
BUDGET

The feeling of the Town Council is to maintain the same tax rate in 1999 as the Certified Tax rate for the 1998 Tax Year. Property Tax Revenue for the Town was lower than expected. In an effort to collect the expected amount of General Fund Revenue, the Council will hold a Public Hearing in August to maintain the tax rate. The Town Clerk will check to see if it is too late to arrange a date in

August for the Public Hearing. It must be arranged through the County Tax Assessor. Meanwhile, a Public Hearing in June will be set, in case it is too late for the arrangement.

ELK RIDGE TOWN COUNCIL MEETING - 5-25-99, CONT.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO SET A PUBLIC HEARING FOR THE 1999/2000 FISCAL YEAR BUDGET AND ADOPTION OF THE CERTIFIED TAX RATE FOR 6-22-99 AT 6:30 PM.

VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH

MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY GARY BOWEN TO MAINTAIN THE CERTIFIED TAX RATE FOR THE 1998 TAX YEAR FOR THE 1999 TAX PERIOD.

VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH

**CODIFICATION
CONTRACT**

Two Proposals:

1. Book Publishing Company

Single Column page style; initial 200 pages.....\$5,500.00
Additional pages (per page cost).....\$ 16.00
A) Payment schedule....upon signing contract...\$1,000.00
B) Town receiving BPC's Ordinance Analysis
& Report.....\$1,000.00
C) Upon delivery of completed Code to Town.....Balance

2. Sterling Codifiers, Inc.

Codification Services for initial 400 pages.....\$6,850.00
Cost per page over 400 pages.....\$ 16.50
Payment procedures
A) 25% upon signing contract.....\$1,712.50
B) 25% on delivery of draft.....\$1,712.50
C) 25% 4 mos. After delivery of draft.....\$1,712.50
D) Balance on delivery of Final Code

Recommendation: Sterling Codifiers

- More pages for the initial cost.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO ACCEPT THE CONTRACT FROM STERLING CODIFIERS, INC. FOR THE SERVICE OF CODIFYING THE MUNICIPAL ORDINANCES.

VOTE: YES (4)

NO (0)

ABSENT (1) BRENT
BLUTH

ELK RIDGE TOWN COUNCIL MEETING - 5-25-99, CONT.

EXPENDITURES General:

1. Telemetry System

There is a problem with the telemetry system for the Tank/New Well. It may be \$1,000 to \$2,000 to correct.

MOTION WAS MADE BY GARY BOWEN AND SECONDED BY MAYOR INGRAM TO APPROVE THE REPAIR OF THE TELEMETRY SYSTEM FOR THE NEW WELL/TANK...NOT TO EXCEED \$1,500.00

VOTE: YES (4)

NO (0)

ABSENT (1) BRENT
BLUTH

2. Attorney's Conference

MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY MAYOR INGRAM TO BUDGET \$500 IN THE 1999/2000 BUDGET YEAR FOR THE TOWN ATTORNEY TO ATTEND THE ANNUAL CONFERENCE.

VOTE: YES (4)

NO (0)

ABSENT (1) BRENT
BLUTH

3. Durfey Property/Water Line

A water line leading into and out of the Town well on Oak Lane lies on the inside of the southwest corner of the Durfey's property line. There is no easement to the line. The Durfeys will not grant an easement to the Town.

Mr. and Mrs. Durfey have requested:

A) A map of where the line is

B) removal of the line from their property

They want to landscape and gate the yard off. The Town would have no access to the line behind the locked gate.

Kent Haskell has estimated that it could cost between \$3,000 and \$5,000 to move the line. The cost will depend on the number of valves to be replaced, and the fact that the line is a 6" line and would need to be upgraded to an 8" line to meet current Town standards.

Options:

- Condemn the property for an easement to the line
- Move the line

Moving the line would take 1½ to 2 days. The Hillside Water-line would have to be connected to be able to isolate the turn-off area as much as possible.

More information is needed and a proposal for action is to be on the Agenda for the next Town Council Meeting.

ELK RIDGE TOWN COUNCIL MEETING - 5-25-99, CONT.

4. Hall Engineering

Hall Engineering has submitted a bill for \$11,980 for engineering done for the Loafer Canyon Road Project. The Council directed to not pay the bill until a breakdown for services rendered is listed on the bill. The Mayor informed Mr. Hall of this and he has not complied with the request.

MINUTES

No Minutes were available.

ADJOURNMENT

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY
JERRY MASON TO ADJOURN THE MEETING.**

VOTE: YES (4)

NO (0)

**ABSENT (1) BRENT
BLUTH**



TOWN CLERK