

## AMENDED NOTICE OF PUBLIC MEETING

Notice is hereby given that on Thursday, October 7, 1999, at 6:30 PM, the Planning Commission of Elk Ridge, Utah will hold Public Hearing on Curb & Gutter Requirements on Rural Class Streets, a Public Hearing at 6:45 PM, on Conveyance of Water Rights and one at 7:00 PM on a Zone Map Amendment Request. The Regular Public Meeting will begin at 7:15 PM. A Special Joint Planning Commission/Town Council Meeting will be held at 8:15 PM. The Meetings will be held at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, Utah.

- 6:30 PM - **PUBLIC HEARING** regarding a Proposed Ordinance Amending the Subdivision Ordinance of Elk Ridge, Utah, to Require Curb & Gutter on Rural Class Streets and to Amend the General Plan to Designate Which Streets are Rural Class
- 6:45 PM - **PUBLIC HEARING** regarding an Ordinance Amending Certain Provisions of the Development Code of Elk Ridge, Utah, Relating to the Conveyance of Water Rights
- 7:00 PM - **PUBLIC HEARING** regarding the Haskell Subdivision, Plat G Request to Amend the Zone Map and General Plan  
**PLANNING COMMISSION REGULAR SESSION**
- 7:15 Agenda Time Frame
- 7:20 Planning Commission Training Session II
- 8:00 Haskell Subdivision, Plat G, Final Plat Approval
- 8:10 Haskell Subdivision, Plat G request to Amend the Zone Map and General Plan - Recommendation to Town Council
- 8:15 **LEI Engineering Joint Meeting with Planning Commission & Town Council Members**
- 8:45 Town Council Meeting Information Update
- 8:55 Ordinance Amending the Subdivision Ordinance of Elk Ridge, Utah, to Require Curb & Gutter on Rural Class Streets and to Amend the General Plan to Designate which streets are Rural Class - Recommendation to Town Council
- 9:00 Ordinance Amending certain provisions of the Development Code of Elk Ridge, Utah, relating to the conveyance of Water Rights - Recommendation to Town Council
- 9:05 Approval of Minutes of Previous Meetings
- 9:10 Approved Lots & Building Permits Report
- 9:15 Proposed General Plan Amendments -
- 9:25 Other Business
- 9:30 Adjournment

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Deputy Town Clerk

The times which appear on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 4<sup>th</sup> day of October, 1999.

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION  
CERTIFICATION

The undersigned duly appointed and acting Deputy Town Clerk for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meetings was faxed to the Payson Chronicle, Payson, UT on the 4<sup>th</sup> day of October and hand delivered to each member of the Planning Commission & Town Council this 5<sup>th</sup> day of October, 1999.

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Deputy Town Clerk

**ELK RIDGE  
PLANNING COMMISSION  
October 7, 1999**

**TIME & PLACE  
OF MEETINGS**

The Elk Ridge Planning Commission held three Public Hearings on Thursday, October 7, 1999. The first Public Hearing, held at 6:30 PM, was on Curb & Gutter Requirements on Rural Class Streets. The second Public Hearing began at 6:45 PM, it was concerning the Conveyance of Water Rights and the third Public Hearing, at 7:00 PM, was regarding the Haskell Subdivision, Plat G/Request to Amend the Zone Map and General Plan. The regular Planning Commission Meeting was scheduled to be held at 7:15 PM, followed by a Joint Meeting with the Elk Ridge Town Council and the Planning Commission at 8:15 PM; to be 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 Bodies by mailing a copy to each on October 1, 1999.

6:30 PM

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**PUBLIC HEARING/CURB & GUTTER ON RURAL CLASS  
STREETS**

A proposed Ordinance Amending the Subdivision Ordinance of Elk Ridge, Utah, to require Curb & Gutter on Rural Class Streets and to Amend the General Plan to Designate Which Streets are Rural Class.

ROLL CALL

*Planning Commission:* Stewart Jolley, Terie Righettini (Absent: Gary Proctor, Lisa Denning, Solveig Quass, Brad Morgan, Kamile Peterson); *Mayor:* Cregg Ingram, *Councilmembers:* (Absent: Cindi Ellis, Gary Bowen, Brent Bluth & Jerry Mason); *Administrative Assistant:* Ernestine Folks; *Town Planner:* Andrew Jackson and *Town Clerk:* Jan Davis

At 6:30 PM, Stewart Jolley, the Planning Commission Chairman, opened the Public Hearing.

Copies of the proposed ordinance had been submitted to Planning Commission Members for review.

There were no comments.

At 6:45 PM, Chairman Jolley closed the Public Hearing

ELK RIDGE PLANNING COMMISSION PUBLIC HEARINGS - 10-7-99, CONT.

6:45 PM - **PUBLIC HEARING/CONVEYANCE OF WATER RIGHTS**

A proposed Ordinance Amending Certain Provisions of the Development Code of Elk Ridge, Utah, Relating to the Conveyance of Water Rights

ROLL CALL

*Planning Commission:* Stewart Jolley, Terie Righettini (Absent: Gary Proctor, Lisa Denning, Solveig Quass, Brad Morgan, Kamile Peterson); *Mayor:* Cregg Ingram, *Councilmembers:* (Absent: Cindi Ellis, Gary Bowen, Brent Bluth & Jerry Mason); *Administrative Assistant:* Ernestine Folks; *Town Planner:* Andrew Jackson and *Town Clerk:* Jan Davis

At 6:45 PM, Planning Commission Chairman Stewart Jolley opened the Public Hearing

Copies of the proposed ordinance had been submitted to the members of the Planning Commission for their review.

Comments:

Andrew Jackson: Pointed out that the ordinance, as written, has no pre-amble included. He used the same format as former Town Planner, Rod Despain, had used.

Ernestine Folks: Add "of" to the title of the Ordinance ("... of the Development Code"...).

Mrs. Folks asked for an explanation of paragraph #4.

Andrew Jackson: If a developer goes beyond what is required by the Development Code of the Town, (example: as in creating a park in conjunction with a subdivision development)...then the developer would not get a portion of the impact fees back...the park would be considered a "project improvement". Water rights, designated to the Town as required for development, are also considered "project improvements". The developer would not be reimbursed any portion of the water impact fees.

Ernestine Folks: This ordinance is about water rights conveyed to the Town in association with the seeking of a building permit. Water right conveyance regulations, as applied to regular development, are already in place in the Development Code. She did not see the connection with #4.

Andrew Jackson: The builder, as the "developer", would not be entitled to any reimbursement from the Town for upgrading the water right.

Ernestine Folks: #5...asked for clarification on "proposed"...



PLANNING COMMISSION PUBLIC HEARINGS - 10-7-99, CONT.

Stewart Jolley: The residents would not be using the Town's water system; but, would be on a private system.

Ernestine Folks: The publication paragraphs have blanks left to be able to fill in with the appropriate newspaper used for any publication.

No further comments.

At 7:00 PM, Chairman Jolley closed the Public Hearing.

**PUBLIC HEARING/AMEND ZONE MAP...HASKELL, PLAT G**

An Ordinance Regarding a Request to Amend the General Plan and the Zone Map from Commercial to Residential on the property within the boundaries of Mr. Haskell's proposed subdivision, Haskell, Plat G, and to Amend the General Plan.

ROLL CALL

*Planning Commission*: Stewart Jolley, Terie Righettini (Absent: Gary Proctor, Lisa Denning, Solveig Quass, Brad Morgan, Kamile Peterson); *Mayor*: Cregg Ingram, *Councilmembers*: (Absent: Cindi Ellis, Gary Bowen, Brent Bluth & Jerry Mason); *Administrative Assistant*: Ernestine Folks; *Town Planner*: Andrew Jackson; *Town Engineer*: Greg Magleby, *Public*: Tod Spencer and *Town Clerk*: Jan Davis

At 7:00 PM, Chairman Stewart Jolley opened the Public Hearing.

A portion of Lee Haskell's property north of Oak Ridge Dr., is zoned Commercial. Mr. Haskell believes that it would be more appropriate to zone the land which lies within his proposed subdivision, as Residential.

The Subdivision Plans were reviewed by LEI Consulting Engineering. There are many "red-lines" on the Plat which must be addressed before Final Plat approval. Mr. Spencer was given direction to have these issues resolved.

At 7:15 Chairman Jolley closed the Public Hearing.

**ELK RIDGE  
PLANNING COMMISSION  
October 7, 1999**

**TIME & PLACE  
OF MEETINGS**

The Elk Ridge Planning Commission held three Public Hearings on Thursday, October 7, 1999. The first Public Hearing, held at 6:30 PM, was on Curb & Gutter Requirements on Rural Class Streets. The second Public Hearing began at 6:45 PM, it was concerning the Conveyance of Water Rights and the third Public Hearing, at 7:00 PM, was regarding the Haskell Subdivision, Plat G requesting to Amend the Zone Map and General Plan. The regular Planning Commission Meeting was scheduled to be held at 7:15 PM, followed by a Joint Meeting with the Elk Ridge Town Council and the Planning Commission at 8:15 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 Bodies by mailing a copy to each on October 1, 1999.

**BOTH THE PLANNING COMMISSION AND THE TOWN COUNCIL MEETINGS WERE CANCELED DUE TO A LACK OF A QUORUM IN BOTH OF THE BODIES.**

Those present stayed to discuss engineering policies with Greg Magleby of LEI Consulting Engineering. LEI is the Town's new Engineering firm.

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PLANNING COMMISSION

  
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TOWN CLERK

## NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, October 12, 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

Dept. Head Updates:

Administration-Mayor Ingram

General Update

Report on Joint Meeting with LEI Engineering

LEI Assignments

Y2K Preparation

Planning & Zoning-Gary Bowen

General Update-Stewart Jolley

Lots & Building Permits Report-Ernestine Folks

Haskell Subdivision, Plat G/Request to Amend Zone Map &

General Plan-Stewart Jolley

Roads-Jerry Mason

General Update

Park Drive/National Guard Work

Parks/Public Safety-Cindi Ellis

General Update

Stop Signs

Water/Sewer Depts. - Brent Bluth

General Update

### 7:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:

7:00 Invocation and Pledge of Allegiance

7:02 Approval of Agenda Time Frame

7:15 Planning Commission Zoning:

Recommendations for Planning Commission Members Replacement

Schedule Public Hearings:

1. Public Hearing on a Proposed Ordinance Amending the Subdivision Ordinance of Elk Ridge, Utah, to Require Curb & Gutter on Rural Class Streets & to Amend the General Plan to Designate Which Streets are Rural

2. Public Hearing regarding an Ordinance Amending Certain Provisions of the Development Code of Elk Ridge, Utah, Relating to the Conveyance of Water Rights

3. Public Hearing Regarding the Haskell Subdivision, Plat G, Request to Amend the Zone Map and General Plan

Engineering/Action

7:25 Administrative Ordinance/Amendment

ELK RIDGE TOWN COUNCIL MEETING - 10-12-99, CONT.

7:30 Expenditures:

General:

List of Expenditures for September, 1999

7:35 Approval of Minutes of Previous Meetings

7:40 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 8<sup>th</sup> day of October, 1999



Town Clerk

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge, hereby certify 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 October 8, 1999.



Town Clerk

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

**TIME & PLACE  
OF MEETING**      The regular Meeting of the Elk Ridge Town Council was held on Tuesday, October 12, 1999. A Council Closed Session took place at 6:00 PM, and the Work Session began at 6:25 PM, followed by the regular Town Council Meeting at 7:30 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 October 8, 1999.

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY  
JERRY MASON TO MOVE TO A CLOSED SESSION  
VOTE: YES (4)      NO (0)      ABSENT FROM VOTE (1)  
GARY BOWEN**

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

Discussion of Personnel

6:25 PM      -      **TOWN COUNCIL WORK SESSION**

**ROLL CALL**      *Mayor:* Cregg Ingram; *Town Council:* Brent Bluth, Cindi Ellis, Jerry Mason, Gary Bowen; *Planning Commission:* Stewart Jolley; *Town Clerk:* Janice H. Davis

**DEPARTMENT  
HEAD UPDATES**      **Planning & Zoning**  
1. Planning Commission Member Replacement  
Stewart Jolley: Three names were brought to the Council for consideration as replacements for the three openings on the Planning Commission. Mr. Jolley has only spoken to 2 of the 3, so only 2 can be appointed later in the regular session.  
A) Robert Goodwin (to replace Kamile Peterson)  
B) Allen Nelson (to replace Solveig Quass)  
C) Marc Rugg (to replace Lisa Denning) He is willing, but Mr. Jolley has not spoken to him, personally. Lisa Denning has agreed to continue to attend the meetings until Mr. Rugg has been appointed.

## ELK RIDGE TOWN COUNCIL WORK SESSION - 10-12-99, CONT.

Remove the mound in the middle of the path.  
C. It was suggested that the work be extended to the corner of Park Dr. and Elk Meadows Dr.  
(It was reported to Councilmember Mason that Fremont Way needs to be swept.)

### **Parks/Public Safety:**

No information at this time.

Sheriff's report was submitted to the Mayor.

The report to the Town does not include a log of patrol hours, as was requested and agreed to at the beginning of the current contract. Why not?

Brent Bluth: Asked if the Town would be interested in negotiating a police contract with Payson City? The Town has approached Payson City previously and they were not interested at the time. Councilmember Ellis is to follow up on this and the issuance of a log of patrol time.

### **Water/Sewer Depts:**

Discussion on letter from Lee Haskell about the proposed 10" water line to be extended from Mr. Haskell's proposed Subdivision to Loafer Canyon Rd. Mr. Haskell, Trulan Preece, and Councilmember Gary Bowen met with LEI Engineering to discuss available options. Mr. Haskell would install the line and be paid from impact fees. The letter also refers to the 10" water line to be extended from Hillside Dr., north to Mr. Haskell's proposed Plat G. This would "loop" the line.

Brent Bluth: If the 10" line connecting to Loafer Ridge Subdivision is to correct a past deficiency, then impact fees cannot be used. If it is to supply new growth, then impact fees may be used.

Gary Bowen: LEI took this into consideration and said that, according to the State law, 20% of the cost of the line could not be paid for with impact fees; so, 80% of the cost could be covered by impact fees.

Brent Bluth: Issue #2: the 10" water line from Hillside Dr., down to the LDS Chapel on North Park Dr. Is it to service new growth or to correct a past deficiency?

Gary Bowen: There is no water available north of Oak Ridge Dr. for any new development. Mr. Haskell has to extend this 10" line in order to develop. The difference in cost between the required 8" line and the 10" line will be covered by the Town.



ELK RIDGE TOWN COUNCIL MEETING - 10-12-99, CONT.

2. Set Public Hearings:

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY BRENT BLUTH TO SET A PUBLIC HEARING FOR 11-9-99, @ 6:00 PM, ON A PROPOSED ORDINANCE AMENDING THE SUBDIVISION ORDINANCE OF ELK RIDGE, UTAH, TO REQUIRE CURB & GUTTER ON RURAL CLASS STREETS AND TO AMEND THE GENERAL PLAN TO DESIGNATE WHICH STREETS ARE RURAL.**

**VOTE: YES (5)**

**NO (0)**

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO SET A PUBLIC HEARING ON 11-9-99, @ 6:15 PM, REGARDING AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE DEVELOPMENT CODE OF ELK RIDGE, UTAH, RELATING TO THE CONVEYANCE OF WATER RIGHTS.**

**VOTE: YES (5)**

**NO (0)**

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY JERRY MASON TO SET A PUBLIC HEARING ON 11-9-99, @ 6:30 PM, REGARDING THE HASKELL SUBDIVISION, PLAT G REQUEST TO AMEND THE ZONE MAP AND GENERAL PLAN**

**VOTE: YES (5)**

**NO (0)**

ENGINEERING

Mayor Ingram is authorized by the Council to sign the contract with LEI Engineering, after any corrections have been made.

ADMINISTRATION  
ORDINANCE

Not ready for this meeting.

EXPENDITURES

General:

Town Clerk:

1. Sewer Dept./Treasury Acct. #0188

\$3,000/month is put into this account to accrue money for the annual Sewer Bond payment and to build a "cushion" for the eventual replacement or improvement of the system. Over the years, \$174,287 has accrued in this account, less the Bond payment = \$154,198. Could this be used for the new sewer line that is to connect Loafer Canyon to the sewer system?

Operating "Net Increase" should be able to cover bond obligations. If the payments continue, it won't cover it.

Suggestion: Stop payments until after the first of the year, then



ELK RIDGE TOWN COUNCIL MEETING - 10-12-99, CONT.

resume at perhaps a lower amount.

Brent Bluth: Would like to maintain as high a level of monthly payments as possible, financially.

2. It was also explained that in another account, where money accrues to make the annual New Tank payment, we are short money to make the payment.

In 1997/1998, there was an excess in the account because the Town had expected a \$48,000 Bond payment on the Tank. The final amount of the bond was less, so the bond payments were to be only about 36,000/year. \$4,000/month had been deposited in anticipation of the \$48,000 payment...when it would only be about \$36,000. We cut the payments into the Treasury account for the rest of the year to \$1,532/month, because there was enough to pay the bond payment.

After the first of the year, the amount was to be amended back up to \$3000/month. It was not. This leaves us short to make the Tank payment. About \$22,000 has to be "made up" in the next 2 months. The Clerk apologized for not checking up on this sooner. She further explained that the money would've been deposited into the Treasury account anyway, she just has to make up the difference in the next month.

MINUTES

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY JERRY MASON TO APPROVE THE MINUTES OF THE TOWN COUNCIL MEETING HELD ON 9-14-99, AS CONSTITUTED**  
**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)**

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TOWN CLERK

## NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a regular Town Council Meeting on Tuesday, October 26, 1999, with "Meet the Candidates" at 6:00 PM, the Town Council Work Session at 6:45 PM, 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 PM - **MEET THE CANDIDATES**

6:45 PM - **TOWN COUNCIL WORK SESSION**

Department Heads Reports

Y2K Update

7:00 P.M. - **REGULAR COUNCIL MEETING AGENDA ITEMS:**

7:00 Invocation and Pledge of Allegiance

7:02 Approval of Agenda Time Frame

Planning & Zoning-Gary Bowen

7:05 Planning Commission Appointment

7:10 K & C Subdivision, Plat A - Extension/Discussion

Administration-Mayor Ingram

7:25 Appointment of Election Judges

7:30 Advertising in Newsletter

7:35 Town Attorney Contract

7:45 Administrative Ordinance Amendment/Discussion

Roads-Jerry Mason

7:55 Capital Facilities Plan/Street Sweeper

Parks/Public Safety-Cindi Ellis

8:00 Stop Signs

8:05 Capital Facilities Plan - Parks

Water/Sewer Depts. - Brent Bluth

8:10 Available Water Funds

Expenditures:

8:20 General:

8:25 Generator/Switch Over - Cost Estimate/Approval

8:30 Approval of Minutes of Previous Meetings

8:35 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.

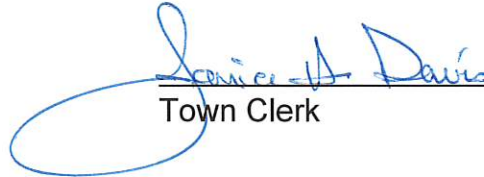
Dated this 22<sup>nd</sup> day of October, 1999



Town Clerk

CERTIFICATION

I, the undersigned, duly appointed and acting Town Clerk for the municipality of Elk Ridge, hereby certify 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 October 22, 1999.

  
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Town Clerk

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

**TIME & PLACE  
OF MEETING**

The regular Meeting of the Elk Ridge Town Council was held on Tuesday, October 26, 1999. "Meet the Candidates" took place at 6:00 PM, and the Work Session began at 6:45 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 October 22, 1999.

6:00 PM

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**TOWN COUNCIL - MEET THE CANDIDATES**

**ROLL CALL**

*Mayor Ingram:* Cregg Ingram; *Town Council:* Brent Bluth, Cindi Ellis, Jerry Mason, Gary Bowen; *Administrative Assistant:* Ernestine Folks; *Planning Commission:* Stewart Jolley; *Public:* John Fueston, Paul Eddy Glen Gabler, Terry Spoor, Doug Lindsay, Jeff Meyers, Jenny Olsen, Rene Motko, Mike Motko, Julie M. Christensen, Chad Christensen, Dave Tipton, Perry Ewell, Darrell Hodges, Hal Shuler, Michelle Williams, Marielen Christensen, AJ Christensen, Joan Durfey, Skip Dunn; & *Town Clerk:* Janice H. Davis

Mayor Ingram introduced the candidates.

Running for Office:

4 Year Term: Jerry Mason, Stewart Jolley, Ernie Folks, Michael Motko

2 Year Term: Cindi Ellis (Unopposed)

The candidates each gave a brief history of themselves, why they chose to run for Office & what they hope to accomplish, if elected. The public then directed their questions and comments to the candidates.

The main issues addressed were: growth in Town, Water/Sewer capacities in relation to growth, Drainage, Curb & Gutter in Town.

ELK RIDGE TOWN COUNCIL MEETING - 10-26-99, CONT.

4. No recommendation yet on the proposed Ordinance regarding curb/gutter requirement on Rural Class streets. The Public Hearing has already been set.

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO APPOINT MARC RUGG AS A MEMBER OF THE PLANNING COMMISSION, TO REPLACE LISA DENNING.**

**VOTE: YES (5)**

**NO (0)**

K & C  
SUBDIVISION,  
PLAT A

Review of letter from LEI Engineering (Gary Bowen):

1. Recommendation for all-weather surface requirement in the Development Code. Councilmember Bowen stated that Greg Magleby has no problem with the Town working out a deal to use Burke Cloward's access for emergency vehicles' access to the proposed subdivision. (The Town will be gaining many benefits.
2. Plat shows a possible road between the Christensen's property and Mr. Cloward's. The Christensens would rather not use this access. If the two families develop their property further, the road would have to go in. (That is why it is to be shown on the Plat.) Their access will be the proposed County Road, which will run to the north of their property.
3. The Plat should also show  $\frac{1}{2}$  plus additional 9' of right of way on the road cross section. (There is a question on requiring the additional 9'.) When placing the sewer line, it should be placed in the right of way rather than where the asphalt is going to go...so that the services can be accessed. The County has a "no cut" policy after asphalt is laid. There should be a 10' separation between the water and sewer lines. LEI also recommends that the water line be buried at least 5' underneath the current ground level. As the road is developed, grading will not go beyond the 3' cover over the line.
4. Also wants added to the Plat: that Elk Ridge assumes no liability for the elevation of the home, once excavation begins for the County road.
5. PRV's should be shown on the drawings.
6. Town Fire Marshall should review the water pressures in the area and determine whether a PRV would be required prior to the proposed hydrant.

ELK RIDGE TOWN COUNCIL MEETING - 10-26-99, CONT.

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY JERRY MASON TO GRANT AN EXTENSION TO THE CONSTRUCTION TIME FOR K & C SUBDIVISION, PLAT A, AND MOVE THE DATE OF COMPLETION TO JULY 1, 2000.**  
**VOTE: YES (5) NO (0)**

ADMINISTRATION

**1. Appointment of Election Judges:**

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY JERRY MASON TO APPOINT MERIELEN CHRISTENSEN, AJ CHRISTENSEN AND JENNY OLSEN AS ELECTION JUDGES FOR THE NOVEMBER 2, 1999 MUNICIPAL ELECTION; WITH JOAN DURFEY AND ALVIN HARWARD AS ALTERNATES**  
**VOTE: YES (5) NO (0)**

**2. Advertising in the Newsletter**

Lisa Ehlers (Deputy Town Clerk) submitted a suggestion to the Town Council to allow advertising by local home businesses in the Town Newsletter. There would be a charge. The amount would have to be decided.

Brent Bluth: Wondered how the need for space would be handled.

Stewart Jolley: Are there liability issues? What kind of advertising would be allowed and who would monitor this?

Mayor: More information is needed to make a decision.

**3. Attorney Contract:**

Cindi Ellis: The Town needs to have the Town Attorney on contract. Currently, he is not. Councilmember Ellis is reviewing a sample contract from Mapleton City and will have a draft of a contract for Elk Ridge ready by next Town Council Meeting. It needs to be determined what is included in the \$550/month retainer.

**4. Administrative Ordinance Amendment:**

Mayor: Proposes an amendment to the Administrative Ordinance to clarify the issue of a member of the Town Council also being employed by the Town in another capacity. Would this be considered a conflict of interest? David Church (Attorney for the Utah League of Cities & Towns) and the Attorney General's Office were in agreement...that the State Law is not clear on the matter. An appointed official (Treasurer or Town Clerk) could not also be on the Council; however, for other employees, it would depend on the level of involvement of the employee. Both said that they would



## ELK RIDGE TOWN COUNCIL MEETING - 10-26-99, CONT.

advise against it because it would create a situation where an employee would be his/her own "boss". Both also agreed that it would ultimately be a Town Council decision. The Mayor suggests having a policy in place prior to the election.

The Ordinance also needs to be amended by deleting any reference to the current employees being "salaried", since all are on an hourly wage.

The Mayor will gather the information for an amendment and present it to the Town Council.

### ROADS

#### **1. Elk Ridge Heights Subdivision, Plat A:**

Gary Bowen: There was a cut made across Salem Hills Dr. which has not been patched properly. The developer wants to wait until the asphalt is laid for the Subdivision, then fix the patch.

Councilmember Bowen feels the asphalt will not be laid before winter. The Development Code states that a cut should be fixed within 48 hours.

A. The Town needs to set a date to have the cut fixed, or the Town will do it and charge it to the developer.

B. There is a problem with the proposed road and the existing driveway of the Dennings (who live on the corner of Salem Hills Dr. and Mr. Mortezaazadeh's Subdivision). Drainage would be directed into their basement and garage. The design needs to be reworked and a solution arrived at.

C. LEI Engineering needs to see the results of the compaction test.

D. The sewer depth is off, according to the approved drawings.

LEI will not sign off on any more pay requests until these items are addressed.

The Mayor will contact the developer.

#### **2. Street Sweeper**

Originally, the Capital Improvement Plan designated \$10,000 to go toward a backhoe for the Town. The Mayor proposes taking the \$10,000 for this year only and purchasing a street sweeper. After discussion, the Council felt that the Town could rent one for a day or two and that would be sufficient. They would rather keep the money going toward a backhoe.

### PARKS/ PUBLIC SAFETY

Cindi Ellis:

#### **1. Stop Signs**

Councilmember Ellis has contacted the school bus station and



## ELK RIDGE TOWN COUNCIL MEETING - 10-26-99, CONT.

found out that it is illegal to have a bus stop within 200' of a stop sign (State Law).

The school district will work with the Town to move the bus stop so the children will be safe.

### **2. Capital Facilities Plan/Parks**

Ernestine Folks: In considering the Capital Improvement Plan, specifically the future "Millennial Park", she questions the necessity of another large park in Town. Perhaps small, neighborhood parks would be more useful and easier to maintain. A Parks Committee could decide this and give the Planning Commission guidance for development.

The general feeling of the Council was that smaller parks may be better for the Town.

A Trails Committee also needs to be formed.

Councilmember Ellis will be working with Mountainlands Assoc. of Governments to map out parks and trails for the Town.

## WATER & SEWER DEPTS.

### **1. Available Water/Sewer Funds:**

The Town Clerk has been reviewing the Town's audits from 1983 forward. The purpose has been to determine a usable amount of retained earnings in the Enterprise Funds for use on Capital Improvements. Questions have come up as to how the depreciation is figured into the "retained earnings", which is carried forward from year to year. The accounting practices must have changed in one of the years, because the figures which make up the "retained earnings" changed...causing a difference in the amounts carried into the following year. Mr. Kim Peterson has been over the audits and would be the logical person to assist the Town in this research. Councilmember Bluth made the suggestion to authorize the Mayor to write a letter to Kim Peterson requesting his services to review the audits and determine the useable amounts. The Mayor will contact Mr. Peterson.

The immediate question which needs to be answered is if there is enough money to cover the cost of the purchase of the generator and the switch-over that must go with it. (Yes, in the Treasury account #0173, there is over \$16,000. This account was the "Reserve Acct." for the old bond on the '83 water tank, which is now retired. This would cover the costs.)

ELK RIDGE TOWN COUNCIL MEETING - 10-26-99, CONT.

EXPENDITURES **1. Generator/Electrical Switch-over**

An estimate of \$6,200 was given for the labor & parts to install the "switch-over" mechanism in the generator which was purchased in case the electricity fails with Y2K (the turn over to 2000). The Mayor feels that \$15,000 should take care of the costs.

**MOTION WAS MADE BY MAYOR INGRAM AND SECONDED BY CINDI ELLIS TO APPROVE \$15,000 FOR THE PURCHASE OF THE GENERATOR AND THE COST OF THE SWITCH-OVER MECHANISM, USING TREASURY ACCOUNT #0173 TO FUND THE EXPENDITURES.**

**VOTE: YES (4)**

**NO (1) GARY BOWEN**

(Councilmember Bowen is not convinced that the generator was necessary in the first place. He feels that any extra funds should be used to help increase the flow of water in the existing system.)

MINUTES

There were no minutes to approve at the Meeting.

ADJOURNMENT

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY JERRY MASON TO ADJOURN THE MEETING.**

**VOTE: YES (5)**

**NO (0)**



TOWN CLERK

## NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a special Town Council Meeting on Tuesday, November 2, 1999, at 9:15 PM. The meeting will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

9:15 PM       -       **SPECIAL TOWN COUNCIL MEETING**

9:15	Invocation and Pledge of Allegiance
9:17	CANVASS MUNICIPAL ELECTION
9:45	Adjournment

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

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

Dated this 29<sup>th</sup> day of September, 1999.

  
Town Clerk

## CERTIFICATION

I, the undersigned, duly appointed and acting Deputy Town Clerk for the municipality of Elk Ridge, hereby certify that a copy of the foregoing Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the governing body on September 29, 1999.

  
Town Clerk

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

**TIME & PLACE  
OF MEETING**

A special meeting of the Elk Ridge Town Council was held on Tuesday, November 2, 1999, at 9:30 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, 145 E Utah Ave, Payson, UT, and to each member of the Governing Body by mailing a copy to each on September 29, 1999.

**ROLL CALL**

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

**CANVASS  
MUNICIPAL  
ELECTION**

The Town Council reviewed the election results and found all to be in order.

Candidates were:

2 Year Term (Town Council):  
Cindi Ellis (ran unopposed)

4 Year Term (Town Council):  
Stewart Jolley  
Ernestine Folks  
Jerry Mason (Re-elected)  
Michael Motko (elected)

**ADJOURNMENT**

**MOTION WAS MADE BY JERRY MASON AND SECONDED BY  
MAYOR INGRAM TO ADJOURN THE MEETING.  
VOTE: YES (5) NO (0)**

  
TOWN CLERK

**NOTICE OF PUBLIC HEARINGS**  
**ELK RIDGE TOWN COUNCIL MEETING**

Notice is hereby given that the Elk Ridge Town Council will hold three Public Hearings on Tuesday, November 9, 1999. The Public Hearings are for the purpose of hearing public comment regarding the following: The first Public Hearing, commencing at 6:00 PM, is on a proposed Ordinance amending the Subdivision Ordinance of Elk Ridge, Utah, to require Curb & Gutter on Rural Class streets and Amending the General Plan to designate which streets are Rural Class, Providing for Codification, Inclusion in the Code and scrivener's errors, providing for severability, and providing an Effective Date. The second Public Hearing, beginning at 6:15 PM, is on 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. The third Public Hearing will follow at 6:30 PM, and will be for the Haskell Subdivision, Plat G, Request to Amend the Zone Map and General Plan. Copies of the Proposed Ordinances are available for Public Inspection at the Town Office, during regular Office hours.

These Public Hearings will be held in conjunction with the regularly scheduled Town Council Meeting, with the Council Work Session at 6:45 PM, and the Town Council Meeting to follow 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/CURB & GUTTER IN RURAL ZONE:**  
Public Hearing/Proposed Amendment to the Subdivision Code of Elk Ridge Town, Utah, Requiring Curb & Gutter on Rural Class Streets; and Amending the General Plan to Designate Which Streets are Rural Class.
- 6:15 P.M. - **PUBLIC HEARING/CONVEYANCE OF WATER RIGHTS**  
Public Hearing/Proposed Ordinance Amending Certain Provisions of the Development Code of Elk Ridge, Utah, Relating to the Conveyance of Water Rights
- 6:30 P.M. - **PUBLIC HEARING/ZONE MAP & GENERAL PLAN AMENDMENT**  
Public Hearing/Proposed Amendments to the Zone Map (Commercial to Residential) and General Plan of Elk Ridge, Utah.  
Request in Conjunction with the Proposed Haskell Subdivision, Plat G.
- 6:45 P.M. - **COUNCIL WORK SESSION**  
Dept. Head Updates:  
Planning & Zoning - Gary Bowen  
                                Stewart Jolley  
Parks/Public Safety - Cindi Ellis  
Roads - Jerry Mason  
Administration - Mayor Ingram  
Y2K Update



Town Council Meeting Agenda

Page 2

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

- 7:00 Invocation and Pledge of Allegiance  
7:03 Approval of Agenda Time Frame  
7:05 **Planning & Zoning**  
1. Ordinance/Curb & Gutter Requirement &  
Designation of Rural Class Streets  
7:15 2. Resolution/Construction Standards  
7:20 3. Ordinance/Conveyance of Water Rights  
7:25 4. Planning Commission Ordinance Amendment  
7:30 5. Development Code Amendment:  
Storage of Commercial Vehicles in Residential Zones  
7:40 Fairway Heights, Plat B/Release of Bond  
7:50 Public Meetings for Remainder of 1999 - Mayor  
8:00 Expenditures:  
General:  
8:05 Available Funds: Water/Sewer Depts. (Approval of Costs for  
Research)  
8:10 Dialing System  
8:15 Payment to Election Judges  
8:20 Office Furniture  
8:30 Christmas Bonuses/Approval  
8:35 List of Expenditures for October, 1999  
8:40 Approval of Minutes of Previous Meetings  
8:50 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 5<sup>th</sup> day of November, 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, Utah, hereby certifies that a copy of the foregoing Notice of Town Council Public Hearings, and of the Agenda for the Town Council Meetings was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and mailed to each member of the governing body on November 5, 1999.

  
\_\_\_\_\_  
Town Clerk

**ELK RIDGE TOWN  
TOWN COUNCIL MEETING  
& PUBLIC HEARINGS  
NOVEMBER 9, 1999**

**TIME & PLACE  
OF MEETINGS**

The Town Council of Elk Ridge, Utah, held three Public Hearings on Tuesday, November 9, 1999, at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, UT, for the purpose of receiving public comment regarding the following issues: The first Public Hearing commenced at 6:00 PM. It was on the issue of a proposed Ordinance amending the Subdivision Ordinance of Elk Ridge, Utah, to require Curb & Gutter on Rural Class streets and Amending the General Plan to designate which streets are Rural Class, Providing for Codification, Inclusion in the Code and Scrivener's Errors, Providing for Severability, and Providing an Effective Date. The second Public Hearing, began at 6:15 PM. It was regarding a Proposed 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. The third Public Hearing followed at 6:30 PM, and was for the Haskell Subdivision, Plat G, Request to Amend the Zone Map and General Plan of Elk Ridge, Utah. The Public Hearings were held in conjunction with the regularly scheduled Council Work Session at 6:45 PM, followed by the Town Council Meeting at 7:00 PM.

Notice of time, place and agenda was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Town Council by mailing a copy to each on November 5, 1999.

**6:00 PM**

**PUBLIC HEARING/CURB & GUTTER IN RURAL ZONE:**

**AT 6:00 PM, MOTION WAS MADE BY GARY BOWEN AND  
SECONDED BY JERRY MASON TO OPEN THE PUBLIC  
HEARING ON A PROPOSED AMENDMENT TO THE  
SUBDIVISION ORDINANCE OF ELK RIDGE, UTAH, REQUIRING  
CURB & GUTTER ON RURAL CLASS STREETS; AND  
AMENDING THE GENERAL PLAN TO DESIGNATE WHICH  
STREETS ARE RURAL CLASS.**

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



ELK RIDGE TOWN COUNCIL PUBLIC HEARINGS - 11-9-99, CONT.

ROLL:

*Mayor:* Cregg Ingram, *Town Council:* Jerry Mason, Cindi Ellis, Gary Bowen (abs. [1] Brent Bluth); *Planning Commission:* Stewart Jolley; *Administrative Assistant:* Ernestine Folks; *Deputy Nelson;* *Public:* Kent Burton, Forrest Darling & *Town Clerk:* Jan Davis

Stewart Jolley:(Review) Currently, in the Subdivision Ordinance, road classifications are specified in the zones. Rural Class roads have not had any curb & gutter requirements. The Planning Commission feels no new roads should be installed without some form of edge to hold the road together. The Definition "by zone" is eliminated; rather, it is defined by "road classification": such as..."arterial" or "rural", etc.

With the classifications comes a specific diagram of the road cross-section for that particular classification.

Example: Loafer Canyon Road is "Rural Class" (Special designation of a 56' right-of-way with 28' of asphalt) or,

Goosenest Dr. west to 1600 W. is "Arterial" (with a 66' right-of-way & 42' of asphalt)...however,

Goosenest Dr. west of 1600 W. is "Rural" (Special Construction Standard for this section of road = 56' of right-of-way with 42' of asphalt...& 10' of "utility easements" on the various properties.

These rural class roads will be required to have curb/gutter (whatever design the Town Engineer feels would be appropriate for the area).

Forrest Darling: As the land is newly developed on Goosenest Dr. with the curb/gutter requirement...this "piecemeal" way of installing curb & gutter results in extreme erosion. The curb/gutter will direct the water to the areas without curb/gutter. This will impact the existing lots greatly. Curb & gutter should be required as the storm drainage system is developed. Mr. Darling has serious concerns with continuing in this manner!

Cindi Ellis: Cash could be accepted in lieu of actual installation of the curb/gutter, until enough money is collected to be able to improve entire areas.

Mayor Ingram: Also, all new development must contain their own storm drainage on site.

Forrest Darling: A complete analysis of the entire Goosenest area is needed, so that these improvements can be done right.

ELK RIDGE TOWN COUNCIL PUBLIC HEARINGS - 11-9-99, CONT.

Gary Bowen: Feels that the current situation dictates that anyone developing on the lower (north) side of Gooseneck Dr., needs a high-back type of curb/gutter to prevent run-off from flowing into the homes.

Kent Burton: That could create a problem for the snowplow. He suggested it may be less costly, in the long run, to do the curb & gutter all at once, rather than one section at a time.

Mayor: Cash in lieu of the actual improvements in new developments would be held by the Town until such time as money could be raised to address a particular area, once the storm drainage system is in place.

The Engineer will advise on the process.

The State may mandate Municipal storm drainage, then the Town would be subject to their regulations.

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO CLOSE THE PUBLIC HEARING ON CURB & GUTTER IN RURAL ZONES**

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

6:15 PM

**PUBLIC HEARING/CONVEYANCE OF WATER RIGHTS**

**AT 6:15 PM, MOTION WAS MADE BY GARY BOWEN AND SECONDED BY JERRY MASON TO OPEN THE PUBLIC HEARING ON THE PROPOSED ORDINANCE AMENDING CERTAIN PROVISIONS OF THE DEVELOPMENT CODE OF ELK RIDGE, UTAH, RELATING TO THE CONVEYANCE OF WATER RIGHTS**

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

ROLL:

*Mayor*: Cregg Ingram, *Town Council*: Jerry Mason, Cindi Ellis, Gary Bowen (abs. [1] Brent Bluth); *Planning Commission*: Stewart Jolley; *Administrative Assistant*: Ernestine Folks; *Deputy Nelson*; *Public*: Kent Burton, Forrest Darling & *Town Clerk*: Jan Davis

Stewart Jolley: In the last Sunrise Engineering Update on the Water Impact Fee Study (which the Town Council accepted), they suggested the required 1 acre ft. of water right/dwelling unit be increased to 1.3 acre ft. per ½ acre lot. The Planning Commission feels the other already-approved lots should be considered and should be required to upgrade the water right assigned to the lot to

ELK RIDGE TOWN COUNCIL PUBLIC HEARING - 11-9-99, CONT.

the current standard of 1.3 acre ft. This would be accomplished at building permit time. The proposed ordinance requires this upgrade for all approved building lots in Town. There are transferred water rights available through Mr. Dallas Young in Provo, at a cost of about \$600 to \$700 for the .3 acre ft.

Kent Burton: Questions why property owners should have to pay extra when they have been paying property taxes for years.

Stewart Jolley: Commented that during the Planning Commission Public Hearing on this issue, there was a public comment that this is a small enough price to pay to be able to develop and have the Town service their lot.

There was no further discussion.

**MOTION WAS MADE BY JERRY MASON AND SECONDED BY CINDI ELLIS TO CLOSE THE PUBLIC HEARING ON THE CONVEYANCE OF WATER RIGHTS**

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

6:30 PM

**PUBLIC HEARING/ZONE MAP & GENERAL PLAN AMENDMENT**

**MOTION WAS MADE BY CINDI AND SECONDED BY JERRY MASON TO OPEN THE PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE ZONE MAP AND GENERAL PLAN OF ELK RIDGE, UTAH; WHICH REQUEST IS IN CONJUNCTION WITH THE PROPOSED HASKELL SUBDIVISION, PLAT "G"**

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

ROLL:

*Mayor: Cregg Ingram, Town Council: Jerry Mason, Cindi Ellis, Gary Bowen (abs. [1] Brent Bluth); Planning Commission: Stewart Jolley; Administrative Assistant: Ernestine Folks; Town Engineers: Greg Magleby & Jesse Conway (LEI Engineering); Deputy Nelson; Public: Kent Burton, Forrest Darling & JoAnn Bigler & Town Clerk: Jan Davis*

Stewart Jolley: Explained that Lee Haskell has a proposed subdivision in the area north of Oak Ridge Dr. There is a Commercial Zone which overlaps into his proposed development on the west side. The Zone change request would move the eastern boundary of the Commercial Zone about 150 ft. to the west, so that Mr. Haskell's entire Plat G would be in the R-1-15,000 Zone (residential). It is the opinion of the Planning Commission that this Zone should be changed to follow the extension of Columbus Lane.

ELK RIDGE TOWN COUNCIL PUBLIC HEARINGS - 11-9-99, CONT.

Forrest Darling: This action would add four extra residential lots to Mr. Haskell's subdivision. He asked if this complies with the standards set for re-zone.

Jerry Mason: Commented that this was a good question.

Forrest Darling: Under the re-zone qualifications, how would this change benefit the Town of Elk Ridge?

Mayor: Asked Mrs. Folks to locate the re-zone standards and submit them to the Town Council for review.

Forrest Darling: Questioned if the Planning Commission had carefully considered the criteria for zone change prior to their recommendation to the Council to approve Mr. Haskell's request.

Stewart Jolley: Yes, the Planning Commission has considered how this change will benefit the Town. It is felt that the Commercial Zone should have a road as a boundary. The Planning Commission feels the proposed change is reasonable and logical.

Jerry Mason: Asked if the questions on the Zone Change Application are patterned after the Standard?

Gary Bowen: They are the Standard.

Ernestine Folks: Added that in answer to the question on the Application: "What changes or changing conditions make the proposed amendment reasonably necessary?", Mr. Haskell wrote: "The existing zone line would be in the center of several lots."

Forrest Darling: "That's dollars and cents" and that is not a criteria for a developer to seek a zone change.

Financial benefit cannot be the reason to propose a zone change. Mr. Haskell's reason is for financial benefit.

Ernestine Folks: That is not the reason the Planning Commission felt the line should be moved...the Planning Commission feels a commercial zone should not be right next to homes, that a "buffer" area is preferable, such as a street.

Stewart Jolley: "That's why the Planning Commission recommended approval of the Zone Change", not due to the reason stated by Mr. Haskell. His criteria was not necessarily used to justify the change.

Mayor (addressing Stewart Jolley): Clarified that Mr. Haskell's response is not the reason that the Planning Commission is requesting the Zone Change...and that the recommendation came as a result of considering what would be best for the Town.

Mr. Haskell's request pointed out a problem with the Zone and that a change should be made.

Ernestine Folks: The Planning Commission is looking to relocate the Commercial Zone.

ELK RIDGE TOWN COUNCIL PUBLIC HEARINGS - 11-9-99, CONT.

Forrest Darling (For the record): Mr. Darling is not adverse to what the Planning Commission is recommending; his question is, "Did you (Planning Commission) follow the procedure correctly? He disagrees with the procedure being recommended.

No further discussion.

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO CLOSE THE PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE ZONE MAP AND GENERAL PLAN**

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

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

**TIME & PLACE  
OF MEETINGS**

The Town Council of Elk Ridge, Utah, held three Public Hearings on Tuesday, November 9, 1999, at the Elk Ridge Town Hall, 80 East Park Drive, Elk Ridge, UT, for the purpose of receiving public comment regarding the following issues: The first Public Hearing commenced at 6:00 PM. It was on the issue of a proposed Ordinance amending the Subdivision Ordinance of Elk Ridge, Utah, to require Curb & Gutter on Rural Class streets and Amending the General Plan to designate which streets are Rural Class, Providing for Codification, Inclusion in the Code and Scrivener's Errors, Providing for Severability, and Providing an Effective Date.

The second Public Hearing, began at 6:15 PM. It was regarding a Proposed 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. The third Public Hearing followed at 6:30 PM, and was for the Haskell Subdivision, Plat G, Request to Amend the Zone Map and General Plan of Elk Ridge, Utah.

The Public Hearings were held in conjunction with the regularly scheduled Council Work Session at 6:45 PM, followed by the Town Council Meeting at 7:00 PM.

Notice of time, place and agenda was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to each member of the Town Council by mailing a copy to each on November 5, 1999.

**TOWN COUNCIL WORK SESSION**

ROLL: *Mayor: Cregg Ingram, Town Council: Jerry Mason, Cindi Ellis, Gary Bowen (abs. [1] Brent Bluth); Planning Commission: Stewart Jolley; Administrative Assistant: Ernestine Folks; Town Engineers: Greg Magleby & Jesse Conway; Deputy: Nelson; Public: Kent Burton, Forrest Darling & Town Clerk: Jan Davis*

DEPT. HEADS  
REPORTS

**Planning & Zoning:**

LEI Engineering: Greg Magleby & Jesse Conway were present to discuss their policies & inspection procedures with the Town Council. Goals: (Jesse Conway) Brief overview of LEI as a company

1. To represent the Town
2. Treat developers as they would wish to be treated (Greg Magleby)

Issues:

1. Wishes to make the development process more "user Friendly" He feels a major problem is mis-communication (usually on the part of the Town).

2. Mr. Magleby submitted a draft of a Preliminary Plan Application for review.

Comments:

- A. If developers know the procedure up front, most problems are eliminated.
- B. Problems arise when added steps or costs are incurred toward the end of the subdivision process.
- C. Soil tests and drainage should be addressed at the time of Preliminary approval, not Final.

Forrest Darling: Wanted to know if, after inspections, letters of the findings & requirements would be supplied to the Town for the file; so the subdivision improvements can be tracked. (Yes.)

Mayor: 6% of the cost of development is the contracted charge for engineering services and monitoring the installation of subdivision improvements. How does this compare with other communities?

(Salem City = 7%, Spanish Fork = 7%, Santaquin = 7%)

The difference in charges for engineering is that LEI monitors the projects rather than doing a few inspections. LEI contracts with each developer for the work to be done & they bill the developers directly. Requests for the inspections come to LEI directly from the developers. 24 hours notice is preferred.

All inspections involved with new development, including water/sewer



ELK RIDGE TOWN COUNCIL WORK SESSION - 11-9-99, CONT.

mains and laterals, will be performed by LEI.  
Review of process for Plat approval  
Plats should be turned in to the Town, then go to LEI for review.  
Compaction tests & reports to be submitted  
Construction drawings to be stamped by Town or Town Engineer  
Cut sheets required for sewer/water/storm drainage prior to  
construction...approved by LEI  
Bond Releases - after all is completed, as directed by the Town

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**REGULAR TOWN COUNCIL SESSION**

ROLL: *Mayor: Cregg Ingram, Town Council: Jerry Mason, Cindi Ellis, Gary Bowen (abs. [1] Brent Bluth); Planning Commission: Stewart Jolley; Administrative Assistant: Ernestine Folks; Deputy: Nelson; Public: Kent Burton, Forrest Darling, JoAnn Bigler; & Town Clerk: Jan Davis*

INVOCATION  
& PLEDGE  
OF ALLEGIANCE

The Invocation was offered by Jerry Mason, followed by the Pledge of Allegiance.

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AGENDA TIME  
FRAME

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY JERRY MASON TO APPROVE THE AGENDA TIME FRAME; ADJUSTING THE AGENDA BY 15 MINUTES**  
**VOTE: YES (4) NO (0) ABSENT (1) BRENT BLUTH**

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PLANNING &  
ZONING

**1. Ordinance/Curb & Gutter Requirement & Designation of Rural Class Streets**

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO ADOPT THE ORDINANCE AMENDING THE ELK RIDGE TOWN SUBDIVISION ORDINANCE TO REQUIRE CURB & GUTTER ON ALL STREETS AND AMENDING THE GENERAL PLAN TO DEFINE LOAFER CANYON ROAD AS A RURAL STREET, AND GOOSENEST DRIVE, WEST OF 1600 WEST, AS A STREET WITH A SPECIAL CONSTRUCTION DETAIL STANDARD**  
**VOTE (POLL): JERRY MASON-AYE, CINDI ELLIS-AYE, MAYOR INGRAM- AYE, GARY BOWEN-AYE**  
**NO (0) (ABSENT (1) BRENT BLUTH**

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ELK RIDGE TOWN COUNCIL MEETING - 11-9-99, CONT.

**2. Resolution/Construction Standards:**

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO ADOPT A RESOLUTION AMENDING THE ELK RIDGE TOWN CONSTRUCTION STANDARDS TO INCLUDE A DETAIL FOR GOOSENEST DRIVE, WEST OF 1600 WEST STREET AND PROVIDING AN EFFECTIVE DATE.**

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

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**3. Ordinance/Conveyance of Water Rights:**

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

**VOTE (POLL): JERRY MASON-AYE, CINDI ELLIS-AYE, GARY BOWEN-AYE, MAYOR INGRAM-AYE**

**NO (0) ABSENT (1) BRENT BLUTH**

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**4. Planning Commission Ordinance Amendment:**

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY JERRY MASON TO ADOPT AN ORDINANCE REVISING EXISTING PROVISIONS RELATING TO THE ESTABLISHMENT AND OPERATION OF THE PLANNING COMMISSION OF THE TOWN OF ELK RIDGE, UTAH; SETTING FORTH THEIR DUTIES AND POWERS AND REPEALING ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.**

**VOTE (POLL): JERRY MASON-AYE, CINDI ELLIS-AYE, GARY BOWEN-AYE, MAYOR INGRAM-AYE;**

**NO (0) ABSENT (1) BRENT BLUTH**

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**5. Development Code Amendment/Discussion**

**Storage of Commercial Vehicles in Residential Zones:** Due to the many and varied opinions of the public on this issue, Mayor Ingram asked the Town Planner and the Planning Commission to re-visit the subject of storing commercial vehicles in residential zones. The proposed ordinance would allow "motorized construction, excavation or other equipment having a weight of 2.5 tons or greater" to be permitted in any residential zone for a period of not longer than 72 hours during each calendar month. Currently, they are not permitted in any zone.

ELK RIDGE TOWN COUNCIL MEETING - 11-9-99, CONT.

The Planning Commission considered the issue and Andrew Jackson drafted the proposed ordinance which was submitted to the Town Council for review. The Planning Commission recommended:

1. Do not change the current Ordinance
2. Requested that the Town Council enforce the Ordinance, as is.

The question of how enforceable the change would be was discussed. Who would monitor the 72 hours?

It was not the intent of the Council to act on the proposed ordinance that night.

FAIRWAY  
HEIGHTS,  
PLAT B

---

**Release of Town Funds for Asphalt Work:**

LEI Engineering inspected the added over-lay and the improvements on Fairway Heights, Plat B and verified approval to release the portion of the money withheld from the contractor until the asphalt was corrected. (Town's portion = \$5,175.00)

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY JERRY MASON TO RELEASE THE \$5,175.00 STILL OWING FOR THE TOWN'S PORTION OF THE HILLSIDE DRIVE EXTENSION FOR THE FAIRWAY HEIGHTS, PLAT B SUBDIVISION.**

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

1999 PUBLIC  
MEETINGS

- 
1. The 2<sup>nd</sup> Town Council Meeting in November will be canceled, unless Haskell Subdivision, Plat G is ready for Final approval; then the Council would meet to consider granting Final.
  2. The Town Council will meet only once during the month of December, on 12-14-99. The 2<sup>nd</sup> Council Meeting is canceled due to the Christmas Holiday.

EXPENDITURES

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General:

1. A estimate of \$2,860 was given by LEI Engineering to survey Goosenest for storm drainage, including curb & gutter. The Town Council decided to wait until after the audit to see if the money will be available.
  2. A bill will be submitted for the lunches for the men from the National Guard who worked on Park Drive. The materials came at no cost to the Town.
- Comments:  
There was a roll-over on Park Drive where it intersects with Columbus Lane. There is a request to place barriers on the

ELK RIDGE TOWN COUNCIL MEETING -11-9-99, CONT.

north-west corner of Columbus and Park, to avoid cars rolling into the Larsen's yard.

Available Funds: Water/Sewer Depts. (Approval of Costs for Research)  
The Town Clerk explained that the services of Mr. Kim Peterson are needed to determine the amount of "Retained Earnings" which are available to the Town for use on the water and sewer systems.

Peterson & Associates have been the auditors for the Town since the early 1980's. The audits exhibit changes in practice throughout the years and are difficult to interpret. Mr. Peterson and Mayor Ingram have talked and the research would cost from \$200 (for a brief review) up to \$1,000 for an in-depth review of the audits. These figures are necessary for the future capital projects planned by the Town.

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO APPROVE UP TO \$1,000 FOR THE RESEARCH TO BE DONE BY KIM PETERSON TO DETERMINE AVAILABLE FUNDS IN THE WATER AND SEWER DEPARTMENTS**

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

Dialing System: This would alert the Public Works Superintendent if there is a problem with the level of water in the water tanks, by dialing him up.

The cost would be \$3,500.

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY JERRY MASON TO APPROVE \$3,500.00 FOR THE PURCHASE OF A DIALING SYSTEM TO GO WITH THE TELEMETRY SYSTEM FOR THE WATER TANKS.**

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

Election Judges:

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY JERRY MASON TO APPROVE PAYING THE ELECTION JUDGES \$50 FOR THEIR SERVICES.**

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

Office Furniture: The Town Office is becoming crowded. The available space could better be used by replacing the desk in the Town Clerk's office with two corner work stations and adding another computer. It was also discussed that the Public Works Supervisor could have a desk out in the bay area and that the Fire Chief's desk could be moved out to the Fire Dept. room out in the bay area where the fire trucks are

ELK RIDGE TOWN COUNCIL MEETING -11-9-99, CONT.

parked. The Mayor should have an office that looks like a Mayor's office. The Town Clerk mentioned that the Mayor defers his salary to the "Discretionary Fund" and a desk could be purchased out of this money.

**MOTION WAS MADE BY JERRY MASON AND SECONDED BY CINDI ELLIS TO PURCHASE THE MAYOR A DESK**

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

Christmas Bonuses:

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY JERRY MASON TO APPROVE CHRISTMAS BONUSES FOR THE TOWN EMPLOYEES AT \$100 PER EMPLOYEE**

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

List of Expenditures for October, 1999:

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY JERRY MASON TO APPROVE THE TOWN EXPENDITURES FOR OCTOBER, 1999**

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

MINUTES

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY JERRY MASON TO APPROVE THE MINUTES OF 10-7-99 AS CONSTITUTED**

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

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY JERRY MASON APPROVE THE MINUTES OF 10-12-99 WITH CHANGES: PG.2, 1<sup>ST</sup> LINE: "HAS" TO "HAVE"; 7<sup>TH</sup> LINE: "ANY" TO "ALL" LOTS**

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

ADJOURNMENT

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO ADJOURN THE MEETING**

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

  
\_\_\_\_\_  
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, December 14, 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  
Park Drive & Elk Meadows Dr./Intersection-Discussion - Gary Bowen  
6:10 LEI Engineering/Loafer Canyon Rd. Project & Storm Drainage  
6:30 1998/1999 Audit Presentation-Peterson & Assoc.

7:00 P.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:

7:00 Invocation and Pledge of Allegiance  
7:05 Approval of Agenda Time Frame  
7:10 Acceptance of 1998/1999 Audit  
7:15 **Planning & Zoning**  
Update - Stewart Jolley & Gary Bowen  
7:20 K & C Subdivision  
Water Impact Fees  
Modification from Standard (Natural Gas Requirement)  
7:40 Bob Siemer-Exception to 12% Driveway Slope  
7:50 Accessory Apts./Amendment-Gary Bowen  
8:00 Durability Retainer Release  
Haskell Subdivision, Plat D/Goosenest Golfhouse, Plat A  
8:05 Planning Commission Member Approval  
8:10 Expenditures:  
General:  
Generator/Switch Update (Storage of Fuel)  
Flow Meter-Brent Bluth  
Office Furniture Prices  
Snowplow Sander  
Administrative Assistant/Salary Budget  
List of Expenditures for November, 1999  
8:30 Attorney Contract  
8:40 Approval of Minutes of Previous Meetings  
8:45 Adjournment

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

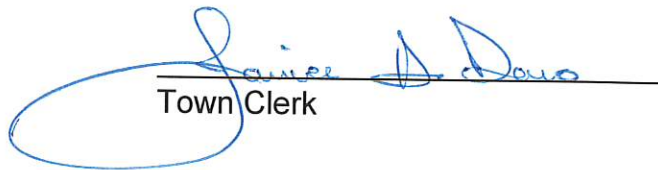
The times which appear on the agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 13<sup>th</sup> day of December, 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, on this 13<sup>th</sup> day of December, 1999.

  
Town Clerk



**ELK RIDGE  
TOWN COUNCIL MEETING  
December 14, 1999**

**TIME & PLACE  
OF MEETING**

The regular Meeting of the Elk Ridge Town Council was held on Tuesday, December 14, 1999, with the Council Work Session 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 December 9, 1999.

**6:00 PM  
ROLL CALL**

**TOWN COUNCIL WORK SESSION**

*Mayor:* Cregg Ingram (Absent); *Town Council:* Brent Bluth (Mayor Pro tem), Cindi Ellis, Jerry Mason, Gary Bowen; *Town Council Elect:* Michael Motko; *Planning Commission:* Stewart Jolley; *Administrative Assistant:* Ernie Folks; *CPA:* Ked Black; *Police:* Deputy Nelson; *Public:* Rae Lee Steinacker, Ryne Steinacker, Linda & Don Bowen, Robert L. & Lynn Siemer, Teegan Hardle; & *Town Clerk:* Janice H. Davis

**PARK DR & ELK  
MEADOWS DR/  
DISCUSSION**

Gary Bowen: Councilmember Bowen had LEI Engineering check the intersection at North Park Dr. & Elk Meadows Dr. This intersection has a problem with traffic and safety and there have been some complaints from the citizens.

LEI Recommendations:

1. To install a regular intersection at this point and to square it off with curb & gutter; or
2. Rather than leave it as a "T" in the two roads, was to turn Elk Meadows Dr. so that it comes into the side of Park Dr. above the turn, rather than at the curve. This would be expensive because the Town would have to acquire property to do this with.

LEI does not think the road is in the right place. He feels that the existing turn infringes on privately owned property.

The Engineer said that the Town should have the intersection surveyed and staked-out. He said that the cost to engineer it would be less than \$2,000. The actual correction of the area would have to be planned for the future and budgeted for.

ELK RIDGE TOWN COUNCIL WORK SESSION - 12-14-99, CONT.

LEI  
ENGINEERING  
REPORTS

Postponed. Lei said they would have the reports on Loafer Canyon Rd. and Storm Drainage for the next Council Meeting. They were not ready for this time.

Right now there is an added problem of "slag" which has been scattered out onto the road. It was laid down on the shoulders of the road by the National Guard after their grading project. There was an accident just east of the curve & the "gravel" on the road may have added to the hazardous condition. The officer on duty said that speed was also a factor.

1998/1999  
AUDIT  
PRESENTATION

Ked Black (From Peterson's & Associates): Mr. Black headed up the Audit for Elk Ridge. He has met prior to this Council Meeting, with Councilmember Brent Bluth and the Town Clerk to review the Audit reports, in detail. The Audit report was submitted to the members of the Town Council, for them to read along and ask any questions.

Review:

The Council was reminded that the financial statements are the responsibility of the Town Council, specifically the individual Dept. Heads. It is the Auditors' responsibility to give an opinion on those financial statements. In the opinion of Peterson & Associates, the financial statements represent "fairly & in all material respects, the financial position of the Town of Elk Ridge; which is basically a 'clean' audit."

The Auditors made a Y2K statement that they don't know what is going to happen at the turn of 1999 to 2000 and they take no responsibility.

The "unrestricted" cash in each of the Funds must be looked at with the thought that this is at June 30, 1999 and it must be kept in mind that this money will be used until the revenue starts coming in for the current fiscal year.

All of the Departments and Funds were within their individual budgets.  
General Fund:

Budgeted Revenues = \$511,000 (Actual = 516,000) was a close estimate.

Expenditures were actually "under budget" by \$36,000.

\$45,000 Fund Balance was budgeted for use, only \$3,457 was actually used, due to more revenue being brought in than planned.

Enterprise Funds:

Total Operating Revenues were up about \$66,000 from last year.

Expenditures were up about \$30,000.

Net of about \$30,000.

ELK RIDGE TOWN COUNCIL MEETING - 12-14-99, CONT.

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY  
JERRY MASON TO MOVE TO A COUNCIL CLOSED SESSION  
VOTE: YES (4) NO (0) ABSENT (1) MAYOR INGRAM**

**TOWN COUNCIL CLOSED SESSION**

ROLL CALL

*Mayor: Cregg Ingram (Absent); Town Council: Brent Bluth (Mayor Pro tem), Jerry Mason, Cindi Ellis, Gary Bowen, Michael Motko (Town Council Elect); Town Clerk: Janice Davis*

Discussion of Personnel

**TOWN COUNCIL MEETING**

**December 14, 1999**

TIME & PLACE  
OF MEETING

The regular Meeting of the Elk Ridge Town Council was held on Tuesday, December 14, 1999, with the Council Work Session 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 December 9, 1999.

ROLL CALL

*Mayor: Cregg Ingram (Absent); Town Council: Brent Bluth (Mayor Pro tem), Cindi Ellis, Jerry Mason, Gary Bowen; Town Council Elect: Michael Motko; Planning Commission: Stewart Jolley; Administrative Assistant: Ernie Folks; Police: Deputy Nelson; Public: Rae Lee Steinacker, Ryne Steinacker, Linda & Don Bowen, Robert L. & Lynn Siemer, Teegan Hardle, Michael Murray; & Town Clerk: Janice H. Davis*

INVOCATION &  
PLEDGE OF  
ALLEGIANCE

Michael Murray offered the Invocation.

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ELK RIDGE TOWN COUNCIL MEETING - 12-14-99, CONT.

AGENDA TIME  
FRAME                    **MOTION WAS MADE BY GARY BOWEN AND SECONDED BY  
CINDI ELLIS TO SUSPEND THE AGENDA TIME FRAME,  
VOTE: YES (4)      NO (0)      ABSENT (1) MAYOR INGRAM**

NON-AGENDA  
ITEM                    Deputy Nelson: He has been monitoring speeds in Town. He  
suggested more posted speed limit signs. He plans on using the  
"speed trailer" in Town, as much as possible.

1998/1999  
AUDIT                    **MOTION WAS MADE BY GARY BOWEN AND SECONDED BY  
CINDI ELLIS TO ACCEPT THE AUDIT FOR THE FISCAL YEAR  
1998/1999 FOR THE TOWN OF ELK RIDGE, UTAH, AS  
PERFORMED AND PRESENTED BY THE ACCOUNTING FIRM  
OF PETERSON & ASSOCIATES  
VOTE: YES (4)      NO (0)      ABSENT (1) MAYOR INGRAM**

PLANNING &  
ZONING                    **1. Planning Commission Member Approval:**  
Stewart Jolley: Gary Proctor has resigned from the Planning  
Commission. Mr. Jolley has spoken to Joyce Prather about the  
duties of a member of the Planning Commission. She is willing to  
serve.  
**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY  
JERRY MASON TO APPROVE JOYCE PRATHER AS A MEMBER  
OF THE ELK RIDGE PLANNING COMMISSION, TO REPLACE  
GARY PROCTOR, WHOSE TERM OF OFFICE ENDS IN  
FEBRUARY, 2002.  
VOTE: YES (4)      NO (0)      ABSENT (1) MAYOR INGRAM**

**2. Bob Siemer-Exception to 12% Driveway Slope:**  
Stewart Jolley: The lot at 68 W. Salem Hills Dr. has a problem with  
the slope of their driveway. The Ordinance requires no more than a  
slope of 12%. When they built their home, no one caught the fact  
that their driveway will exceed the standard.  
Mr. Siemer has been before the Planning Commission and they are  
proposing:  
A. Extend the driveway the whole length of the lot, to the road  
(About a 14 to 14 ½% slope).  
Planning Commission recommends that the Town Council approve  
no more than 14 ¾% slope for their driveway.

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO APPROVE THE DRIVEWAY SLOPE FOR BOB SIEMER, TO NOT EXCEED 14 3/4% SLOPE**

**VOTE: YES (4) NO (0) ABSENT (1) MAYOR INGRAM**

**3. K & C Subdivision, Plat A:**

**A) Impact Fees:** The Christensens feel because of their letter granting them a water connection, that they should not owe impact fees for water.

Brent Bluth: Stated that Impact Fees are Administrative rather than Legislative and should be handled by the Mayor. He will not be calling for a motion on this matter.

**B) modification from Standard (Natural Gas Requirement):**

Stewart Jolley: The Planning Commission has received no formal request from the Christensens for an exception to the requirement to bring natural gas to their property. Their plan to use propane was not discussed with the Planning Commission. The line would have to be brought from Loafer Canyon Rd. (About 2,200 ft. @ a cost of about \$5/foot). The Gas Co. would install the connector line, but prefers to wait until the County Rd. Goes in and the main is run.

Gary Bowen: Although required by Ordinance, isn't there some way around this? Since residents are already using propane in the area, he doesn't see the harm.

It was discussed that using propane rather than natural gas is not the issue. The issue is the subdivision requirement for the developer to bring the necessary utilities to the lot.

Stewart Jolley: Exceptions have been granted all along the development of this land; he feels that , at this point of their process, it is not right to require them to run a gas line.

Brent Bluth: Since bringing natural gas to their property is in the Ordinance, it should be required, with no motion necessary. Unless challenged, Councilmember Bluth said he would not call for a vote to uphold the Ordinance. (There was no challenge.)

Councilmember Bluth will write the Christensens a letter informing them of the Council's decision. Enforcement will be to withhold their Occupancy Permit if they do not comply.

**4. Accessory Apts./Amendment:**

Gary Bowen: A problem has come up with how part of the Ordinance is written. It is specific that there shall only be one water meter and one sewer meter; but, it does not specify the number of

ELK RIDGE TOWN COUNCIL MEETING - 12-14-99, CONT.

meters to be allowed for the other utilities. An individual building a home with an accessory apt. in it wants to have two electrical meters. Both of the building inspectors agree that only one meter per utility should be allowed. The Electrical Code only allows one meter in residential zones. Councilmember Bowen is in agreement. He feels that 2 meters turns the home into more of a "duplex".

Stewart Jolley: quoted the Ordinance that one water connection and one sewer connection are allowed; but, any homeowner today can have two power meters. Why would an accessory apartment be restricted in this?

Brent Bluth: Does not see why this is an issue. The Ordinance allows two electrical meters as it is written. There is no reason not to allow two electrical meters.

**5. Durability Retainer Release:**

Haskell Subdivision, Plat D, improvements were installed along with Gooseneck Golfhouse, Plat A. The release of the bond on Haskell, Plat D, also releases the bond on the other subdivision.

LEI Engineering inspected the improvements and issued a letter stating that all of the bond may be released except \$800 to cover the following work, to be completed in the Spring:

A) A survey marker is to be installed at the intersection of Park Dr. and Oak Ridge Dr.

B) A trench is needed south of lot #4.

**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY JERRY MASON TO RELEASE THE DURABILITY RETAINER BEING HELD FOR HASKELL SUBDIVISION, PLAT D AND GOOSENECK GOLFHOUSE, PLAT A; WITHHOLDING \$800 TO COVER THE WORK AS OUTLINED BY LEI ENGINEERING.**

**VOTE: YES (4) NO (0) ABSENT (1) MAYOR INGRAM**

**EXPENDITURES**

**1. List of Expenditures for November, 1999**

Review of warrant Register

**MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO APPROVE THE LIST OF EXPENDITURES FOR NOVEMBER, 1999**

**VOTE: YES (4) NO (0) ABSENT (1) MAYOR INGRAM**

**2. Generator Switch Update:**

The question has been raised by the Public Works Superintendent, if the Council should consider storage of extra fuel for the generator



## ELK RIDGE TOWN COUNCIL MEETING - 12-14-99, CONT.

located at the upper Loafer Well. There are many factors to consider:

A) The generator is for emergency purposes. The tanks are not going to run out of water if the pump does go out, particularly this time of year. The fuel in the generator is good for about 10 hours. The tank can be filled in that amount of time.

B) Well-head protection: The storage of fuel is not permitted around the well-head area, unless a fuel tank is buried. If the power goes out, how would the fuel be accessed in the tank?

The Council agreed that fuel storage for the generator is not needed.

The switch-over is installed in the generator. There are two separate power sources. The telemetry system will need a switch, as well.

### **3. Flow Meter:**

Brent Bluth: Contacted LEI Engineering...they are locating a temporary flow meter to use with Elk Ridge. The cost to install it would be about \$3,000. The Town can rent it for three months. To purchase a permanent flow meter would cost from \$25,000 to \$30,000.

### **4. Attorney Contract**

The proposed contract would be for 10 hours/month @ \$550 per month as a retainer. The rate then goes to \$55/hour for any time over & above the 10 hours.

Does this need to be done by resolution? Councilmember Bluth feels it would be a good idea. This issue is postponed until 1-11-2000.

### **5. Sander for the Snowplow**

The sander on the snowplow has worn out. It was discussed previously that it did not have long to go. The Town is only operating with one sander on the new truck. A price was faxed over today. Councilmember Mason is concerned that there is only one cost estimate available to consider. This particular company was contacted because they have been fixing the old one for years. Funding could come through the money budgeted in the Roads Dept. \$10,000 could come from "Asphalt Repair" and \$3,000 could come from "Equipment Maintenance". Then the budget would have to be amended in these areas. Far West Bank will give the Town an unsecured loan at 6% interest, up to \$15,000. The Town could come up with part of the expense and cover the rest with a short-term loan.

ELK RIDGE TOWN COUNCIL MEETING - 12-14-99, CONT.

The Council would rather not use a loan with interest. Fund balance could be used to amend the line items.

Councilmember Bowen feels the cost is probably fair since the other closest source would be out of State.

**MOTION WAS MADE BY JERRY MASON AND SECONDED GARY BOWEN TO APPROVE THE PURCHASE OF A SANDER FOR THE SNOWPLOW FOR THE PURCHASE PRICE NOT TO EXCEED \$12,700**

**VOTE: YES (3) NO (0) ABSENT (2) MAYOR INGRAM & CINDI ELLIS**

**6. Administrative Assistant/Salary:**

Mayor Ingram recommends amending the budget to include \$2,000 more. He also feels that time control needs to be instigated.

He said that this job was originally created for \$6,000 per year.

Next year there could be other options...perhaps have payment be \$500/month, regardless of how many hours are spent; or keep it on an hourly basis and control the hours.

Brent Bluth: Suggested adding to the 6% charged for Town engineering and Plat preparation...perhaps another ½ to 1% to fund the development process. This could help pay for the duties associated with development.

Ernestine Folks: The hours are not spent as much in the development process as they used to be.

**MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY GARY BOWEN TO AMEND THE BUDGET TO INCLUDE AN ADDITIONAL \$2,000 IN SALARY FOR THE ADMINISTRATIVE ASSISTANT, WITH THE COUNCIL TO REVIEW THE MATTER AND COME UP WITH ANOTHER FUNDING SOURCE AND/OR THE NUMBER OF HOURS BE CONTROLLED TO STAY WITHIN THE BUDGETED AMOUNT**

**VOTE: YES (3) NO (0) ABSENT (2) MAYOR INGRAM & CINDI ELLIS**

MINUTES

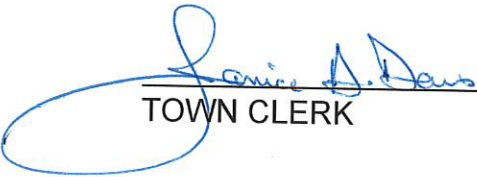
**MOTION WAS MADE BY GARY BOWEN AND SECONDED BY JERRY MASON TO APPROVE THE MINUTES OF 11-2-99**

**VOTE: YES (3) NO (0) ABSENT (2) MAYOR INGRAM & CINDI ELLIS**

Councilmember Bluth was not present for the other meetings, so approval of the other minutes was postponed to a later Town Council Meeting .

ELK RIDGE TOWN COUNCIL MEETING - 12-14-99, CONT.

ADJOURNMENT    **MOTION WAS MADE BY JERRY MASON AND SECONDED BY  
GARY BOWEN TO ADJOURN THE MEETING.**  
**VOTE: YES (3)    NO (0)    ABSENT (2) MAYOR INGRAM &  
CINDI ELLIS**

  
\_\_\_\_\_  
TOWN CLERK

## NOTICE & AGENDA

Notice is hereby given that the Town Council of Elk Ridge will hold a Special Town Council Meeting on Friday, December 17, 1999, at 8:00 A.M., Council Meeting at 8:00 P.M. The meeting will be held at the Elk Ridge Town Hall, 80 E. Park Drive, Elk Ridge, Utah.

8:00 A.M. - REGULAR COUNCIL MEETING AGENDA ITEMS:

8:00 Invocation and Pledge of Allegiance  
8:05 Approval of Agenda Time Frame  
8:10 Appointment of Mayor Pro-Tempore for the Year 2000  
8:15 Approval of Contract  
8:20 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 15<sup>th</sup> day of December, 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 December 15, 1999.

  
\_\_\_\_\_  
Town Clerk

**ELK RIDGE  
TOWN COUNCIL MEETING  
December 17, 1999**

TIME & PLACE OF MEETING	A special meeting of the Elk Ridge Town Council was held on Friday, December 17, 1999, at 8:00 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 December 15, 1999.
ROLL CALL	<i>Mayor Pro-tempore:</i> Brent Bluth, <i>Councilmembers:</i> Cindi Ellis and Gary Bowen, (Absent: Mayor Ingram & Jerry Mason).  <b>MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO ADJUST THE TIME FRAME BY 20 MINUTES. VOTE: YES (3)      NO (0)      ABSENT (2) BRENT BLUTH</b>
MAYOR PRO- TEMPORE	<b>MOTION WAS MADE BY BRENT BLUTH AND SECONDED BY CINDI ELLIS TO APPOINT GARY BOWEN AS MAYOR PRO-TEMPORE, BEGINNING JANUARY 1, 2000.</b>
CONTRACT APPROVAL	<b>MOTION WAS MADE BY CINDI ELLIS AND SECONDED BY GARY BOWEN TO APPROVE A RESOLUTION AUTHORIZING A CONTRACT FOR LEGAL SERVICES WITH JOHN S. FUESTON. VOTE: YES (3)      NO (0)      ABSENT (2) JERRY MASON &amp; MAYOR INGRAM</b>
ADJOURNMENT	<b>MOTION WAS MADE BY GARY BOWEN AND SECONDED BY CINDI ELLIS TO ADJOURN THE MEETING. VOTE: YES (3)      NO (0)      ABSENT (2) JERRY MASON &amp; MAYOR INGRAM</b>

  
TOWN CLERK