

AMENDED NOTICE & AGENDA

Notice is hereby given that the Elk Ridge City Council will hold a **Public Hearing on Tuesday, June 13, 2006, at 6:30**, for the purpose of hearing public comment on the proposed Adoption of the 2006/2007 Budget & Capital Improvement Plan; this Public Hearing will be preceded by a **Council Work Session at 6:00 PM**. This Public Hearing will be held in conjunction with the **Regularly Scheduled City Council Meeting, to begin at 7:00**. The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah. All interested persons shall be given an opportunity to be heard.

6:00 PM CITY COUNCIL WORK SESSION

Nebo Transportation Presentation – Shawn Eliot

6:30 PM 1. PUBLIC HEARING-2006/2007 BUDGET & CAPITAL IMPROVEMENT PLAN

Public Hearing/Adoption of Budget & Capital Improvement Plan (CIP) for the 2006/2007 Fiscal Year for the Operation of the City of Elk Ridge

6:45 2. Eagle Scout Projects Reports (Buddy Adams & Reese Knuteson)

6:55 3. Retired & Senior Volunteer Program (RSVP) – Norman Smith

7:00 - PM REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

Opening Remarks and Pledge of Allegiance

Approval/Agenda Time Frame

7:00 Public Forum:

*Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comment will be limited to three minutes per person. A spokesperson who has been asked by the group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing.

The Mayor or Council may restrict the comments beyond these guidelines

7:05 3-A. Re-new Water Assignment to house – Coreen Gunderson

7:10 4. Eagle Project – Brodie Wride

7:15 5. Road Issues – Shawn Eliot

 A. Street Lights

 B. Curb & Gutter

 C. Main Road Striping

7:30 6. Payson Sewer Project – Mayor Dunn

 A. Carissa Nosack

7:45 7. Oak Hill Estates, Plat D – Preliminary Plat

 A. Request for Water Rights – RL Yergensen

7:55 8. 4th of July Parade – Malea Simmons

8:00 9. Resolution – Amend the Development & Construction Standards for Hillside Site Development

8:10 10. Harris Estates Subdivision, Plat A – Preliminary Plat

 A. Request for Water Rights

8:20 11. Fire Truck Use – Mayor Dunn

8:25 12. Adoption of the 2006/2007 Budget & Capital Improvement Plan

8:30 13. Resolution/City Fee Schedule Amendment (Pigeon License)

8:35 14. Expenditures:

 A. General

 B. Replacement of Drinking Fountain – Mary Rugg

 C. Pavilion Tables/Powder Coat – Mary Rugg

8:40 15. Appoint Planning Commission Member – Ed Christensen

8:45 16. Minutes

 Adjournment

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

The times that appear on this Agenda may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 12th day of June, 2006.



City Recorder

CERTIFICATION

I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and provided to each member of the Governing Body on June 8, 2006; & an Amended Agenda on 6-12-06.



City Recorder



**ELK RIDGE
CITY COUNCIL MEETING
June 13, 2006**

**TIME & PLACE
OF MEETING**

This Regular Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, June 13, 2006, at 7:00 PM.** It was preceded by a **Public Hearing at 6:30 PM,** on the Proposed Adoption of the 2006/2007 Budget & Capital Improvement Plan. The **City Council Work Session was scheduled for 6:00 PM.**

All interested persons were invited to be heard.

The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of the Scheduled Council Meetings & Public Hearing, was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on June 8, 2006; & an Amended Agenda on 6-12-06.

6:00 PM

CITY COUNCIL WORK SESSION AGENDA ITEMS:

ROLL CALL

Mayor: Dennis Dunn; *City Council:* Alvin Harward, Mark Johnson, Nelson Abbott, Mary Rugg, Raymond Brown; *Planning Commission:* Shawn Eliot; *Public:* Norman Smith (RSVP), Anette Brigham, Carey Montierth, Dean White, Gerald Adams, Jr., Ashlee Adams, Scouts: Reese Knuteson, Brody Wride, Gerald Adams III (Buddy); Matt Riffkin, Michelle Knuteson, David Wride, Jacob Tipton, Grant Mines, Coreen Gunderson, Carissa J. Nosack, Bill Ross, B. Madsen, Kevin & Connie Reece; and the *City Recorder:* Janice H. Davis

**NEBO
TRANSPORTATION**

(Mr. Eliot was not present when the Work Session began, so the Council allowed Mr. Smith to move ahead on the Agenda to address the Council; until the arrival of Mr. Eliot.)

**RETIRED &
SENIOR
VOLUNTEER
PROGRAM**

Norman Smith: Periodically, Mr. Smith updates the Council on the status of the Program: The R.S.V.P. Volunteers Program is a free national group of volunteers 55 years & older who want to assist in their community. Each receives a free, supplemental liability insurance while they are serving. In Utah County nearly 1,000 RSVP volunteers in over 100 non-profit organizations serve almost 140,000 hours/year, impacting about 30,000 people.

"These volunteers enjoy serving our community (Elk Ridge) while keeping their lives vibrant and healthy": Nancy Ekins, Arleen & Donald Hopkins, Ellen Knuteson, Douglas Lindsay, Mike Turner & Marcia Wilson.

Total # of hours: 7

Combined hours: 407

Estimated value @ \$16.60/hr.= \$6,756

"RSVP is especially interested in helping your City recruit volunteers for the fire fighters & the Citizen Corps, which includes Neighborhood Watch, Volunteers in Police Service, CERT & Medical Reserve Corps."

Mary Rugg: Suggested adding Foothill Elementary to Mr. Smith's list.

*Mayor Dunn will get a list of interested citizens to give to Mr. Smith.

**NEBO
TRANSPORTATION
PRESENTATION**

Shawn Eliot: Introduced Mr. Matt Riffkin (Interplan Consultants of Utah) He has been working with Mountainlands Assoc. of Governments (MAG) on the Nebo Transportation Plan; he will conduct the "summary version" of the Presentation.

MAG wants to look at the short range & long range goals regarding transportation in the Valley.

Handout:

Intro:

- There are four MAG initiated "Quadrant" Studies:
 1. Nebo
 2. Lake Mountain
 3. Provo/Orem &
 4. Northeast Utah Valley Transportation Study (NEUVTS)
- NEUVTS completed in September, 2005
- Studies addresses Regional Transportation Plan options & recommendations

Purpose of Studies:

- Identify transportation needs through the year 2030 Plus
- Evaluation multi-model options
- Develop additional Transportation Plan options
- Minimize costs & impacts of improvements with early coordination

Map of 4 Quadrants:

(Included map showing the 4 quadrants)

Area Studies Schedule:

(Schedule from 11/2005 – 5/2006) May, 2006 indicated that final recommendations should be ready.)

Study Deliverables/Goals:

- Priority Transportation Improvements to Be Implemented within Next 10 Years
- Recommended Transportation Projects to Be Implemented in Next 25 Years
- An Ultimate Plan of Transportation Improvements to Be Built, as Funding Allows
- Specific Right of Way Preservation Corridors
- Next Steps to be Performed by Each Community

Land Use Growth – 2004 & 2030:

(Maps showing comparison in density between 2004 & 2030)

Travel Patterns – 2001 & 2030:

(Maps showing “Total trips from Study areas”; comparison between 2001 & 2030)

Nebo Level of Service – 2001 vs. 2030 No-Build:

(Maps showing comparison of the levels of services between 2001 & 2030)

Travel Time Index:

(Graph showing comparisons between 2001 & 2030)

2015 Recommendations:

- Roadways by 2015
- Quad Studies Project Impacts – Nebo

2015 & 2030 Recommendations:

Ultimate Plan Recommendations:

(Map indicating recommendations)

Mr. Riffkin brought the Council's attention to the purple line on the map: stems from I-15 and goes through the middle of Elk Ridge & back up (north) to tie to US 6; this is called the “Nebo Belt Route”. This will likely be needed by 2030.

The Study shows a County population of about 850,000 to 900,000 by 2030. That is about the County population of Salt Lake about 10 years ago. This could mean a lot of changes with this growth. As small as Elk Ridge is today, will contribute to that growth.

One of the big needs for all communities to consider is “Corridor Preservation”; to make sure that some subdivision does not block that “Belt Route”. They are asking the communities to review the information in the handout and develop a “transportation plan” with these elements in mind.

Transit Concepts:

(Transit vision for 2030)

What Happens Next?

- Final Reports Developed & Submitted to Technical Committee
- MAG to Update Regional Transportation Plan with Study Recommendations & City Input
- Communities to Follow-through with Corridor Preservation & Other Actions

Questions:

(Matt Riffkin & Shawn Eliot: Names & contact numbers are listed)

“Corridor Preservation Fund”: There will be funding available to purchase land from developers for corridors: Estimated 2.2 million dollars/year for Utah County.

*(Mayor Dunn will here from Mr. Eliot next month and then in August, 2006, at the Mayors' Meeting...for final results from the Study.)

6:30 PM

PUBLIC HEARING/2006/2007 BUDGET & CIP

Public Hearing/Adoption 2006/2007 Fiscal Year Budget & Capital Improvement Plan for the Operation of the City of Elk Ridge

ROLL CALL

Mayor: Dennis Dunn; *City Council:* Alvin Harward, Mark Johnson, Nelson Abbott, Mary Rugg, Raymond Brown; *Planning Commission:* Shawn Eliot; *Public:* Norman Smith (RSVP), Anette Brigham, Carey Montierth, Dean White, Gerald Adams, Jr., Ashlee Adams, Scouts: Reese Knuteson, Brody Wride, Gerald Adams III (Buddy); Matt Riffkin, Michelle Knuteson, David Wride, Jacob Tipton, Grant Mines, Coreen Gunderson, Carissa J. Nosack, Bill Ross, B. Madsen, Kevin & Connie Reece; and the *City Recorder:* Janice H. Davis

Mayor Dunn opened the Public Hearing at 6:30 PM.

City Recorder: Most of the discussion took place at the Public Hearing for the Tentative Budget in May, 2006. There are a few changes:

General Fund:

- Property Tax: The Certified Rate will not be exceeded...the Rate for 2006 is .002156, which will generate \$180,418. This is higher than the current 168,790 budgeted for the Final Amended Budget for 2005/2006.
- Page 8 (Acct. 10-62-380) Reflects the bids for road work in the City for 2006/2007...
 - Chip & Seal (17,000) for E. Park Drive and Loafer Canyon Rd.
 - Overlay (122,247)
 - Slurry Seal (21,701)
 - Fire Station Parking Lot (22,737) & Ball Park Parking Lot (17,693)

One of the bids included an estimate for the connection of E. Salem Hills Drive and West Salem Hills Drive for 55,582 (curb & gutter was not figured into this estimate). This figure is not included in the budget amount at this time.

This is considerably less than the bid obtained by the Mayor for about 199,000...it would be good to determine the reason for the difference.

If this Project is done by the City, the Budget will have to be amended.

Capital Improvement Plan:

This is an area that needs work by the Dept. Heads. The current year and next fiscal year are accounted for; but the years beyond that are very "sketchy" and need to be addressed and the Capital Projects planned for.

Water Dept.:

1. In 2007/2008, the New Well (1,400,000) & the New Tank (2,000,000) are planned. Are there any other major water projects; like the replacement of PRV's? This has been in the past, but there is little information on this planned project. (The Council had no comment on this; so it will be left out of the budget.

2. Purchase of water rights: Will the City be purchasing more acre feet beyond the 275 acre-feet excess rights the City has for "cash-in-lieu"?

Mayor Dunn: Yes. The Mayor had a conversation with Tony Fuller (water right consultant); he has come across approximately 1,000 acre-feet of water that could be available. The water is in Indianola (area 51) and can be transferred...the cost to Elk Ridge would be about \$3,500/acre-ft. Mr. Fuller suggested we start with a change application with some of those shares to see what happens at the State level. Mr. Fuller will pursue this with the Council's approval; he will charge the City on an hourly basis. John Mabey (Water Right Attorney) will draw up the contract.

Mr. Fuller indicated that it takes about a year to complete the transfer process. It takes even longer for a developer to find the rights, purchase them and then go through the transfer process. According to Jeff Budge (Aqua Engineering), for the City to get the well permit for the new well, we need to get enough water right assigned to that well to satisfy the 2000 gmp that would be produced.

- It has been suggested by Aqua Engineering to increase the size of the new well from 1,000,000 gal. to 2,000,000 gal....the cost would be about \$1.00/gal. (\$2,000,000).
- Other Projects in the Water Dept.:
 - Upgrade the pump on the Cloward Well (so it doesn't have to be primed to start it up)
 - Additional Water Tank

The Water Dept. has about 3 ½ million dollars of improvements to fund.

Mayor Dunn recommends we consider purchasing more water rights; we will run out of the excess rights the City has available for "cash-in-lieu" rather quickly with all the pending subdivisions.

Alvin Harward: The 400 acre-feet (SUV MWA) held for future use could be used on a temporary basis while the transfer process takes place.

Capital Projects Fund – Town Hall/Fire Station:

At the end of the future fiscal year (2006/2007) there will be over \$100,000 towards a new building for the City Hall or to remodel this one...suggestion: to get a plan drawn up, an estimate for a new City Hall and a projected time line for construction.

Alvin Harward: Agreed.

The Budget discussion ended covering the topic of "Fund Balance" in the General Fund. (Pages 3 & 5): Explanation of maintaining a balanced budget and the requirement of not exceeding 18% of the total General Fund Revenue for current year "Fund Balance". It was taken down to 10% to be safe.

Purchase of Equipment in Roads:

"Asphalt Zipper"...Councilmember Brown has mentioned the possible purchase of this machine. Raymond Brown: He has talked to the Public Works' Employees and they maintain that the City is in need of a new snowplow; the snowplow may have a higher priority than an "Asphalt Zipper" at this time. (The "Zipper" tears up old asphalt and lays road base back down.)

Mark Johnson: The City may need to consider hiring an additional worker in the Public Works Dept.

(There is about 31,000 accrued toward a new snowplow; the City would have to finance the rest of the cost...probably over 100,000. Zion's Bank finances our big Fire Engine.)

Raymond Brown: Recommended budgeting increase in the amount set aside for a new snowplow *(Double the current amount from the various Depts.).

We may want to wait until after the Audit to apply the increase.

Mayor Dunn closed the Public Hearing at 7:00 PM.

EAGLE PROJECTS

Eagle Project Reports:

1. Buddy Adams: His Project was to prepare Games for the 4th of July Celebration. He accrued over 90 hours of work; had materials donated from Jones Paint & Glass, plus machinery and expertise from Mr. Clark Kay. These games will be donated to the City and stored at his home until the City Celebration, then they will be stored at the City. He expressed his gratitude for all those who assisted and to the City for allowing him to do the Project.

Leadership skills learned from the experience: Organization of volunteers.

2. Reese Knuteson: His Project was to work with Councilmember Rugg and the Arbor Day Grant to purchase trees and have plaques made for those willing to purchase them as memorials (11 plaques were ordered and installed). 107 hours were accrued over the course of the Project. Dead trees were removed and the 3 new trees planted & plaques installed. Leadership skills learned from the experience: Patience & organization in directions. The Council complemented the 2 Scouts on their Projects and thanked them for jobs well done.

*Mayor Dunn will write letters of commendation to both of them.

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7:12 PM

REGULAR CITY COUNCIL AGENDA ITEMS

ROLL CALL

Mayor: Dennis Dunn; *City Council*: Alvin Harward, Mark Johnson, Nelson Abbott, Mary Rugg, Raymond Brown; *Planning Commission*: Shawn Elliot; *Public*: Norman Smith (RSVP), Anette Brigham; *Scout*: Brody Wride,); Matt Riffkin, David Wride, Jacob Tipton, Grant Mines, Coreen Gunderson, Carissa J. Nosack, Bill Ross, B. Madsen, Kevin & Connie Reece; and the *City Recorder*: Janice H. Davis

OPENING REMARKS & PLEDGE OF ALLEGIANCE	An Invocation was offered by Councilmember Raymond Brown and Scout Brody Wride led those present in the Pledge of Allegiance, for those willing to participate.
AGENDA TIME FRAME	MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY MARK JOHNSON TO APPROVE THE AGENDA TIME FRAME, AMENDING THE START TIME TO 7:12 PM VOTE: YES (5) NO (0)
PUBLIC FORUM	Public Comments: There were no comments from the Public.
RENEW WATER RIGHT ASSIGNMENT & CONNECTION REQUEST – GUNDERSON	<p><u>Mayor Dunn:</u> (Brief Review of Issue) Jason & Coreen Gunderson live south of Canyon View Drive (they live within the boundaries of Utah County; non-residents of Elk Ridge). They currently have no water to their home. The arrangement with the owner of the well has expired and will not be renewed. They have had to carry water into their home. Their previous request to connect to the City Water system was granted by the Council (December, 2005), & they were given 90 days to accomplish this task. The 90 days expired and they are back to re-submit their request to the Council for a water connection.</p> <p>Mr. Gunderson came in to talk to Mayor Dunn earlier on 6/13 and was given a copy of the water rates and the fees owing (Connection Fee: \$375 for a 1" meter & Water Impact Fee: \$3,350), which they would be expected to pay to the City; as well as purchasing a water right. Even though their home is on 15 acres, the water will only go to the home and the surrounding one acre of land. 1.8 acre-feet of water right is required for one acre of property X \$3,500/acre foot = \$6,300. These fees must be paid prior to the start of any construction on the line.</p> <p>(Mrs. Gunderson was present at the Council Meeting) Mr. Gunderson informed Mrs. Gunderson of the fees. The road will not be cut into, so an excavation permit would not be required. The line will be connected south of Councilmember Harward's lot.</p> <p>Mayor Dunn called for a motion to approve this connection; advising that a time limit be set for the approval to be enacted; and that it be specified that this connections would be a one inch (1") connection.</p> <p>There are concerns with water pressure in this area...it is low. There is a PRV (Pressure Reducing Valve) by Pape's home on Oak Lane which lowers the pressure; if this PRV was not there, the connections to the north would have too much pressure. If pressure does become a problem, the Mayor will see if the pressure could be increased slightly.</p> <p>Mr. Gunderson expressed concern about the water rates, as far as watering their garden...Mayor Dunn advised putting the garden on a "drip line", which works well while conserving water.</p> <p>The Gunderson's would like it in writing that they do not have to annex into Elk Ridge to be on the City's water system.</p> <p>The Mayor stated that it could be stated in the motion that the property currently owned by the Gunderson's would not have to annex into Elk Ridge to utilize the City's water. A notation in the Council Minutes would suffice.</p> <p>MOTION WAS MADE BY ALVIN HRWARD AND SECONDED BY NELSON ABBOTT TO APPROVE A ONE INCH WATER CONNECTION ONTO ELK RIDGE'S WATER SYSTEM FOR THE DWELLING CURRENTLY OWNED BY JASON & COREEN GUNDERSON; AND TO GRANT THEM 1.8 ACRE-FEET OF WATER RIGHT, TO SERVICE THE ONE ACRE DIRECTLY SURROUNDING THE EXISTING DWELLING. THE DWELLING IS CURRENTLY LOCATED OUTSIDE OF ELK RIDGE'S CITY LIMITS, AND IS CONSIDERED PART OF UTAH COUNTY PROPERTY</p> <p>VOTE: YES (5) NO (0)</p>
EAGLE PROJECT – BRODY WRIDE	<p><u>Brody Wride:</u> Scout Wride was present to request approval for his proposed Eagle Project: He intends to identify fire hydrants in the City and to paint symbols in the street. He also proposed cleaning up around the hydrants.</p> <p>(This particular Project has been approved for another scout at a previous Council Meeting.)</p> <p>*The Mayor will check on this and contact Brody; he may have to assist him in finding another Project.</p>

ROAD ISSUES

Shawn Eliot: (Addressing the Council on certain Road Issues)

Some of the items he had wanted on the Agenda for this Meeting did not have attachments and Were not listed; he had handouts on these topics for the Council.

1. *Curb & Gutter: (Memo)* Elk Ridge currently has the Type “E” curb & gutter, which is curved and without a hard rise on the back. This type of curb & gutter is only used in Elk Ridge within Utah County. There have been complaints that this type of curb & gutter is hard on vehicles, especially with cars bottoming out on steep slope driveways.

Some areas of Elk Ridge have Type “B” curbing (Loafer Canyon Rd., parts of Columbus Ln. & Hudson Ln.) This curb is much easier on vehicles while still keeping the low profile curbing in Elk Ridge and having the same rise as the current Type “E” curb & gutter.

The accompanying report shows what many residents in the City have done to fix the “bottoming out” problem with the current Type “E” curb & gutter. (Photos attached of various home-made solutions.) It shows the differences between the two curb types. The report also details an alternate curb type currently being used in Woodland Hills. It has a flat, stamped curb to hold the roadway in place and a “borrow pit” type drainage system to the side. This would help in mitigating hard surface runoff and creating a more natural drainage system in our City. It would be an attractive addition to our curb standard in the mountainside areas. On steeper slopes, we would have to look into runoff potential in the borrow pits and possible have a retention basin installed. (Woodland Hills has this type that has a “flat” curb, stamped with a decorative coating. There are no “collection” properties to the “flat” curb; but 4’ over there is a “borrow pit”, lined with rocks, that acts as a natural type of drainage that allows the water to soak into the ground.)

Aqua Engineering does not have a problem with the Type “B” curbing; they feel that drainage would be equal to the Type “E” style.

Recommendation:

- Change the Elk Ridge curb & gutter standard to Type “B”.
- Allow Solid Curb & Borrow Gutter as an alternative standard.

The suggestion is that this type of alternative would have to be approved for the particular area being developed.

The Planning Commission would like to get a standard in place before all the pending development is allowed to move forward.

Alvin Harward: Would like to see all the areas where curb & gutter is not appropriate go to the “flat curb” standard; without the “borrow”.

Nelson Abbott: There is a difference when the “borrow” runs along a flat road vs. downhill; both circumstances should be considered.

Mary Rugg: Clarified that this would be more for aesthetics and to protect the edge of the roads...

The front of people’s property would be affected by the run-off.

Shawn Eliot: LEI Engineering designed the “borrow” and he would like to find out the reason for it and how it is best used.

Mayor Dunn: At the advice of Mr. Eliot, the Mayor drove around to examine the Type “E” curbing; He did note that personal modifications that individual residents have made; they are not attractive, but seem to have been necessary...these “modifications have also affected the efficiency of the gutters. He favors going with the recommendations of the Planning Commission.

Nelson Abbott: There will be a cost difference due to the Type “B” being wider. He has this type of curbing (“E”) and he has noticed that there seems to be no consistency in the installation; there is no “dip” at the junction with his driveway, while others are severe. He favors the Type “B” standard.

City Recorder: Whatever standard is adopted, the inspectors need to enforce the standard when it is being installed; this creates the consistency.

Mayor Dunn: The standard is set by motion; then the Code would have to be amended by ordinance to set the terms of how the standard will be applied to the developments.

MOTION WAS MADE BY RAYMOND BROWN TO AMEND THE ELK RIDGE CITY STANDARD FOR CURB & GUTTER TO A TYPE “B” CURB & GUTTER

Question: (Mary Rugg): What happens to the streets that already have the Type “E” Curbing if a new development is added to the same street?

Shawn Eliot: There would be a merging of Type “E” to Type “B” curbing; unless the rest of the street was Type “E” and there was one lot left, then it would probably continue with what is already in place; but there are not many situations like that in the City.

THE MOTION WAS SECONDED BY MARK JOHNSON

VOTE: YES (5)

NO (0)

2. *Main Road Striping: (Memo)* “Double Yellow striping the main roads within the City would help define these corridors to the traveling public, delivery personal, & emergency personal. It would also help in night driving on our dark streets. A double yellow stripe means no passing, but you can make left turns; also, if used with white shoulder striping and narrowed down to 11’ lanes, can act as a traffic calming devise.

Currently, there are only two areas of town that have striping; Gladstan Dr. (probably done by Payson) & Goosenest Drive/Park Drive, between Elk Ridge Drive & Oak Ridge Drive. Utah County stripes all the County roads up to the Elk Ridge City limit, except Loafer Canyon Rd.

The bid received by Done Right Striping comes to \$.95/linear foot. The proposal is to stripe Goosenest Drive between the County striping and what Elk Ridge has done past Elk Ridge Drive, Park Drive, Elk Meadows Drive, Loafer Canyon Road & Canyon View Drive (was Salem Hills Dr N/S) from Park Dr. to Salem Hills Drive. This adds up to 18,600 linear feet. The current striping on Goosenest Dr/Park Dr is about 2,500 linear ft. and should be repainted at the same time. The estimate from Done Right Lines is \$2,000 for all these roads. Re-striping should be budgeted for at least once a year.

Recommendation:

- *Stripe the main roads in Elk Ridge as shown on attached map*
- *Request County to stripe Loafer Canyon Rd. from City limit to 11,200 South”*

Shawn Eliot: RE: Traffic calming with “White Shoulder”: Studies have shown that people do slow when they feel a little more constrained.

Some of the current lines end at inappropriate places and should be consistent, so as not to confuse drivers.

Raymond Brown: We will have to know the connection point of the new diagonal road that will eventually be developed with Phase 3 of Elk Ridge Meadows Subdivision, with Goosenest Drive. This will be the new main road and thoroughfare for Elk Ridge. Part of the road striping (white striping on shoulders) could be used to make up a portion of the City’s matching funds for the Trails Grant. (Mr. Eliot feels the “roads” and the “trails” are separate projects and is unsure if the striping could be used to assist in applying for the Trails Grant.)

Alvin Harward: Does not feel the Council should act on this matter at this point; Councilmember Brown should be given the authority to review the recommendations of the Planning Commission, determine where the striping should be and bring his recommendation back to the Council.

3. *Signage: (Memo)* “Signage in Elk Ridge is poor at best and in need of updating. Signs are missing, worn out, bent and vandalized. The attached proposed City of Elk Ridge Sign Standards was created to accomplish two things; make sure new development installs proper signage so the City doesn’t have to come back later and do it, and have a standard for installing and replacing signage in older areas of town.

There are basically two parts to this proposal; Stop Sign replacement and other signs placement. Stop signs should be placed on local roads that meet collectors and arterials. Also on local roads meeting local roads at 4-way intersections and at 3-way intersections where it is deemed that sight distance is impaired. Other signs include Speed Limit signs, Dead end and No Outlet signs, and Share the Roads signs.

Recommendation:

- Adopt the Proposed Street Sign Standards for future development
- At a future meeting, the Planning Commission will recommend sign placement within older parts of the City.

Shawn Eliot: (Submitted a map with a breakdown of the various problem areas in town)

Current Stops & Yield Signs:

Issues:

1. Some stops located on main roads in places not warranted and not expected by drivers (Examples: Elk Horn Dr. & Goosenest Dr., Alpine & Escalante & Alpine & Canyon View Dr.)
2. Lack of signs in places drivers would expect one
 - Drivers get used to not stopping at places they would expect to stop
 - Drivers disregard other stops – “wild west mentality”
3. Lack of enforcement
4. All current yields are in bad locations
5. Examples of stop sign placement: (Payson is a bad example of stop sign placement; Salem & Spanish Fork are good ones.

Speed Limit Signs:

- Speed limit signs should be placed 40 to 100 feet back of intersections, preferably at a lot line
- Local streets: sign placed on local street @ intersection Minor/Major Collector or Arterial
- Minor/Major Collector or Arterial intersections: signs placed on all legs of intersection

Speed Limits:

- Speed limits range between 25 & 40 mph on Elk Ridge roads
- City Council can adjust limits on streets to reflect local needs & conflicts
- In general, to protect the functionality of each road type:
 - Local streets = 25 mph
 - Minor Collectors = 25 mph
 - Major Collectors = 30 to 35 mph
 - Arterials = 35 to 40 mph

Other types of signs:

"Share the Road", "Dead End", "No Outlet" (Some are already installed)

(Sign & Post standards were also discussed.)

The Planning Commission agrees with these proposed standards & recommends approval.

These proposals have been reviewed with Mr. Eliot & Councilmember Brown; he (Raymond Brown) agrees with most of it and requested that the Council consider them. He feels the City should have a standard; existing problems could be looked at individually when they come up.

Raymond Brown: Questioned the street name of "Elk Horn Circle"; it is "Elk Horn Drive". He is not sure why there are stop signs on Gooseneat Drive at that intersection; he understands the one on Elk Horn Drive, as it connects to the busier street (Gooseneat).

City Recorder: (Brief history) Local residents protested the excessive speeds on Gooseneat and petitioned the Council for a stop sign to slow traffic down.

Alvin Harward: Does not agree that all 4-way intersections should automatically be designated to have "control devices".

Shawn Eliot: That is the intent, unless there is a "clear zone" (clear vision); for instance trees that block the view around the corner.

Alvin Harward: Every time stop signs are put up, it causes accidents. Stop signs are not the answer to control traffic. The town does not need more unnecessary signs. He feels that open intersections are safer than controlled intersections.

Raymond Brown: In Payson, there are many intersections without stop signs; people do not stop nor do they know who has the right-of-way when multiple cars do arrive at an intersection at the same time.

Shawn Eliot: He pointed out that a "Local" to a "Local" street should be considered on a case-by-case basis; but a "Local" to a "Main Thoroughfare", there should be some kind of control...people expect that they will be given warning of a main road.

Mayor Dunn: There are arguments on both sides. He lived in Payson for 19 years and just in one summer, he saw three people die at unmarked intersections, in a 25 mph residential area.

Raymond Brown: This proposed standard is not to just put more stop signs in; in some cases, there will be stop signs removed and other placed more appropriately.

Nelson Abbott: It does make sense to have stops at an intersection on the road with the least amount of traffic moving onto a busier street. (Councilmember Harward feels this situation just encourages those on the busier street to increase their speeds, knowing that the "other people" have to stop.)

Mary Rugg: Agrees with Councilmember Harward, that it is not necessary to put stop signs at all the 4-way intersections. People just naturally stop at 4-way intersection, or will slow down.

In Elk Ridge, perhaps the "clear view" on a corner lot needs to be enforced. (The Mayor has sent out letters to people encouraging them to comply with the ordinance.)

She does feel there should be a stop sign on Elk Meadows Drive (heading north onto Park Drive).

Raymond Brown: With a standard in place, developers will know what to expect and will have to include those signs in the improvements being installed.

Mayor Dunn: Pointed out that, with a standard in place, stop signs would be placed appropriately, not as a means to control traffic. A standard should be in place; what we have now is basically what we feel.

Raymond Brown: This may not be perfect, but it is a step in the right direction. Enforcement is the other key issue.

MOTION WAS MADE BY RAYMOND BROWEN TO ADOPT THE PROPOSED CITY STREET SIGN STANDARD FOR FUTURE DEVELOPMENT, TAKEN FROM FEDERAL STANDARDS; AS RECOMMENDED BY THE PLANNING COMMISSION

(No Second)

Discussion:

Mary Rugg: Questioned if it is appropriate for the Planning Commission to come up with a sign standard?

(Councilmember Brown feels it is better to have an accepted standard in place than for a group of people or one or two individuals to do so every time an issue comes up.)

Her suggestion was the possibility of determining a standard of our own; not necessarily the one recommended.

Alvin Harward: Suggested a 2-way stop at a 4-way intersection rather than a 4-way stop. He agrees there should be a standard; he is opposed to the way the proposed standard is written.

Shawn Eliot: Suggested amending the proposed standard by saying when an Arterial Rd. meets an Arterial Rd., it could be a "2-way stop, with the option of a 4-way stop if deemed appropriate by the City Engineer".

(Councilmember Harward agreed with this suggested amendment.)

Motion restated:

MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY NELSON ABBOTT TO ACCEPT THE PROPOSED CITY STREET SIGN STANDARD, AS RECOMMENDED BY THE PLANNING COMMISSION; WITH ADJUSTMENTS TO THE FOLLOWING:

1. 4-WAY INTERSECTION: THERE WOULD BE A 2-WAY STOP, WITH A 4-WAY STOP AS AN OPTION WHEN DEEMED APPROPRIATE BY THE CITY ENGINEER
2. 3-WAY INTERSECTION: THE STOP WOULD BE ON THE "T" WITH A 1-WAY STOP, WITH THE OPTION OF A 3-WAY STOP

VOTE: YES (4)

NO (1) ALVIN HARWARD

3. *Sidewalks:*

(This handout was not in the packets to the Council and this issue was not on the Agenda.)

**Alvin Harward*: Recommended postponing this until the next Council Meeting and to place it on the Agenda for consideration.

All agreed.

4. *Street Lighting (Memo):*

"Lighting in Elk Ridge would be loved by some and hated by others. With the proposal of the Elk Ridge Meadows PUD and the proposal to have lighting within the PUD, the Planning Commission believes it is prudent to have a lighting standard so that the City knows and gets what it wants and if it is deemed appropriate, that future subdivisions would follow this standard.

The Planning Commission is aware of the unique nature of Elk Ridge, its clear starry nights and valley view and does not want to impede either. There are many types of street lights that are "Dark Sky Compliant" that aim downward and have flat glass domes that are not visible until under them. It is believed that this type of lighting in Elk Ridge would help make our streets and neighborhoods safer while allowing residents to tone down their outdoor lights on their homes that light up their property and half the neighborhood in the process.

What is proposed is to have a lighting company install 3 or 4 lights to allow the Planning Commission, City Council and citizens to see what these lights would do. (Attached was a report showing different types of lights available with many more to choose from.

Recommendation:

- Have 3 or 4 demo lights installed to see if they are right for Elk Ridge
- Continue to work on a lighting standard for Elk Ridge, request that new PUD follow it."

(Photos of various types of lighting were attached.)

Mr. Eliot reviewed the examples. The Planning Commission proposed the "Dark Sky Compliant". The lighting company said it would cost about \$1,000 to install a light. They would supply us with the equipment, but we would have to come up with the funding for the lights.

Mayor Dunn: If the standard is not in place and the developer of a PUD is required to put them in; this would fall into the area of "density points".

- There have been requests for lighting along the proposed trail system, so people could use the trails at night.

- The Restrictive Covenants for the proposed PUD states that any “accessory lighting that is attached to a home not ‘pollute’ their neighbor’s yard”.

Nelson Abbott: Asked that the Council have the opportunity to view some of these lights without having to purchase them.

Raymond Brown: Suggested a type of “directional” light. These and the “Dark Sky” lights use very little electricity.

Shawn Eliot:

1. Spacing of lighting: Salem has examples of lighting that is 75’ apart, we don’t want that...that is “lighting constant”.
2. Another type is “sight distance” lighting...you can see the next light down the road (more like 300’ to 400’ apart).

In Orem, they have “lighting districts”...the cost is placed on the citizens at about \$2.70/month. With new development, it is required to be installed by the developer.

Mark Johnson: Agrees with Councilmember Abbott; he would like an opportunity to view some of these lights.

After discussion, it was decided that Mr. Eliot would provide the Mayor a list of locations for the Council to view various types of lighting in other nearby cities.

*This will go on the next City Council Agenda.

PAYSON SEWER PROJECT

Mayor Dunn: Mayor Dunn reviewed the latest draft of the proposed sewer contract between Elk Ridge & Payson with the Council. Most of the agreement is acceptable.

Impact Fees:

Mayor Dunn spoke to Payson’s City Manager, Andy Hall, just prior to the Meeting; he wanted to know how he could help: Mayor Dunn relayed his conversation with David Tuckett (Payson’s Attorney) wherein the Mayor expressed his concern with the \$2,500 Impact Fee that Payson is asking for. Mayor Dunn had indicated that Elk Ridge needs to collect enough impact fee to assist in Operations...this was an incorrect statement in that impact fees cannot be used for repairs or maintenance. Use of impact fees is restricted to new development and installation of new lines.

If the fee were called a “connection fee”, then the use would be less restrictive.

Perhaps Payson could ask for a smaller Impact Fee and there could be a connection fee as well. Elk Ridge needs to have a legal source of revenue to maintain the lines in Elk Ridge.

Sewer Rate:

\$22 would go to Payson and Elk Ridge would have to collect a bit more to cover administrative costs.

Section 5:

Elk Ridge would own & repair the mains & Payson would operate and maintain the mains connected to the trunk line. Individual laterals would be the responsibility of the resident. (Payson would use their jet truck to flush out Elk Ridge’s lines...part of the \$22 charge.)

Nelson Abbott: Concerned with possible fluctuation in usage based rates. He feels the rate should be constant. Eventually the rates may need to be increased; but then that would be based on increased costs.

Mayor Dunn: In the future, with a regional plant, Payson’s plant would become a pre-treatment plant and there may be the possibility of Salem connecting to Payson’s plant as well; but that could be a decade away.

Payson will benefit from this Project for the east side of their growth boundaries.

Discussion of issues associated with growth in both cities.

Alvin Harward: The Mayor and Councilmember Abbott need to go back to Payson to renegotiate the terms of the contract.

Concerns:

1. He does not want Elk Ridge to collect impact fees for any other city
He feels \$2,500 is too high.
2. There should be a “connection fee” to hook onto their sewer line

Nelson Abbott: Payson’s City Council is still not together in their expectation of the terms of the agreement. He would like to see Payson factor in an early pay-off into the fees charged to Elk Ridge.

Mayor Dunn: Andy Hall (Payson) indicated that the trip to New York was successful in solidifying the funding for the Project.

Carissa Nosack: (Developer of a 5 lot subdivision in Elk Ridge) She has been trying to assist Payson in their bid process for the Project. In her discussions with Payson she reports that Payson has gone through the process of advertising in the newspaper to solicit bids.

Some of the larger companies they have talked to regarding bids feel that the time frame and the cost estimates that Payson sent out are not realistic for this season. The companies have a great deal of work and would rather do the Project over the winter months to keep their workers busy. They do not need the work right now and do not have the time right now. If they did it over the winter, it could be completed by spring. The price could be decreased for winter work.

Mayor Dunn: The Mayor gave Mayor Bills (Payson) a proposal that would decrease the cost by about \$1,000,000 (it was also discussed with Dave Tuckett and Payson's Engineer, Glade Robbins).

The Mayor informed the Council that, according to Elk Ridge's Attorney, David Church, (quoting State Code) the City Council cannot grant Final Approvals to pending subdivisions until service lines are available to connect to. It was Mayor's thought that the developers could work concurrently with the laying of the line from Payson to Elk Ridge and connect when available. The lines have to be there first. He has asked the City Attorney to write a memo stating the State Code so the Mayor can hand this to developers to explain the reason for not granting final.

The Mayor will be speaking to Mr. Hall the following morning to find out what the staff review has come up with in terms of a time line. He also needs to set a time when he and Councilmember Abbott can meet to further negotiate the contract.

Mayor Dunn and the Council will uphold the State Code and adhere to the Attorney's advice.

There is another option on a temporary basis: he intends on inquiring of Salem if a number of connections could be granted for 9 months (short term) once the contract with Payson is in place.

*Mayor Dunn will set up a meeting with Payson to continue to negotiate the contract.

OAK HILL ESTATES
PLAT D –
PRELIMINARY PLAT

(Memo from Planner to Council)

"Background:

In relation to this application, the Planning Commission has 1) reviewed & approved the grading site plan for the Yergensen development as required for CE-1 Zone developments, and 2) reviewed the subsequent Preliminary Plat, as presented here.

It should be noted that this will be the last such development approval in the CE-1 Zone. Mr. Yergensen's application was already in process before the City Council's approval of a minimum lot size of 1 acre in the CE-1 Zone, last month.

Two items of concern were raised by the Planning Commission, which are recommended to be addressed on or with the Final Plat:

1. Drainage improvements are recommended to be restored as they previously existed at the intersection of Mahogany & Hillside. Mr. Yergensen has discussed this with Public Works Director, Kent Haskell.
2. As part of the requirement for development in the CE-1 Zone, a vegetation removal plan should be submitted for the area of this plat.

Recommendation:

The Planning Commission recommends that the City Council approve this Preliminary Plat with a recommendation that the above two items be included with the Final Plat."

Aqua Engineering letter, dated 4-11-06, recommends granting Preliminary Plat Approval and the release of the grading plan; conditional upon the term of the same letter being met. (Refer to letter in subdivision file.)

This is an 8-lot subdivision.

Shawn Elliot: (Sumps) There is a drainage channel emptying into the retention pond created for previous phases of the Oak Hill Estates Development. Sumps were discussed, but the Engineer felt the retention pond would suffice.

Alvin Harward: This subdivision needs to take care of the expected run-off created by this particular subdivision.

Mayor Dunn: The City Council can alter this and require sumps, if the members feel it is necessary.

After discussion, it was decided to require a sump to be located at the south portion of the intersection of the intersection of Hillside and Mahogany.

MOTION WAS MADE BY ALVIN HARWARD TO GRANT PRELIMINARY APPROVAL TO THE OAK HILL ESTATES SUBDIVISION, PLAT "D"; WITH SUMPS TO BE INCLUDED AT THE END OF THE STREET, TO TAKE CARE OF THE RUN-OFF

Discussion:

Mayor Dunn: There is one existing home on Mahogany; where would the sumps go? The sumps should be located at the north end of Lot #1 & the north end of Lot #8

Motion re-stated:

THE ORIGINAL MOTION TO SPECIFY THAT THE SUMPS WILL BE LOCATED AT THE NORTH END OF LOTS #1 & 8

SECONDED BY MARK JOHNSON

Discussion:

Nelson Abbott: (Seeking clarification) He has a hard time understanding why this development is being approved with smaller lots when the Council changed the requirements for lot size at the last meeting (5-23-06). Why shouldn't Mr. Yergensen be held to this standard?

(The effective date of an amendment to the Code is not the night of passage; it takes 30 days from passage.)

Lots 3 & 4 have a steep grade, could these lots be open space?

Mayor Dunn: These lots were developed according to Code and are legal lots.

Shawn Eliot: If the Council goes with the sumps, a better location might be at the intersection of Hillside and Mahogany. The gutters on both those streets come to a focal point and Mr. Yergensen was going to install a cut to drain toward the west. That is the low point and is only one lot off.

Amended Motion:

THE ORIGINAL MOTION MADE BY ALVIN HARWARD TO GRANT PRELIMINARY PLAT APPROVAL TO OAK HILL ESTATES, PLAT "D"; WITH A SUMP TO BE LOCATED AT THE SOUTH PORTION OF THE INTERSECTION OF HILLSIDE DRIVE AND MAHOGANY WAY
SECONDED BY RAYMOND BROWN

VOTE ON AMENDED MOTION:

YES (4)

NO (1) NELSON ABBOTT

(When asked Why the negative vote, he responded that he had a bad feeling about the Project.)

Water Rights Request:

Mr. Yergensen has also requested that his development be assigned a part of the City water rights, to be considered for cash-in-lieu of providing water rights to the City.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARK JOHNSON TO ASSIGN 11.07 ACRE-FEET OF WATER RIGHT TO THE OAK HILL ESTATES SUBDIVISION, PLAT "D" AND TO ACCEPT CASH-IN-LIEU IN THE AMOUNT OF \$3,500 X 11.07 ACRE-FEET

VOTE: YES (4)

NO (1) NELSON ABBOTT

4TH OF JULY
PARADE

Connie & Kevin Reece: Invitation to the City Council to ride in the City Parade to allow citizens to greet them and give them a well-deserved Thank you for all they do for the City.

They will be at the first of the Parade.

The Council was appreciative of the invitation.

RESOLUTION –
HILLSIDE SITE
DEVELOPMENTS

(Memo form Planner to Council)

"The Planning Commission has reviewed the need for additional construction standards for the development of roads in steep slope areas. With the potential of additional development in the CE-1 Zone areas, the Commission determined that the need for stronger standards is essential.

The proposed resolution has been recommended for approval by the City Council. It will put into effect two-tiered requirements/restrictions for roads on steep slopes: 1) Those that are greater than 10%, and 2) those that are greater than 30%. The latter tier will only allow short road runs of no less than 100 feet when it is deemed to not have significant impact.

In review, the Council may want to allow short road runs under this restriction that are a little longer than 100'. The reality may be that developing access to certain areas may be impossible unless a greater distance is allowed. If provisions are made for not creating significant adverse visual, environmental, or safety impacts (and this would be reviewed by the Planning Commission and the City Engineer), then perhaps a longer distance of 300 or 500 feet could be workable.

Amendments to the City Development & Construction Standards do not require an ordinance & public hearing, but may be passed by the City Council as a resolution in the attached proposed format.

Recommendation:

It is recommended that the City Council determine an appropriate distance for short road runs on slopes greater than 30%, and pass the Resolution as presented with and appropriate amendments."

Comments:

Alvin Harward: The proposed resolution does not make sense to him because he thinks that each situation/location should be considered separately. There may be exceptions. If there is a slope of 30%, there is no way to get across that slope with a 100' run. It would have to be wider than 100' if 8% grade is to be maintained.

Shawn Eliot: Currently, there is nothing in place to set a standard for cuts & fills & road development on hillsides.

The problem with building on 30% slopes is that, even if they are well engineered, they can still become unstable. There is an example of that in Morgan County.

After discussion, it was decided to approve the proposed resolution with changes:

Section 2.32.035 (7) (1) Should be amended, as stated in the following motion:

MOTION WAS MADE BY MARK JOHNSON AND SECONDED BY ALVIN HARWARD TO APPROVE THE RESOLUTION AMENDING THE DEVELOPMENT & CONSTRUCTION STANDARDS FOR HILLSIDE SITE DEVELOPMENT; WITH THE FOLLOWING MODIFICATION:

SECTION 2.32.035 (7) (1) SHALL BE AMENDED AS FOLLOWS:

~~Cross slopes of thirty percent (30%) or greater. A short run of not more than one hundred feet (100') may be allowed to~~ Roads that cross slopes greater than thirty percent (30%) if the ~~must be reviewed by the~~ Planning Commission and the City Engineer. They must conclude that such streets or roads will not have significant adverse visual, environmental, or safety impacts.

VOTE: YES (5)

NO (0)

HARRIS ESTATES
SUBDIVISION,
PLAT A –
PRELIMINARY
APPROVAL

(Memo from Planner to Council – dated 6-13-06)

"Background:

This preliminary plat was originally presented to the City Council in 1996, but never achieved approval at the Final Plat level. An issue regarding the inability to meet the R-1-20,000 zone requirement for 120' minimum lot width at the north end of the property caused the application to be reviewed by the Board of Adjustments. The determination by the Board was that this property would be allowed to develop as proposed with less than the required minimum lot widths. According to the City Attorney, this decision runs with the land and remains effective. All five lots on the plat meet or exceed the 100' minimum width as required in other residential zones.

In review of the above, a question arose regarding whether the 120' lot width requirement is necessary or should remain a part of the R-1-20,000 Zone Code. Several existing lots in that Zone, for one reason or another, have developed with less than a 120' width.

The Technical Review Committee and the Planning Commission have reviewed this plat for drainage, utility and zoning issues, with no concerns. The only item to note is that the existing overhead power line that runs through the property will have to be removed and installed underground along Canyon View Drive and Oak Lane. The property owners will share the costs with Strawberry Electric to accomplish this.

Recommendation:

The Planning Commission recommends that the City Council approve this Preliminary Plat."

Aqua Engineering Letter, dated 6-9-06:

"With the variance approval for narrower lot widths, the developer has met all requirements for preliminary plat approval and we recommend that the City Council grant approval."

Alvin Harward: Reviewed the background of this proposed Subdivision. The Harris' also provided water rights for all of the lots: (3 were provided with the original creation of the first 3 larger lots.

The Harris' purchased 3 from the City to add to the original 3)

No further comments.

MOTION WAS MADE BY MARK JOHNSON AND SECONDED BY RAYMOND BROWN TO GRANT PRELIMINARY PLAT APPROVAL TO THE HARRIS ESTATES SUBDIVISION, PLAT A, AS RECOMMENDED BY THE PLANNING COMMISSION AND THE CITY ENGINEER (LETTER DATED 6-9-06)

VOTE: YES (4)

NO (0)

ABSTAIN (1) ALVIN HARWARD (Due to the assistance rendered to Mr. Harris in the development of his Subdivision by Councilmember Harward)

FIRE TRUCK USE

Mayor Dunn: The City purchased a new vehicle for the Fire Dept., which is referred to as the "Chief's Vehicle". There has been some discussion of the use of the truck and what is allowed and what is not. The Mayor felt this discussion should come to the Council for a decision.

One of the issues is the amount of money spent on mileage reimbursement to attend training for members of the Fire Dept. and the EMT's. A little over \$1,0000 was spent for individuals driving to one session in St. George (more than the cost of the training).

Mark Johnson: Suggested allowing up to 5 people per conference/training session to ride in the vehicle. This will help to control costs.

Mark Johnson: The vehicle also gives a definite & noticeable area for a "command center" at a big incident.

The Fire Chief has requested that he be allowed to drive the vehicle to his teaching job at the Fire Academy (not for personal use). This would allow him to have access to the radio system to be more informed if there were an incident, as he is driving back to Elk Ridge.

Raymond Brown: Elk Ridge is not a wealthy City that can afford allowing him to drive a City vehicle to his job and back.

After discussion, the Council decided that:

- Yes the vehicle can be used for conferences (up to 5 Firefighters and EMS members)
- Yes the vehicle may be used for any City function
- No, the Fire Chief may not drive the vehicle to and from his teaching job at the Fire Academy.
- If a personal vehicle is taken to a conference, then one would pay for one's own gas.

Mary Rugg: Who may drive the vehicle? (Fire Dept. and EMS people only)

ADOPTION OF
2006/2007 BUDGET
& CIP

No further comments.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARK JOHNSON TO ADOPT THE 2006/2007 FISCAL YEAR BUDGET AND CAPITAL IMPROVEMENT PLAN FOR THE OPERATION OF ELK RIDGE CITY

VOTE (POLL): RAYMOND BROWN-AYE, MARK JOHNSON-AYE, ALVIN HARWARD-AYE, MARY RUGG-AYE & NELSON ABBOTT-AYE
NAY (0)

Passes 5-0

A Public Hearing was scheduled for 6-27-06, at 6:30 Pm, for the Final Amended Budget for 2005/2006.

RESOLUTION -
CITY FEE SCHEDULE
PIGEON
REGISTRATION FEE

MOTION WAS MADE BY MARK JOHNSON AND SECONDED BY NELSON ABBOTT TO ADOPT A RESOLUTION AMENDING RESOLUTION #05-12-13-9R, SETTING A SCHEDULE OF FEES FOR OFFICE SERVICES; SPECIFICALLY ADDING A PIGEON REGISTRATION FEE OF \$25 FOR AN INITIAL REGISTRATION APPLICATION AND \$10 FOR THE ANNUAL RENEWAL FEE

VOTE: YES (5)

NO (0)

(Councilmember Abbott stated his "conflict of interest" that he is a pigeon owner and that he assisted in drafting the amending ordinance for Pigeon Regulations.)

EXPENDITURES:

General: None

1. Replacement of Drinking Fountain in Pavilion:

Mary Rugg: The drinking fountain in the Pavilion is worn-out and dirty. She proposes replacement with a new one. She provided a handout showing 4 different types of fountains with their costs. She recommends a dual height concrete one at a special cost of \$998 (decreased from \$1,109). This is wheel-chair/child accessible.

After discussion, the Council agreed.

MOTION WAS MADE BY MARY RUGG AND SECONDED BY ALVIN HARWARD TO APPROVE THE REPLACEMENT OF THE PAVILION DRINKING FOUNTAIN AT A COST OF \$998

VOTE: YES (5)

NO (0)

2. Pavilion Tables/Powder Coat:

Mary Rugg: The tables are scratched up and have been vandalized. She recommends this hot dip/galvanized powder coating the two tables at a cost of \$375 (\$750 for both)...this comes with a durability of 5-6 years. (Not vandal-proof) New tables would be \$ 5,000 - \$6,000. There will be gone for over a week. They would be back by June 24th for a Family Reunion that has the Pavilion reserved. (Marc Rugg will transport the tables.)

MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY MARK JOHNSON TO APPROVE \$750 TO HAVE BOTH PAVILION TABLES POWDER COATED

VOTE: YES (5)

NO (0)

APPOINT
PLANNING
COMMISSION
MEMBER

A vacancy is left on the Planning Commission by the resignation of Scot Peterson.

MOTION WAS MADE BY MARK JOHNSON AND SECONDED BY NELSON ABBOTT TO APPOINT ED CHRISTENSEN A PLANNING COMMISSION MEMBER, TO REPLACE SCOT PETERSON

VOTE: YES (5)

NO (0)

MINUTES

Minutes of the 5-9-06 Council Meeting:

MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY MARY RUGG TO APPROVE THE CITY COUNCIL MINUTES OF 5-9-06; WITH CORRECTIONS TO PAGES 1 & 3

VOTE: YES (5)

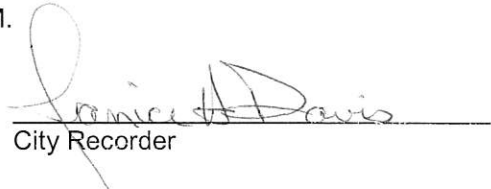
NO (0)

NON-AGENDA
ITEM

Mayor Dunn: There is a Council Closed Session on Tuesday, 6-20-06, at 6:00 PM; the Mayor handed out the State Code regulating Closed Sessions. The Council must stay within the parameters set by State law.

ADJOURNMENT

Mayor Dunn adjourned the Meeting at 10:20 PM.


City Recorder



NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a Special, Emergency City Council Meeting & City Council Closed Session on Tuesday, June 20, 2006, at 6:00 PM.

The meeting will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 PM CITY COUNCIL MEETING

Roll Call of those Councilmembers present

6:00 1. Motion to move to a City Council Closed Session

CITY COUNCIL CLOSED SESSION:

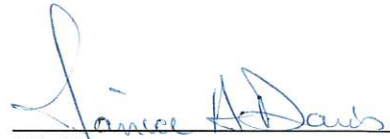
Discussion of the Character, Professional Competence, or Physical or Mental Health of an Individual or Individuals

(No action can be taken during this discussion period.)

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

Dated this 20th day of April, 2006.



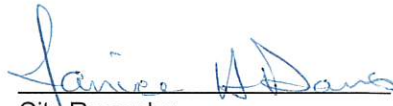


City Recorder

CERTIFICATION

I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, hereby certify that a copy of the Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and posted to the City Web site at 1:00 AM, on 6-20-06.





City Recorder

**ELK RIDGE
CITY COUNCIL MEETING
June 20, 2006**

**TIME & PLACE
OF MEETING**

This Special/Emergency Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, June 20, 2006, at 6:00 PM.**

The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of the scheduled meetings was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on The morning of June 20, 2006.

6:00 PM

-

SPECIAL CITY COUNCIL MEETING AGENDA ITEM

ROLL CALL

Mayor: Dennis Dunn; *City Council:* Alvin L. Harward, Mary Rugg, Nelson Abbott & Raymond Brown, Mark Johnson

6:10 PM

The Meeting began at 6:10 PM.

**MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY RAYMOND BROWN TO
MOVE FROM AN OPEN MEETING TO A COUNCIL SESSION**

VOTE: YES (5)

NO (0)

CITY COUNCIL CLOSED SESSION

ROLL CALL

Mayor: Dennis Dunn; *City Council:* Alvin L. Harward, Mary Rugg, Nelson Abbott & Raymond Brown, Mark Johnson

Discussion of the character, professional competence, or physical or mental health of an individual or individuals.

A "sworn affidavit" was signed by Mayor Dennis A. Dunn; affirming that the sole purpose for the Closed Meeting was to discuss only the issues listed on the Agenda, as stated above.



City Recorder



AMENDED NOTICE & AGENDA

Notice is hereby given that the Elk Ridge City Council will hold a **Public Hearing on Tuesday, June 27, 2006, at 7:10**, for the purpose of hearing public comment on the proposed Adoption of the 2005/2006 Final Amended Budget & Capital Improvement Plan; this Public Hearing will be preceded by a **Council Work Session at 6:00 PM**, wherein the City Council will meet with certain Leaders of the Loafer Canyon Recreation Association on a **Field Trip to the Recreation area**. This Public Hearing will be held in conjunction with the **Regularly Scheduled City Council Meeting, to begin at 7:00**.

The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, and at the site of the Loafer Canyon Association Recreation area, Elk Ridge, Utah.

All interested persons shall be given an opportunity to be heard.

6:00 PM CITY COUNCIL WORK SESSION/FIELD TRIP

Field Trip to the Loafer Canyon Association Recreation area

7:00 - PM REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

Opening Remarks and Pledge of Allegiance

Approval/Agenda Time Frame

7:00 Public Forum:

*Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comment will be limited to three minutes per person. A spokesperson who has been asked by the group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing. The Mayor or Council may restrict the comments beyond these guidelines

7:10 PM 1. PUBLIC HEARING - 2005/2006 FINAL AMENDED BUDGET & CAPITAL IMPROVEMENT PLAN

Public Hearing/Adoption of Final Amended Budget & Capital Improvement Plan (CIP) for the 2005/2006 Fiscal Year for the operation of the City of Elk Ridge

7:20 2. Eagle Project Presentations: (Brodie Wride, Ian Norton & Jacob Tipton)

7:30 3. Available Water Rights Information & Recommendation – Tony Fuller

7:45 4. Approval - Shuler Lane Vacation & Amendment of a Portion of a City Street -
Karl & Brad Shuler

7:55 5. Zone Change & General Plan Amendment
Haskell Property @ N. Park Drive & Olympic Lane
(C-1 "Commercial" to R-1-15,000 "Residential")

8:10 6. Citizen of the Year Recognition – Mary Rugg

8:15 7. Road Issues – Shawn Eliot
A. Main Road Striping – Recommendation from Raymond Brown
B. Sidewalks Standards – Shawn Eliot
C. Ratify Vote on Street Signage from Previous Council Meeting

8:30 8. Adoption of Final Amended Budget & CIP for 2005/2006

8:35 9. Payson Sewer Project – Mayor Dunn

8:45 10. Schedule Public Hearing to Amend the 2006/2007 Fiscal Year Budget
Discussion of City Planner Proposal

8:50 11. Expenditures:
A. General
B. Pavilion Roof Replacement
C. Railing on Ball Park Steps

9:00 12. Minutes
Adjournment

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

The times that appear on this Agenda may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 26th day of June, 2006.


City Recorder

CERTIFICATION

I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and provided to each member of the Governing Body on June 21, 2006; & an Amended Agenda on 6-26-06.


City Recorder



**ELK RIDGE
CITY COUNCIL MEETING
June 27, 2006**

TIME & PLACE
OF MEETING

This Regular Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, June 27, 2006, at 7:00 PM.** It was preceded by a **Public Hearing at 6:30 PM,** on the Proposed Adoption of the 2006/2007 Budget & Capital Improvement Plan. The **City Council Work Session was scheduled for 6:00 PM,** wherein a Council Field Trip was scheduled in the Loafer Canyon Recreation area.

All interested persons were invited to be heard.

The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah; and at the Loafer Canyon Recreation area.

Notice of the time, place and Agenda of the Scheduled Council Meetings & Public Hearing, was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on June 21, 2006; & an Amended Agenda on 6-26-06.

6:00 PM

CITY COUNCIL WORK SESSION AGENDA ITEMS:

ROLL CALL

Mayor: Dennis Dunn; *City Council:* Alvin Harward, Mary Rugg, Raymond Brown(Absent: Mark Johnson & Nelson Abbott); and the *City Recorder:* Janice H. Davis

CITY COUNCIL
FIELD TRIP –
LOAFER CANYON
RECREATION
AREA

The City Council met at the gate at the entrance of Loafer Canyon Recreation area. They were to meet the leaders of the Loafer Canyon Recreation Association at the gate and inspect the Elk Ridge well site together and be guided on a tour of the Recreation area.

Loafer Recreation Association members did not meet the Council. The Mayor had an opener for the gate and the Council and City Recorder went to the well site to determine what would be done In conjunction with two Eagle Scout Projects. Cleaning the area, planting trees and general landscaping will be done by the two Scouts.

The Mayor led the rest of the Council and the City Recorder on a brief tour of the cabin/recreation area. It is a beautiful area and Elk Ridge will do what we can to preserve the beauty by improving the well site area.

The area was left through the gate and the gate was closed.

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7:00 PM

REGULAR CITY COUNCIL MEETING AGENDA ITEMS

ROLL CALL

Mayor: Dennis Dunn; *City Council:* Alvin Harward, Mary Rugg, Raymond Brown(Absent: Mark Johnson & Nelson Abbott); *City Planner:* Ken Young; *Planning Commission:* Shawn Eliot; *Water Right Consultant:* Tony Fuller; *Public:* Anette Brigham, Karl Shuler, Todd & Mindy Norton; *Scouts:* Brody Wride, Ian Norton & Jacob Tipton; and the *City Recorder:* Janice H. Davis

OPENING REMARKS & PLEDGE OF ALLEGIANCE An Invocation was offered by Councilmember Alvin Harward and Mayor Dennis Dunn led those present in the Pledge of Allegiance, for those willing to participate.

AGENDA TIME FRAME **MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY ALVIN HARWARD TO APPROVE THE AGENDA TIME FRAME, DELETING AGENDA ITEM #6, TO DEFER IT TO THE CITY CUONCIL MEETING ON 7-11-06**
VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT

PUBLIC FORUM Public Comments:
There were no comments from the Public.

MOTION WASMADE BY RAYMOND BROWN AND SECONDED BY ALVIN HARWARD TO MOVE AGENDA ITEM 2 FORWARD, BEFORE THE PUBLIC HEARING
VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT

EAGLE PROJECTS – PRESENTATION A) Brody Wride: Scout Wride requests approval of his proposed Eagle Project: he plans to work under the direction of the Mayor and landscape the front of the well site property, closest to the road. He plans to plant trees and install a pathway to indicate the entrance. He requests assistance in purchasing the trees. He estimates the cost at about \$100. He plans on being up there the following day (6/28) and the following Saturday (7/1); and any other time he needs to complete the Project. He plans on starting at 6:00 PM.
Mary Rugg: The Council expects scouts to conduct fund raisers and if they fall short, then the City would consider subsidizing them to make up the difference.
Mayor Dunn: The plan is to have the trees watered twice per week and perhaps the City will install something that would facilitate the watering of the trees. The trees will be trenched by the Scouts, but they will not be responsible to water the trees.
B) Jacob Tipton: Scout Tipton requests approval for his proposed Eagle Project. He proposes taking care of the back portion of the well site by continuing the landscaping by planting more trees and cleaning up the area. He has a diagram of the landscaping plan that he reviewed with the Council.
(There should be a total of about 24 trees between the two Projects.)
C) Ian Norton: Scout Norton was present to request approval for his proposed Eagle Project: He plans on re-painting the fire hydrants in town and to clear the weeds from around them. He is working with Fire Chief Olson to get the correct kind of paint and directions for the work.
Mary Rugg: Will this over-lap with another approved Project? Can these boys work together? They could possible get a discount on paint. Donations from businesses are common for Eagle Projects.
The Council expects the Scouts to demonstrate leadership skills by raising as much money as they can; then the Council can step in to assist.

7:33 PM **PUBLIC HEARING - 2005/2006 FINAL AMENDED BUDGET & CAPITAL IMPROVEMENT PLAN (CIP)**

ROLL CALL *Mayor: Dennis Dunn; City Council: Alvin Harward, Mary Rugg, Raymond Brown(Absent: Mark Johnson & Nelson Abbott); City Planner: Ken Young; Planning Commission: Shawn Eliot; Water Right Consultant: Tony Fuller; Public: Anette Brigham, Karl Shuler, Todd & Mindy Norton; Scouts: Brody Wride, Ian Norton & Jacob Tipton; and the City Recorder: Janice H. Davis*

Mayor Dunn opened the Public Hearing at 7:33 PM.
City Recorder:
Explanation of Fund Balance in the General Fund and the process of balancing the General Fund to zero; while maintaining 18% or less as current Fund Balance. The current balance was actually taken down to 10% of the Total General Fund Revenue for this year. This brings \$115,046 to the General Fund, while transferring out only \$19,744 (this is actually budgeting a 95,302 deficit for the close of 2005/2006. (This is consistent since about 1999, when the Road Repair budget was in excess of the budgeted amount for Loafer Canyon Rd and for Fremont Way.)
The Economic Development Committee is looking into possible options for commercial in Elk Ridge. This would be preferable to raising taxes.

There is a little over \$300,000 in Capital Projects/Future Improvements to subsidize the General Fund. This could be used up quickly in the purchase of a new snowplow.

The accompanying Capital Improvement Plan is updated, as far as the submitted information allows. The Council is encouraged to look ahead at the five-year projections for their depts.

No further comments.

Mayor Dunn closed the Public Hearing at 7:45 PM.

AVAILABLE
WATER RIGHTS &
RECOMMENDATION

Tony Fuller: (Update)

1. Available acre-feet for cash-in-lieu: Original figure was 275 acre-feet

We are still unsure as to the water rights that are not in the City's name & ownership.

Margaret Leckie has worked with Mr. Fuller in listing pending subdivisions and the water right requirements for these developments. About 35 lots have been platted and this would take the figure down to about 240 acre-feet available.

2. More rights have been dedicated to services: 13 acre-feet dedicated...this takes the figure down to 227 acre-feet.

62 lots are "in process" (in the development process); leaving 165 acre-feet.

There are 4 phases of the proposed Elk Meadows Subdivision; Phase 1: 50 lots & Phase 2: 82 lots.

He understands that Phase 3 is coming along...that may be 108 lots & Phase 4 is condos (76 condos). He does not have any plan on how to determine the necessary water rights for the outdoor requirement applicable to the condos...altogether = about 266 acre-feet. Phase 1 & 2 are being considered for cash-in-lieu. (266 – 165 = 101 lots...so the projection would be at least another 100 acre-feet.)

The transfer process at the State level, takes about a year to complete; so he does not think it is too soon to begin to look for water rights for the City to purchase for the future.

Randy Young located water rights to purchase located in "area 55" (Provo/Orem & Alpine); these can be transferred to "area 51" (where Elk Ridge is located). (He has mentioned that he would like to have credit with the City while those rights are being transferred.)

It needs to be determined how much each share is worth...does each share produce 28 acre-feet per year? It would need to be in a contract that Mr. Young is willing to sign, that he is going to "pay for what water is approved, not for what someone says that the value of so many acre-feet per share those rights have. When it is in writing by the State engineer...that is the final determining factor of the value of those shares. Mr. Young is familiar with this concept. The cost of the transfer process is to be borne by the developer.

Is the Council going to approve the continued efforts on the part of Mr. Fuller to locate water rights available for purchase?

(Councilmember Harward felt that he should continue the search.)

Mr. Fuller did find an additional water right "hidden" within another water right in the City (in the change application...it had been combined with the other right).

Mr. Fuller, with assistance from staff, has been working to get all of the water rights held by Elk Ridge, in Elk Ridge's name; progress is being made.

3. The recent spring meter readings verify Mr. Fuller's figures on usage.

*4. We need to locate Mr. Don Meham and have him call Tony Fuller to correct his water rights deeds.

5. New Well: Mr. Fuller does feel the City is going to need this new well. According to Jeff Budge, he hopes to be drilling the new well in 6 months. If that is the case, a change application needs to be filed. Mr. Fuller drafted a change application and he proposes applying in different change applications; the City does not want to place all its water rights into one change application; then we have to be using all of the water at once to ever do a "proof" on that change. He wants to put 2 or 3 changes in the new well. He wants to use rights that have a significant number of acre-feet in them. These rights could be taken for 3 existing wells and one new well; so that the 3 rights could be taken from any of those 4 sources.

(The point was made that the bonding process for the new well has not even started, the well and tank are budgeted for 2007/2008 & the projected well site is on Mr. Tervort's property and there may be a problem getting an easement.)

Mr. Fuller feels the City will need the well sooner than 2007/2008; and the change application will take about a year; so he had better get started on it. The well can be drilled within 660 feet from the estimated location.

6. Mr. Fuller feels the City should be looking for at least 50 acre-feet "chunks" of water right to purchase.

7. SUVMWA (South Utah Valley Municipal Water Association) will not sell any of their rights; they would lose it. The City can use the water through a lease arrangement. Spanish Fork and two other cities have excess rights and may lease Elk Ridge some of their rights. There are up to 400 acre-feet of water rights and Elk Ridge owns a percentage of that.
(The East Jordan Canal Company rights are still not identified; Mr. Fuller is working on that.)
The Council would like for Mr. Fuller to pursue locating more rights to purchase.

SHULER LANE
VACATION &
AMENDMENT

Karl Shuler: (Brief History) Mr. Karl Shuler has requested that the City return a portion of the road (Shuler Ln) that was dedicated to the City with the improvements to Shuler Lane. He wishes to build an accessory building and needs the extra land or setbacks. The City can still use that edge of the road for a utility easement, if needed. This portion of the north end of the road is not being used anyway. This has been to Planning Commission and they recommend approval. The Mylar is being corrected; he will bring it back in for signatures and recording.

Comments:

The truss details for snow-load needs to be cleared with Inspector Corbet Stephens.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO:

1. FIND THAT THERE WILL BE NO MATERIAL INJURY BY THIS ACTION

2. APPROVE THE VACATION & AMENDMENT OF THE NORTH EAST PORTION OF SHULER LAND AS DESCRIBED ON THE PLAT

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT

ZONE CHANGE &
GENERAL PLAN
AMENDMENT

(Memo from Planner to Council; dated 6-27-06)

"Background:

Lee Haskell is proposing to create a residential subdivision of 5 lots in an area currently zoned for commercial development. The proposed extension of Olympic Lane to meet with North Park Drive creates a strip of land that seems most suitable for residential development. The remaining Commercial area to the north has been viewed as a potential senior living center development.

The proposal would re-zone that portion of the commercial property that lies south of the extension of Olympus Lane. The road would create a natural division for zoning areas. However, the lay of the land (slope) on the property also provides a natural division for the area as presently zoned.

An issue to be considered is whether the loss of commercial space in this area is of significant concern; or whether the other areas both planned & zoned for commercial development will be sufficient for the future needs of the Community. The General Plan shows a large area in the northeast corner of the Community (future annexation area) targeted for future commercial zoning. Additionally, the Mayor and others have had preliminary discussions regarding the potential of commercial zoning & development on the west-end of town, just north of the golf course. Concepts have been discussed for some kind of convention/restaurant space that might work well with the golf course.

Recommendation:

Following a public hearing, the Planning Commission has recommended that the City Council approve the request for this property to both amend the General Plan Land Use Map & chnge the zone to Residential (R-1-15,000)."

Comments:

Mary Rugg: (Questions)

1. How does a zone change from commercial to residential affect the City's situation with water & sewer? (Mayor Dunn responded that commercial & residential are assessed differently, depending on what type of business venture goes in.)

Raymond Brown: Concerned with continuing to eliminate commercial land in town; where will any businesses coming into town be located? There is future zoning to consider; however, that is not a reality right now. The current commercial zoning is on the main road in the City (Park Drive); this would be a good location for a business.

Mayor Dunn: The Economic Development Committee is currently considering some commercial to be located more to the west (south of Goosenest Drive). There may be a possibility to do a joint venture with Payson in the form of "soft industrial/commercial"; nothing like any type of retail business. There will be a series of "cottage meetings" at his home to find out what the Committee feels regarding commercial.

Another location for future commercial would be 11200 South (east of Loafer Canyon Rd.). Property owners would have to be consulted as to their position on having their land zoned commercial.

(Mayor Dunn informed the Council that he approached the Mayor of Salem City at the South County Mayor's Meeting to ask if Elk Ridge could get an extra 100 connections on a temporary basis; this would need to be verified with Bruce Ward (Salem Engineer). Tentatively, there is pre-approval on an extra 100 connections, pending the contract with Payson.)

Raymond Brown: He is not suggesting denying the request; he simply feels it should be deferred until the Economic Development Committee has more information to pass along to the Council. He does not feel it would be wise to remove opportunities for commercial at this point.

Alvin Harward: It is difficult to get commercial up here in Elk Ridge; we are a "bedroom community and too far away from things to be of much interest. The City has more space planned for than could be used; if it is more than we need, he feels developers should be allowed to develop their land and re-zone it if necessary. He does agree that it would be good to obtain more information from the Economic Dev. Committee.

Mayor Dunn: Projects the Committee will have results from their planned cottage meetings by the end of September or October (2006).

After more discussion, it was decided to postpone the vote on this request for a zone change.

MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY MARY RUGG TO HOLD IN ABEYANCE THE VOTE ON THE HASKELL REQUEST TO REZONE CERTAIN PROPERTY FROM COMMERCIAL TO R-1-15,000; UNTIL THE COUNCIL RECEIVES A REPORT OF ASSESSMENT FROM THE ECONOMIC DEVELOPMENT COMMITTEE, ON COMMERCIAL ZONING AND POSSIBILITIES; DUE IN OCTOBER, 2006

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT

Councilmember Harward questioned the City Planner if the Planning Commission has plan for a general re-zone of that entire area currently zoned RR-1; north of town. Mr. Young will take the issue before the Commission. There have been some requests to do so.

The City Planner was present to discuss his proposal for more hours in the City's behalf. This discussion was part of the Budget discussion. I order to allow Mr. Young to leave the meeting & go home, the agenda was adjusted.

MOTION WAS MADE BY MARY RUGG AND SECONDED BY RAYMOND BROWN TO MOVE AGENDA ITEM #10 UP TO FOLLOW #5

VOTE: (3) NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT

SCHEDULE
PUBLIC HEARING
TO AMEND BUDGET
FOR 2006/2007

City Planner Proposal/Change in contract:

Mr. Ken Young, after meeting with Mayor Dunn, proposed the following:

In addition to the current responsibilities/duties @ \$1,250/month:

Increased Services:

1. Prepare for & attend all regular City Council Meetings: \$400
2. Full day at Elk Ridge City Offices (9-5), once a week to respond to increased demands for meeting with applicants, reviewing applications, researching current community planning issues, reviewing and updating the City Code, and preparing staff reports: \$600

Increased Services Fees: \$1,000

Propose Total Monthly Fee: \$2,250

Discussion:

Mayor Dunn: Feels it would benefit both the Council and the Planning Commission to have Mr. Young at the Council Meetings to answer questions and to relay information between the two bodies. Much confusion could be eliminated.

Mary Rugg: Suggested this be on a "trial basis" to determine if the City's needs and Mr. Young's needs are being met. She feels it would be good to have at least 2 or 3 months to assess if objectives are being met.

Alvin Harward: Added that the Council Meetings could be arranged to have the issues involving Mr. Young and the Planning Commission at the beginning of the meetings to avoid Mr. Young having to stay longer than necessary. He also suggested that he does not have to be at every meeting. Recommendation: to have Mr. Young adjust his proposal to an hourly basis for attendance at Council Meetings. He also advised a 6-month probation and then the adjusted contract could be re-visited. (Mr. Young agreed to bring an adjusted proposal back.)

MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY ALVIN HARWARD TO POSTPONE THE VOTE ON THIS PROPOSAL FROM THE CITY PLANNER UNTIL HE PROVIDES THE HOURLY FEE FOR ATTENDANCE AT CITY COUNCIL MEETINGS

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT

ROAD ISSUES:

1. *Main Road Striping: (Recommendation from Raymond Brown)*

MOTION WAS ADE BY RAYMOND BROWN AND SECONDED BY ALVIN HARWARD, THAT ALL MAJOR STREETS BE DOUBLE STRIPED & A WHITE LINE ON BOTH SIDES OF THE ROAD:

- **PARK DRIVE AND THE ELK RIDGE DRIVE (CURRENTLY N. PARK DRIVE)**
- **FUTURE ELK RIDGE DRIVE THROUGH ELK RIDGE MEADOWS SUBDIVISION (PUD)**

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT

**(Mayor Dunn is to contact "Dispatch" with street name changes.)*

Shawn Eliot was commended for all the work he has done in behalf of the City installing street signs!

2. *Sidewalks Standards: (Shawn Eliot)*

(Memo from City Planner)

Background:

With the Elk Ridge Meadows PUD proposing sidewalks as a part of the development, the Planning Commission has raised the question of having a sidewalk standard as a part of our City Standards. The other question is, do we want sidewalks in all new non-infill development. It was decided that, as a City, we do need to have a sidewalk standard and that it was time to require sidewalks in all new development to address safety. The question is posed all the time, "we need a safe place for our kids to walk".

The proposed sidewalk standard was taken from the Utah Chapter of the American Public Works Association (APWA) Manual of Standard Plans. Many municipalities in Utah use these standards. It is recommended that we adopt plan number 231 for sidewalks. This plan includes the types of materials, depths, and specifications required for a developer to construct sidewalks.

It is proposed that the sidewalk width be 4' and a planter strip be 5'. These would fit within the current 56' right-of-way for our local and collector roads. A planter strip of 5' is desirable for medium size trees. The planter strip was chosen because of the safety of having a separation between the roadway and sidewalk; ADA requirements making monolithic curb/gutter & sidewalk more costly; monolithic curb/gutter & sidewalk do not work with our type of curb/gutter; and for the aesthetics of tree line streets and/or other types of vegetation between the street & sidewalk.

One option would be to only require sidewalks on one side of the street. Another would be keeping with the rural feel of Elk Ridge; that would be to have a meandering asphalt sidewalk/trail on one side of the street. Asphalt doesn't last as long as concrete, so we would have to weigh the costs, but with the trail system that has been proposed in asphalt, it might be the appropriate way to go.

Recommendation:

- Adopt APWA Manual of Standard Plans Sidewalk Standard number 231
- Adopt to include in the 56 right-of-way a 5' sidewalk & 4' planter strip
- Have sidewalk at least on one side of each street
- Alternative would be a meandering asphalt sidewalk/trail"

Discussion:

Shawn Eliot: The Planning Commission would like for the Council to set a standard; then require this standard of Mr. Randy Young (developer of Elk Ridge Meadows PUD) when he comes in for Preliminary Approval. Mr. Eliot addressed the width: 4 or 5 ft.; he would like this to be discussed by the Council. Most cities do sidewalks, on both sides of the street...there can be a safety issue with one-sided sidewalks, with people crossing the street to get to the sidewalk.

Mayor Dunn: Prefers concrete and perhaps meandering sidewalks. He also questioned the design of the sidewalk. He suggested an alternative.

Mary Rugg: Who would be repairing cracks in the sidewalks?

(According to Mr. Eliot; typically, the homeowner is responsible.)

How would this new standard fit into existing lots and property to be developed located in the middle of areas with no sidewalk?

(The same premise would be true as with curb/gutter; new development would continue with what is consistent with the surrounding area.)

After discussion, the Council decided the following:

MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY ALVIN HARWARD TO APPROVE THE PROPOSED SIDEWALK STANDARD; STRIKING #3 (A&B); WITH 5' SIDEWALKS THAT MEANDERS TO A MINIMUM OF 2'; WITH A 2' TO 4' PLANTER STRIP; TO BE REQUIRED ON BOTH SIDES OF THE STREET

VOTE: YES (2) NO (1) MARY RUGG ABSENT (2) MARK JOHNSON, NELSON ABBOTT

Motion does not carry.

Discussion:

Councilmember Rugg was concerned with the liability regarding how and where this would be applied. It was explained that this action simply sets the standard; how and where it is applied is addressed by the Development Code and must be amended with an ordinance.

MOTION WAS RE-STATED BY RAYMOND BROWN AND SECONDED BY ALVIN HARWARD TO APPROVE THE PROPOSED SIDEWALK STANDARD; STRIKING #3 (A&B); WITH 5' SIDEWALKS THAT MEANDERS TO A MINIMUM OF 2'; WITH A 2' to 4' PLANTER STRIP; TO BE REQUIRED ON BOTH SIDES OF THE STREET

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT

Raymond Brown: The Planning Commission is charged with preparing the ordinance to regulate sidewalks.

3. Ratify Previous Vote by Council on street signage:

A previous vote from Council approved the standard for street signage; however, the matter was not on the agenda for action.

MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY ALVIN HARWARD TO RATIFY THE COUNCIL'S PREVIOUS VOTE TO APPROVE THE PROPOSED STANDARD FOR STREET SIGNAGE

VOTE (POLL): RAYMOND BROWN-AYE, ALVIN HARWARD-AYE, MARY RUGG-AYE NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT

Passes 3-0

ADOPTION –
FINAL AMENDED
2005/2006
BUDGET & CIP

MOTION WAS MADE BY MARY RUGG AND SECONDED BY RAYMOND BROWN TO ADOPT THE FINAL AMENDED 2005/2006 FISCAL YEAR BUDGET AND CAPITAL IMPROVEMENT PLAN FOR THE OPERATION OF ELK RIDGE CITY

VOTE (POLL): RAYMOND BROWN-AYE, ALVIN HARWARD-AYE & MARY RUGG-AYE NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT

Passes 3-0

PAYSON SEWER
PROJECT

Mayor Dunn: The update on the pending Project: Payson is planning on doing the Project "in-house"; they plan to purchase the necessary heavy equipment; and they do not plan to start until spring. As mentioned before, the Mayor of Salem said Elk Ridge could have 100 temporary connections...this would allow approval of pending subdivisions in Elk Ridge.

Mayor Harding (Woodland Hills) has had no talks on the negotiations with Payson. They have no concrete plans at this point, except the area being developed by Don Mecham.

- Payson City sent a draft of the updated contract between Payson & Elk Ridge. Attention was drawn to the Section addressing Impact Fees: there is still a question on the fees to be charged as impact fees. (Offer \$2,200 & Elk Ridge keep \$300.)
- The contract allows a build out for Elk Ridge of 1,500 connections; what if the number goes to 2,000? This needs to be clarified with Payson.
- O & M (Operations & Maintenance): Payson will charge \$22/month of the \$24 collected; will \$2 cover Elk Ridge's needs for operations? (The Mayor commented on the possibility of charging \$30/month up front, rather than having to go back to residents later and increase the rate; due to expected increases with Payson.)

Alvin Harward: Feels we should just charge enough to cover the current needs; he does not agree with anticipating future increases.

The Council discussed the possibility of \$25/month.

- Garbage Collection: Charge: \$11/month for one can and the 2nd can would be \$21/month + 6-punch landfill card.

• Councilmember Rugg asked that a library card be requested for residents.
Elk Ridge City Council Meeting – 6-27-06

*Mayor Dunn and Councilmember Abbott will include these items in their future negotiations with Payson.

It was also suggested to renew the authorization to have Aqua Engineering complete the Sewer Impact Fees Study; they mentioned to the Council that they could easily do an over-all Impact Fee Study and include Roads in the Study.

*Mayor Dunn will re-negotiate the fee with Aqua to generate this report.

SCHEDULE
PUBLIC HEARING
FOR AMENDING
2006/2007 BUDGET

**MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO
SCHEDULE A PUBLIC HEARING TO CONSIDER AMENDING THE 2006/2007 FISCAL
YEAR BUDGET; FOR JULY 11, 2006, AT 6:15 PM
VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT**

EXPENDITURES:

General: None

1. Replacement of Roof Pavilion:

Mary Rugg: The roof on the Park Pavilion needs to be replaced/repared; Councilmember Rugg spoke to Kent Haskell and he advised calling Stone River Roofing, since they have worked with the City in the past and we have had a successful experience with them. The bid came in at \$1,650 to place shingles over the top of the old ones (that can be done with one layer). This will be done after July 1, 2006.

Suggestion: Check to make sure the shingles are "high-wind" (100-120), 30-year shingles. Ask about weaving in the paper and that the shingles are nailed, not stapled. If there is not over a \$500 difference, then approve the bid.

**MOTION WAS MADE BY MARY RUGG AND SECONDED BY RAYMOND BROWN TO
APPROVE HAVING THE PAVILION ROOF REPLACED/REPAIRED WITH STONE RIVER
ROOFING, CHECKING IF THE FOLLOWING IS INCLUDED IN THE BID:**

- ROOF WITH WIND/30 YEAR SHINGLES
 - CONSIDERING THE ABOVE, THAT THE BID IS WITHIN \$500 FO THE ORIGINAL BID
- VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT**

It was further suggested by Councilmember Harward that White's Roofing be considered.

2. Railing on new Ballpark steps:

Mary Rugg: There are caution signs posted right now around the steps that lead from the lower parking lot to the Ballpark. Railings must be installed. There are no bids available at this time.

*This will be back on the agenda on July 11, 2006.

MINUTES

Minutes of the 5-23-06 Council Meeting:

**MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO
APPROVE THE CITY COUNCIL MINUTES OF 5-23-06, WITH CORRECTIONS ON PAGES 3,
5, 8 & 9**

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT

Minutes of the 6-20-06 Council Meeting:

**MOTION WAS MADE BY MARY RUGG AND SECONDED BY RAYMOND BROWN TO
APPROVE THE CITY COUNCIL MINUTES OF JUNE 20, 2006**

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & NELSON ABBOTT

ADJOURNMENT

Mayor Dunn adjourned the Meeting at 10:25 PM.



City Recorder



AMENDED NOTICE & AGENDA

Notice is hereby given that the Elk Ridge City Council will hold a **Public Hearing on Tuesday, July 11, 2006, at 6:00**, for the purpose of hearing public comment on the proposed Adoption of the 2006/2007 Budget & Capital Improvement Plan; this Public Hearing will be preceded by a **Council Work Session at 6:15 PM**. This Public Hearing will be held in conjunction with the **Regularly Scheduled City Council Meeting, to begin at 6:30**.

The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

All interested persons shall be given an opportunity to be heard.

6:00 PM 1. PUBLIC HEARING-AMENDED 2006/2007 BUDGET & CAPITAL IMPROVEMENT PLAN

Public Hearing/Amended 2006/2007 Fiscal Year Budget and Capital Improvement Plan (CIP) for the Operation of Elk Ridge City

- A. Recognize the Elk Ridge "Citizen of the Year"
- B. City Planner Proposal
- C. Railing on Ball Park Steps

6:15 PM

CITY COUNCIL WORK SESSION

- 2. Update/Payson – Elk Ridge Sewer Project
- 3. Discussion/Salem City Agreement
 - Operations & Maintenance

6:30 - PM

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

- Opening Remarks and Pledge of Allegiance
- Approval/Agenda Time Frame

6:33

Public Forum:

*Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comment will be limited to three minutes per person. A spokesperson who has been asked by the group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing. The Mayor or Council may restrict the comments beyond these guidelines

6:40

4. Planning & Zoning:

- A. General Plan Land Use Amendment & Zone Change Request for Crestview Estates Two Subdivision, from RR-1 to R-1-15,000 Zone
- B. Elk Ridge Meadows Subdivision:
 - 1. Approval of Elk Ridge Meadows Subdivision as a Large Scale Development within Elk Ridge City
 - 2. Approval of Elk Ridge Meadows PUD (Planned Unit Development)
 - 3. Preliminary Plat Approval for Elk Ridge Meadows Subdivision, Phases 1, 2 & 3
 - 4. Elk Ridge Meadows Subdivision/ Water Rights Designation
 - 5. Approval of Street Names
- C. Ordinance/Proposed Amendment to the Elk Ridge City Code regarding Critical Environment Zones & PRD's (Amending Chapter 10, Article A – CE-1 (Critical Environment Zone)

7:30

5. Iron Oaks Subdivision, Plat B/Release of Durability Retainer Bond

7:35

6. Adoption of Amended 2006/2007 Fiscal Year Budget & CIP

7:40

7. Health Insurance/Renewal of Agreement with PEHP (Public Employee's Health Plan)

7:50

8. Release of "Waiver of Entitlement to a Building Permit" for Lot #13, Loafer Ridge Subdivision, Plat B

7:55

9. Road Issues – Shawn Eliot

Street Lights

8:05

10. Oak Hill Estates, Plat D/Storm Drain – (Rescind Portion of Previous Council Motion)

8:15

11. Expenditures:

A. General

8:20

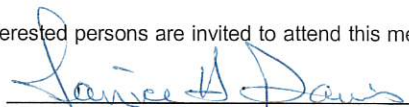
12. Minutes

Adjournment

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

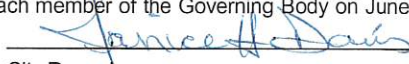
The times that appear on this Agenda may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 10th day of July, 2006.




City Recorder

CERTIFICATION

I, the undersigned, duly appointed and Acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was faxed to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and provided to each member of the Governing Body on June 6, 2006; an Amended Agenda on 7-7-06, & an Amended Agenda on 7-10-06.


City Recorder

**ELK RIDGE
CITY COUNCIL MEETING
July 11, 2006**

TIME & PLACE
OF MEETING

This Regular Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, July 11, 2006, at 6:30 PM.** It was preceded by a **Public Hearing at 6:00 PM,** on the Proposed Adoption of an Amendment to the 2006/2007 Budget & Capital Improvement Plan. The **City Council Work Session was scheduled for 6:15 PM.**

All interested persons were invited to be heard.

The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of the Scheduled Council Meetings & Public Hearing, was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on July 7, 2006; & an Amended Agenda on 7-10-06.

6:00 PM

PUBLIC HEARING-AMENDED 2006/2007 BUDGET & CAPITAL IMPROVEMENT PLAN

ROLL CALL

Mayor: Dennis Dunn; *City Council:* Alvin Harward, Mary Rugg, Raymond Brown, Mark Johnson & Nelson Abbott; *Planning Commission:* Shawn Eliot; *Water Rights Consultant:* Tony Fuller; *Public:* Dave Millheim, Bob Peavley, Randy Young, Chris Thorpe, Taylor Thorpe, Mishelle & Alan Knuteson, Brody Wride; and the *City Recorder:* Janice H. Davis

Mayor Dunn opened the Public Hearing at 6:00 PM.

1. Recognize the Elk Ridge "Citizen of the Year":

Mishelle Knuteson was recognized as "Citizen of the Year". She was congratulated and presented with the letter nominating her, a Plaque and a gift package. Her efforts in behalf of the City, particularly in organizing the City League Sports activities, are greatly appreciated.

3. City Planner Proposal:

Mr. Ken Young (City Planner) presented his proposal for an increase in hours spent working for the City at the last Council Meeting; he was asked to revise it by figuring his attendance at City Council Meetings on an hourly basis rather than a flat fee of \$400/month. The revised proposal lists this fee at \$45/hour, as needed.

Discussion:

- The Planning Commission items needing to be addressed by Mr. Young could be arranged at the beginning of the Council Agenda, to allow Mr. Young the ability to leave after he is finished; this would also save the City unnecessary fees.
- On the days of City Council Meetings, where Mr. Young's attendance is required, he is to come in later in the morning to allow him to work through to the Meeting time. He would not have to come in at 9:00 AM.
- This contract for services is to be reviewed in 6 months to determine if the objectives (both for the City and Mr. Young) are being met.

4. Railing on Ball Park Steps:

Mary Rugg: She has had trouble getting contractors out to the City to bid on the Project because of the small amount of work to do. The closest place is supposed to come out and give a bid this week. She is meeting also with a contractor on Friday. Since Councilmember Rugg will not be at the next Council Meeting, she is to bring the bids she collects in to the Mayor and he will poll the Council for approval.

Councilmember Rugg spoke to the building inspector to see how long the City could have the "caution" signs up by the railing and still be safe from any liability. He responded that he feels the City is on "safe ground" due to the continued effort on the part of the City to obtain bids on the Project. If no bids are available by the end of the month, she may have to ask for volunteers for the City residents.

Mayor Dunn closed the Public Hearing at 6:15 PM

6:15 PM

CITY COUNCIL WORK SESSION AGENDA ITEMS:

ROLL CALL

Mayor: Dennis Dunn; *City Council:* Alvin Harward, Mary Rugg, Raymond Brown, Mark Johnson & Nelson Abbott; *Planning Commission:* Shawn Eliot; *Water Rights Consultant:* Tony Fuller; *Public:* Dave Millheim, Bob Peavley, Randy Young, Chris Thorpe, Taylor Thorpe, Mishelle & Alan Knuteson, Brody Wride; and the *City Recorder:* Janice H. Davis

PAYSON SEWER
PROJECT UPDATE

Mayor Dunn: The Mayor and Councilmember Abbott are still in negotiations with Payson:
Issues:

- Change the billing amount to \$25/month (this is an increase from the current \$20.50)
The Council is considering raising the rate soon to allow time to build up some revenue to Cover O & M costs for now and in the future. *Councilmember Abbott is to present a proposal for raising sewer rates.
- Payson is still planning on doing the Project “in-house”; with a target date to complete the line to Elk Ridge as September, 2007.
- Mayor Dunn spoke to the Mayor of Salem City about the possibility of obtaining 100 temporary connections; and although he details would need to be worked out, the Mayor seemed agreeable to the request. This would allow pending developments the opportunity to get final approval.
*Mayor Dunn will address the Salem Council with this request.
Councilmember Rugg expressed her concern that 50 of those connections were “mortgaged” from already approved/vacant lots in the City; should these be taken out of those 100 temporary connections?
Alvin Harward: Disagreed, since it is not likely that the City would have 50 in-fill building permits issued within the next year (Mayor Dunn agreed with Councilmember Harward).
Councilmember Rugg still disagreed and feels those 50 connections should be “paid back” out of the 100 temporary connections.
- Mayor Dunn still needs to negotiate the landfill punch card, garbage collection & library cards with Payson.
- *Mayor Dunn will set up another meeting to continue negotiations.

SALEM CITY
AGREEMENT

Most of this issue was covered under the previous discussion of temporary connections; however, the Council also discussed the homes to be connected to the Salem System that will be located north of 11200 South; they would be billed a “non-resident” rate by Elk Ridge, then a check sent to Salem for their portion of the charge.

**ELK RIDGE
CITY COUNCIL MEETING
July 11, 2006**

TIME & PLACE
OF MEETING

This Regular Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, July 11, 2006, at 6:30 PM.** It was preceded by a **Public Hearing at 6:00 PM,** on the Proposed Adoption of an Amendment to the 2006/2007 Budget & Capital Improvement Plan. The **City Council Work Session was scheduled for 6:15 PM.**

All interested persons were invited to be heard.

The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of the Scheduled Council Meetings & Public Hearing, was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on July 7, 2006; & an Amended Agenda on 7-10-06.

6:30 PM

REGULAR CITY COUNCIL MEETING AGENDA ITEMS

ROLL CALL

Mayor: Dennis Dunn; *City Council:* Alvin Harward, Mary Rugg, Raymond Brown, Mark Johnson & Nelson Abbott; *Planning Commission:* Shawn Eliot; *Water Rights Consultant:* Tony Fuller; *Public:* Dave Millheim, Bob Peavley, Randy Young, Chris Thorpe, Taylor Thorpe, Mishelle & Alan Knuteson, Brody Wride; and the *City Recorder:* Janice H. Davis

OPENING REMARKS & PLEDGE OF ALLEGIANCE	An Invocation was offered by Councilmember Raymond Brown and Scout Brody Wride led those present in the Pledge of Allegiance, for those willing to participate.
AGENDA TIME FRAME	MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY ALVIN HARWARD TO APPROVE THE AGENDA TIME FRAME, ADJUSTING THE START TIME TO 6:45 PM VOTE: YES (5) NO (0)
PUBLIC FORUM	Public Comments: There were no comments from the Public.
NON-AGENDA ITEM	Scout Brody Wride was allowed to report to the Council the results of his Eagle Project. He received approval to plant trees, landscape the front of the Well Site [property in Loafer Canyon. He accomplished this and had photos to present to the Council. Both Mayor Dunn and Councilmember Harward have seen the completed Project and are satisfied with the work done. The Mayor signed off on his Project and said he could provide a letter of recommendation, if necessary. (A job well done.)
PLANNING & ZONING	1. General Plan Land Use Amendment & Zone Change Request for Crestview Estates Two Subdivision, from RR-1 to R-1-15,000: (Memo from Planner to Council) “Background: Eric Allen is proposing to re-zone a 5-acre parcel north of the approved Rocky Mountain Subdivision to develop 11 lots in the R-1-15,000 Zone. This area has been targeted for additional development of this nature. This request requires that the General Plan Map be amended and the Zoning be changed from RR-1 to R-1-15,000. Although this request is for a specific parcel, the Planning Commission and the City Council will also consider a forthcoming proposal generated by City Staff to change the RR-1 Zoning to R-1-15,000 throughout this area (the RR-1 Zone area north of Goosenest Drive and east of the Elk Ridge Meadows Development). Recommendation: Following a Public Hearing, the Planning Commission recommends that the City Council approve the request to 1) amend the General Plan for Rural Residential to Residential, and 2) change the Zone from RR-1 to R-1-15,000.” There were attached: <ul style="list-style-type: none">• Ordinance/Amending the Official Zoning Map of Elk Ridge City, Utah• Resolution/Amending the Land Use Designation for a 5-acre Property After discussion, the Council had no issues with the request. MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY RAYMOND BROWN TO ADOPT AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ELK RIDGE CITY, UTAH, FOR PROPERTY LOCATED AT APPROXIMATELY 355 NORTH ROCKY MOUNTAIN WAY, FROM RR-1 TO R-1-15,000 VOTE (POLL): RAYMOND BROWN-AYE, ALVIN HARWARD-AYE, MARK JOHNSON-AYE, MARY RUGG-AYE AND NELSON ABBOT-AYE NO (0) Passes 5-0 MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY ALVIN HARWARD TO APPROVE A RESOLUTION OF THE CITY COUNCIL OF ELK RIDGE, UTAH, AMENDING THE LAND USE DESIGNATION FOR A 5-ACRE PROPERTY AT APPROXIMATELY 355 NORTH ROCKY MOUNTAIN WAY ON THE FUTURE LAND USE MAP OF THE ELK RIDGE CITY GENERAL PLAN FROM RR-1 (RURAL RESIDENTIAL) TO R-1-15,000 (RESIDENTIAL) VOTE: YES (5) NO (0) 2. Elk Ridge Meadows Subdivision: A. Approval of Elk Ridge Meadows Subdivision as a Large Scale Development within Elk Ridge City: MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY ALVIN HARWARD TO APPROVE ELK RIDGE MEADOWS SUBDIVISION AS A LARGE SCALE DEVELOPMENT WITHIN ELK RIDGE CITY VOTE: YES (5) NO (0)

B. Approval of Elk Ridge Meadows PUD (Planned Unit Development):

MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY MARK JOHNSON TO APPROVE THE ELK RIDGE MEADOWS DEVELOPMENT AS A PUD WITHIN ELK RIGE CITY
VOTE: YES (5) NO (0)

C. Preliminary Plat Approval for Elk Ridge Meadows Subdivision, Phases 1, 2, & 3:

(Memo form Planner to Council, dated 7-11-06)

“Notes:

The Planning Commission and staff have reviewed the submitted plans and preliminary plat for Phases 1-3 of the Elk Ridge Meadows PUD Development in a series of meetings, which have resulted in detailed review for compliance with City Code PUD requirements, as well as several recommended changes to the plat detail. A Public Hearing was held on July 6, 2006, regarding the approval of Elk Ridge Meadows PUD as a large scale development.

Phase 4, which is planned for future town homes, will be submitted for further platting at a later date.

At the Final review of the Preliminary Plat for Phases 1-3, the Planning Commission recommended the following corrections and additions to the Plat, which will be presented in a revised version of the Plat to the City Council:

1. A note needs to be added to the plat for Phase 2 which reads: “All development will occur in compliance with Elk Ridge City’s Drinking Water Source Protection Plan requirements for Well #4”
2. A note needs to be added to the Plat for Phase 3 which reads: “Lots 17-24 on Goosenest Drive shall have access by way of a circular drive, hammerhead or similar driveway, in compliance with Section 10-12-35B of the Elk Ridge City Code”
3. The name of “Cotton Tail Lane” needs to read the same on both halves of the road.
4. The right-of-way width on Goosenest Drive needs to show 66 feet.

In addition, the following items are recommended to be submitted with the review of the Final Plat:

1. Landscaping & Amenities Plan to included detail on the following:
 - a. Types & locations of proposed landscaping throughout the various open space areas, including types of trees, plants, etc.
 - b. Detail & locations of pavilions proposed
 - c. Detail & locations of playgrounds
 - d. Additional number & locations of picnic tables
 - e. Type & locations of all proposed fencing
2. Show detail on the Final Plat of how the roundabout will connect with Park Drive & Goosenest Drive. Included indication of bollards to be placed on the east curve & southwest corner of the roundabout between the street and the trail/sidewalk areas (for pedestrian & traffic safety).

Recommendation:

The Planning Commission recommends that the Elk Ridge Meadows PUD Development:

- 1) be approved as a Large Scale Development &
- 2) the Preliminary Plat, Phases 1-3, be approved, subject to the items listed above.”

Discussion:

Conditions discussed:

- Sidewalks: They will be on both sides of the streets and will be “meandering” with a width from 2’ to 4’; these will be shown on the Final Plat and setbacks from the curbing will be reviewed. (Randy Young suggested not holding them to specific widths, but that the Council may know that sidewalks shall be installed on both sides of the roads and will be meandering; but located in reference to the location of utility lines.
- Elimination of all “chicanes” and having stamped asphalt where crosswalks will be.
- Where trails and sidewalks meet, they will be blended aesthetically.
- Randy Young listed the amenities he intends on installing:
10’ Trail System, Grassed & sprinkler open space, Native grasses & wildflowers (which Councilmember Rugg feels could be interpreted as “weeds”), Tree-lined main entry corridor, roundabout for traffic flow, 108’ wide main entry corridor, Sidewalks on both sides of the streets, Lighted streets, Soccer Field, Traffic Calming devices, Monument in roundabout, Crosswalks, 12 park benches along the trail system, Playground, Pavilion with several picnic tables, dry secondary water system installed,

3 picnic tables installed along trails system, Strict enforcement of CC& R's (Restrictive Covenants), Maintained open spaces, Homeowner Association, \$700,000 "contribution" to the future needs of Elk Ridge City's growth (future well & tank)

- Phase 1: Benches & Picnic tables
- Phase 2: Soccer Field (Baseball diamond was discussed, but Mr. Young feels it would require too much grading and he leans toward a soccer field), Benches & Picnic tables
- Phase 3: Pavilion, Park benches & specific open space with grass & sprinklers & a Playground (Other open space landscaping was referred to by Mr. Young as "Native grass & wildflowers")

(The Council spoke to Mr. Young about maintenance of the open spaces and he referred to the organization of the Homeowners Association and how that group would function in enforcement of the rules. At first a Management Team would oversee the CC&R's and their enforcement; but, over a period of time (perhaps two years or so) certain members of the Homeowner's Association would be chosen to take over the responsibilities.

- Discussion: Welcome signs would be at either end of the main corridor going through Phase 3; one smaller than the other...this would tie the Community together.
- \$700,000 "Contribution": Phase 1) \$233,000, Phase 2) \$233,000, Phase 3) \$233,000; then the remainder would be spread out over part of Phases 3 and 4.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY RAYMOND BROWN TO GRANT PRELIMINARY PLAT APPROVAL TO THE ELK RIDGE MEADOWS SUBDIVISION, PHASES 1, 2 & 3; WITH THE FOLLOWING CONDITIONS (AS LISTED ABOVE UNDER "CONDITIONS", AS RECOMMENDED BY THE PLANNING COMMISSION):

- Sidewalks: They will be on both sides of the streets and will be "meandering" with a width to allow for utility easements, with a maximum of 4'
- Elimination of all "chicanes" and having stamped asphalt where crosswalks will be
- Where trails and sidewalks meet, they will be blended aesthetically
- Trees to be planted as traffic calming
- Welcome signs would be at either end of the main corridor going through Phase 3; one smaller than the other
- Randy Young listed the amenities he intends on installing:
 1. 10' Trail System, Grassed & sprinkler open space, Native grasses & wildflowers
 2. Tree-lined main entry corridor
 3. Round about for traffic flow with a monument
 4. 108' wide main entry corridor
 5. Lighted streets
 6. Soccer Field (Phase 2)
 7. Crosswalks (stamped asphalt)
 8. 12 park benches along the trail system (Phases 1-3)
 9. Pavilion with picnic tables & Playground (Phase 3)
 10. Dry secondary system installed
 11. \$700,000 "Contribution": Phase 1) \$233,000, Phase 2) \$233,000, Phase 3) \$233,000; then the remainder would be spread out over part of Phases 3 and 4.

VOTE: YES (5)

NO (0)

D. Elk Ridge Meadows Subdivision/Water Rights Designation:

Mr. Tony Fuller spoke to the Council and those present about available water rights (133.48 acre-feet) for Phases 1 & 2. Randy Young, with the assistance of Tony Fuller, is going to see if it would be possible to lease some of SUVMWA's water rights until others are available. Mr. Fuller is also working with Mr. Young to get a change application filed correctly with the State of Utah for certain rights Mr. Young has purchased (Phases 3 & possibly 4). Cash-in-lieu is acceptable for Phases 1 & 2.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO ACCEPT CASH-IN-LIEU OF PROVIDING WATER RIGHTS TO THE CITY, FOR WATER RIGHTS OWNED BY ELK RIDGE CITY, FOR 133.48 ACRE-FEET OF WATER FOR THE ELK RIDGE MEADOWS DEVELOPMENT FOR PHASES 1 & 2

VOTE: YES (5)

NO (0)

E. Approval of Street Names:

MOTION WAS MADE BY MARY RUGG AND SECONDED BY NELSON ABBOTT TO APPROVE THE STREET NAMES AS LISTED FOR ELK RIDGE MEADOWS DEVELOPMENT
VOTE: YES (5) NO (0)

3. Ordinance/Proposed Amendment to the Elk Ridge City Code regarding Critical Environment Zones & PRD's:

(Memo for Planner to Council, dated 7-11-06)

"Background"

Since February 2006, the Planning Commission has been reviewing the CE-1 (Critical Environment) Zone code and how it relates to the PRD (Planned Residential Development) code. It was found that there were elements of the PRD code that should be in the CE-1 code. The PRD code was so restrictive that it disallowed most development because of the strict requirements relating to slopes and open space.

The Planning Commission & City staff believe it would be advantageous to just have one zone that incorporated elements of the PRD Zone code into the CE-1 Zone code (Chapter 9, Article A), eliminating Chapter 14, Article A.

Some of the highlights of the proposed new CE-1 code include:

- **One acre lots** on 15% & above slopes, ½ acre lots on less than 15% slopes
- **Third acre lots** on 20% & below slopes in exchange for deeded open space (shall include irrigated lawn areas interspersed with natural vegetation, playground equipment & benches; these areas can include pavilions, picnic areas, restrooms, water features, trails or other proposed amenities – negotiate with the Planning Commission & City Council). Third acre lots are a bonus & are an exception to the Zone, so if open space requirements cannot be negotiated, development reverts back to one acre or ½ acre lots.
- **For developments over 70 acres (in third acre lot situation)**, useable open space SHALL include two additional amenities from the above list and/or a baseball or soccer field.
- **Grading, Geo-tech & Re-vegetation Plans** require more detail for development in the CE-1 Zone.

Recommendation:

The Planning Commission recommends that the City Council approve the proposed amendments to the Elk Ridge City Environment Zone (Title 10, Chapter 9, Article A) & delete the current PRD Zone (Title 10, Chapter 14, Article A).

After discussion WITH Mr. Shawn Eliot, the Council decided to approve the proposed Ordinance, as recommended.

MOTION WAS MADE BY RAY BROWN AND SECONDED BY MARK JOHNSON TO ADOPT AN ORDINANCE AMENDING THE ELK RIDGE CITY CODE PROVIDING FOR REGULATIONS THE CE-1 (CRITICAL ENVIRONMENT ZONE), CODIFICATION, INCLUSION IN THE CODE, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

VOTE (POLL): RAYMOND BROWN-AYE, ALVIN HARWARD-AYE, MARK JOHNSON-AYE, MARY RUGG-AYE, NELSON ABBOTT-AYE NAY (0)

Passes 5-0

IRON OAKS
SUBDIVISION,
PLAT B – RELEASE
OF BOND

As per Engineering letter, dated July 5, 2006, and after discussion, the Council voted to approve the release of funds.

MOTION WAS MADE BY MARK JOHNSON AND SECONDED BY MARY RUGG TO ACCEPT THE IMPROVEMENTS FOR IRON OAKS SUBDIVISION, PLAT B, AS COMPLETE AND TO RELEASE THE DURABILITY RETAINER, AFTER ALL INVOICES HAVE BEEN PAID

VOTE: YES (4) NO (0) ABSTAIN (1) ALVIN HARWARD (He was the developer on the Project)

AMENDED
2006/2007 BUDGET

MOTION WAS MADE BY NELSON ABBOTT AND SECONDED BY MARY RUGG TO ADOPT AN AMENDED BUDGET FOR THE 2006/2007 FISCAL YEAR, FOR THE OPERATION OF THE CITY OF ELK RIDGE

VOTE (POLL): RAYMOND BROWN-AYE, ALVIN HARWARD-AYE, MARK JOHNSON-AYE, MARY RUGG-AYE, NELSON ABBOTT-AYE NAY (0)

Passes 5-0

HEALTH
INSURANCE –
RENEWAL OF
AGREEMENT

There was no motion; the Council authorized the Mayor to sign the agreement and to send it back to PEHP. (These agreements were sent out from PEHP in 2/2006; however, Elk Ridge did not receive theirs. The City received a letter asking for the return of the agreements at the end of June. The City Recorder contacted PEHP to inform them and new agreements were sent out.)

*The Mayor will be the contact person between the Insurance Company and the City. (A letter should be sent to PEHP to inform them that all renewal correspondence should go to the Mayor from PEHP and to no one else.)

RELEASE OF
"WAIVER OF
ENTITLEMENT TO
BUILD"

In 2001, Loafer Ridge Subdivision, Plat A was recorder and shortly thereafter, the developer (Robert Nelson) decided to take two lots and create a third one; adding lot #13 to the Subdivision...the Plat was amended to be Plat B. At that time, water source was an issue due to the failure of the old north well (eventually replaced by the Cloward Well). Plat B was recorded with a "Waiver" actually printed on the Plat mylar prohibiting a building permit until the water problem was resolved. The problem was solved, but the Release was not activated. The release must be approved by the Council and then recorded.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARK JOHNSON TO RELEASE THE "WAIVER OF ENTITLEMENT TO A BUILDING PERMIT" FOR LOT #13, LOAFER RIDGE SUBDIVISION, PLAT "B"

VOTE: YES (5)

NO (0)

ROAD ISSUES

Street Lighting:

Shawn Eliot reviewed the options with the Council.

After discussion, the Council decided they preferred the "dark sky compliant" (indirect) style of lighting; to be located only on streets designated as "main corridors"; specifically: Park Drive, Elk Ridge Drive (N. Park Dr. & Elk Meadows Dr.) & possibly east/west portion of Salem Hills Drives and the north/south portion of Canyon View Drive.

*This recommendation will go back to the Planning Commission; to set a standard, to include the above directions.

OAK HILL ESTATES,
PLAT D – STORM
DRAINAGE

Rescind a portion of Previous Motion made by City Council:

(Letter from Aqua Engineering, dated 7-6-06)

The Mayor & the City Council received a letter from Jeff Budge (Aqua Engineering) regarding the Following:

Mr. Budge researched the engineering records from LEI Engineering regarding the storm drainage for the areas being developed by Mr. Yergensen. There was a detention basin engineered and constructed as part of Plats A & B. The detention basin design was completed by Don Cole of Cole Engineering in 1997 & further study was completed, at the request of Barry Prettyman also of Cole Engineering, by Alan Hawkins of Hawkins Engineering in April of 2000.

"Mr. Hawkins reviewed the complete contributory area feeding into the detention basin and determined that the basin was designed to accommodate approximately 55 acres of developed land, within the contributory area. To date, including the area of the proposed Plat D, there is approximately 19.3 acres of land developed in the contributory area feeding into the detention basin. There should be no reason that Mr. Yergensen cannot use this detention basin, in lieu of sumps, to meet his storm water requirements for Oak Hill Estates, Plat D."

On June 13, 2006, the City Council voted to grant Preliminary Plat Approval to the Oak Hill Estates Subdivision, Plat "D"; with a sump to be located at the south portion of the intersection of Hillside Drive & Mahogany Way. The sump requirement portion of the motion was in question to be rescinded.

MOTION WAS MADE BY MARY RUGG AND SECONDED BY ALVIN HARWARD TO RESCIND THE PORTION OF THE CITY COUNCIL MOTION (JUNE 13, 2006) REGARDING REQUIRING A SUMP AT THE SOUTH PORTION OF THE INTERSECTION OF HILLSIDE DRIVE & MAHOGANY WAY, FOR THE OAK HILL ESTATES SUBDIVISION, PLAT "D"; AS PER ENGINEERING RECOMMENDATION LETTER FROM AQUA ENGINEERING, DATED JULY 6, 2006. THE RECOMMENDATION TO UTILIZE THE EXISTING DETENTION BASIN FOR STORM DRAINAGE IS ACCEPTED

VOTE: YES (5)

NAY (0)

EXPENDITURES: General: None

1. *"T" Intersection (N. Park Drive, E. Park Drive & Elk Meadows Drive; now Elk Ridge Drive)*
The Mayor exceeded the \$500 approval limit of \$500 for the Project by \$100. The Mayor had the opportunity to get the work done "in house" for about ½ of the original bid. (Councilmember Harward felt that the Mayor should have brought the approval back to the Council, since the Council was not in favor of the Project at this point in time. The last discussion was that the Council felt future development could take care of the correction.)

Mary Rugg: has a concern that the turn is too "tight". (The Mayor and Councilmember Brown explained that is the reason they did the change now, so that drivers would have a chance to get used to the turn before winter months.

MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY MARK JOHNSON TO APPROVE THE \$600 EXPENDITURE FOR THE "T" INTERSECTION AT E. PARK DRIVE AND ELK RIDGE DRIVE

**VOTE (POLLED): RAYMOND BROWN-AYE, ALVIN HARWARD-AYE, MARK JOHNSON-AYE, MARY RUGG-AYE
NAY (1) NELSON ABBOTT**

Passes 4-1

NON-AGENDA
ITEMS

1. Alvin Harward: Councilmember Harward spoke to a "meter reader" that services Woodland Hills; he charges \$1.00/meter to read the meters. He could service Elk Ridge (about 500 homes) at that charge. The current method of having the meters read by the Public Works Dept. costs the City just under \$800/month. This would be a savings to the City and would free up the Public Works Dept. to be installing more of the auto-read meters during that time period, as well as other jobs needing attention.

2. There is a problem of roof/house drainage coming off of Hillside Drive. The Mayor needs to check with the Building Inspector to see what the regulation is concerning keeping run-off on the property where it originated.

2. *Pavilion Roofing:*

Mary Rugg: (Will not be at the next Council Meeting) The Council approved the bid from Stone River Roofing at the previous Meeting, with the understanding that Councilmember Rugg would check on a few items. The bid was approved with a \$500 "cushion". Certain criteria for the shingles were to be met: 30 yr. shingle, weaving the paper in and wind resistance. She made sure these issues would be satisfied. She also checked with White's Roofing to compare bids; he was of the opinion that the roof should be torn off rather than shingles placed over the top. Rex Davis (Stone River) assured Councilmember Rugg that Code allows for one layer over the top of existing shingles, which would save money; but if the City wants it torn off, he would match the \$800 bid to do so.

Councilmember Rugg approved Stone River Roofing for the job.

MINUTES

Minutes of the 6-13-06 Council Meeting:

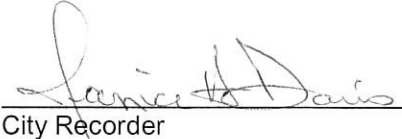
MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO APPROVE THE CITY COUNCIL MINUTES OF 6-13-06; WITH CORRECTIONS

VOTE: YES (5)

NO (0)

ADJOURNMENT

Mayor Dunn adjourned the Meeting at 9:55 PM.



City Recorder

AMENDED NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, July 25, 2006, at 7:00 PM, to be preceded by a City Council Work Session at 6:00 PM**

The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 PM CITY COUNCILWORK SESSION

1. Water Rights Update – Mayor Dunn
2. Harris Estates, Plat "A" – Water Rights Discussion
3. Payson/Elk Ridge Sewer Project/Contract – Mayor Dunn
4. Salem City Agreement – Mayor Dunn

7:00 - PM REGULAR COUNCIL MEETING AGENDA ITEMS:

Opening Remarks and Pledge of Allegiance Invitation

Approval/Agenda Time Frame

7:05 Public Forum:

*Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comment will be limited to three minutes per person. A spokesperson who has been asked by the group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing. The Mayor or Council 7

7:15 5. Proposed Lot Split Discussion/Salem Hills Subdivision, Plat C, Lot #20 - Cary Montierth

7:30 6. Payson Sewer Contract/Approval

7:35 7. Salem City Agreement/Approval

7:40 8. Approval of Sewer Connections:

A. Loafer Heights Subdivision (5 Lots)

B. Crestview Estates (19 Lots)

C. Kevin Hansen (South portion of proposed Subdivision on Hillside & E. Salem Hills Dr)

7:50 9. Final Plat Approval:

A. Loafer Heights Subdivision, Plat "A"

B. Crestview Estates, Plat "A"

8:00 10. Haskell Zone Change (C-1 to R-1-15,000) – Ryan Haskell to Re-address the Council

8:15 11. Aqua Engineering/Review & Decision:

A. Cloward Well Update

B. Two Million Gallon Storage Tank

8:35 12. Harris Estates, Plat A – Water Rights

8:40 13. Water Rights Issues – Action - Mayor Dunn

8:45 14. Gladstan Drive/Road Repair – Mayor Dunn or Raymond Brown

8:55 15. Expenditures:

General:

A. Ballpark Railings – Mary Rugg

B. Check Registers for April, May & June, 2006

9:00 16. Approval of Minutes of Previous Meeting

Adjournment

urs Notice)

be accelerated if time permits. All interested persons are invited to attend
006.


City Recorder

CERTIFICATION

and acting City Recorder for the municipality of Elk Ridge,
Agenda was faxed to the Payson Chronicle, 145 E Utah Ave, Payson,
overning Body on July 20, 2006; & an Amended Agenda on 7-21-06.


City Recorder

**ELK RIDGE
CITY COUNCIL MEETING
July 25, 2006**

TIME & PLACE
OF MEETING

This regular Meeting of the Elk Ridge City Council, was scheduled for Tuesday, July 25, 2006, at 7:00 PM; this was preceded by a City Council Work Session at 6:00 PM. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of the scheduled meetings was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on July 20, 2006; and an Amended Agenda on 7-21-06.

6:00 PM

-

CITY COUNCIL WORK SESSION AGENDA ITEMS:

ROLL CALL

Mayor: Dennis Dunn; *City Council:* Alvin L. Harward, Nelson Abbott & Raymond Brown (Absent: Mark Johnson, Mary Rugg); *City Planner:* Ken Young; *City Engineer:* Jeff Budge; *Public:* Randy G. Young, L. Allen Anderson, Ryan Haskell, Rob Riding, Ron Cutler, Carissa Nosack, Carey Montierth; & *City Recorder:* Janice H. Davis

NON-AGENDA
ITEM

Mayor Dunn: Mr. Allen Anderson brought some information into the City Office on this same day; which was too late to get on the Council Agenda for any action. The Mayor did tell him that the Council could add the matter to the Agenda for discussion only.

Mr. Anderson purchased a piece of property in Loafer Canyon at the bottom of the hill where E. Park Drive ("dugway") joins Loafer Canyon Rd. He wants to develop the land and build a home on it for himself. He is interested in the piece of land just north of his property belonging to the City. He would like to buy or trade for the adjoining parcel. He is making a "formal request" of the City to assist him in finding the value of this property and to work toward an agreement that would benefit both parties. Mr. Anderson submitted a written request to the Council with a County map of the parcels referred to. He said, "As you can see, the City property is very small and unbuildable, unless attached to a larger property. I would maintain this property & install curb, gutter & asphalt; and clean it up making it look much better than present." Mr. Anderson also said he would be willing to consider installing part of the sewer line beyond his property; another option would be to repair a culvert that runs under the dugway that allows run-off drainage.

Mr. Anderson has been in to speak to the Mayor and the Mayor has spoken to some of the Councilmembers.

Raymond Brown: How would the City determine the value of that piece of land?

Mr. Anderson: The only solution he could arrive at would be to use the same calculations he used to determine the value of his property (he figures between \$5,000 - \$7,000). (*Since the City is not taxed, that could be a problem.*)

Alvin Harward: Reminded Mr. Anderson that tax value is only 50% of the value in Utah.

*After discussion, it was decided to place this item on the Agenda for the next Council Meeting on August 8, 2006. Meanwhile the Mayor will check with realtors to assist in determining value of the City's land.

WATER RIGHTS
UPDATE

Mayor Dunn: The Mayor spoke to Tony Fuller (Water Rights consultant) on the phone about "Birdseye Water Shares"...about 2,000 acre-feet, located by Mr. Fuller. He spoke to the attorney that is over-seeing these rights and initially said that it would not be a problem for the City to get 100 – 150 acre feet of those rights. When the attorney was re-approached, he said there had been some offers (Saratoga Springs) on these rights in a block; as a result, the price went up.

The original price discussed had been \$3,500/acre foot; to maintain this price, the City would have to purchase more...perhaps 250 acre-feet. The rights are in "area 51" in Spanish Fork drainage...Elk Ridge is in area 51, too, making the transfer process easier.

Mr. Fuller feels it is getting more difficult to find water rights.

Alvin Harward: Suggested getting 250 acre feet now and 250 more financed over time.

Mayor Dunn: The market value for water rights has increased to \$3,700/acre-foot.

Money in the form of cash-in-lieu of providing rights is coming in from various developers, like Randy Young (he was to have paid for the water rights from the City by now).

After discussion, the Council agreed that 250 acre-feet now would be advisable and 250 acre-feet over time would also be beneficial.

PAYSON –
ELK RIDGE SEWER
PROJECT –
CONTRACT

Mayor Dunn: The Mayor has the latest draft of the proposed sewer contract between Payson & Elk Ridge City. It was delivered by Dave Tuckett (Payson Attorney) to Mayor Dunn. It is the same except for the second page, about mid-page: "Only one review will be conducted annually." They were trying to avoid multiple independent reviews; and to include both parties in the review process. Other than the issues already discussed, this is the only change. Payson agreed to the requests from Elk Ridge:

- Impact Fee: \$2,500 (with Elk Ridge retaining \$300)
- \$250,000 to be paid to Payson for existing customers connected to the trunk line. This will be over a 5-year period, at \$50,000/year.
- Monthly charge: \$22 to Payson (Elk Ridge will charge more to cover O & M costs).

Nelson Abbott: Cautioned that the City Budget includes transfers out of the Sewer Fund, into various other Funds. There needs to be enough money to be able to cover these costs as well as maintenance of the system.

Raymond Brown: Is very hesitant to increase the rate too much. Growth will bring more revenue without over-charging existing residents. With the current residents, \$3/month would bring in over \$18,000/year. With another 500 homes, the revenue will double over time.

Nelson Abbott: He does not want to increase the rate any more than necessary, but he does not want to operate in the "red".

Raymond Brown: Agrees that the City cannot operate in the "red"; but he cautioned against raising the rate too much. Is there any hope, once the new well and tank are in, that utility costs to the residents will decrease? If water charges could decrease, it would balance an increase in the sewer...residents look at the overall bill.

Alvin Harward: The sewer rate has not been raised in the time he has lived in Elk Ridge.

(Mayor Dunn commented that if Elk Ridge stayed with Salem, there would be added sewer costs to increase the capacity of the lines and to continue to upgrade the plant.)

As far as the possibility of decreasing rates in the future; it will depend on the cost of operations as much as paying off bonds. Expenses continue to increase. Pumping costs alone are high.

(Discussion of rates, options to generate revenue through commercial businesses and the future of Elk Ridge)

Mayor Dunn: If there are no problems with the contract, as written, then is the Council in agreement that it should be signed?

The Council agreed that the contract is satisfactory as written.

SALEM CITY
AGREEMENT

Mayor Dunn: Salem City Council considered Elk Ridge's request for additional temporary connections at their last Council Meeting held on 7/19/06. There seems to have been some confusion with the future connections that will be on the north side of 11200 South; these will not be temporary. Due to the confusion, Salem did not act on the request.

The Mayor and Jeff Budge met with Salem's Engineer, Bruce Ward, and had a phone conversation with Salem's Mayor in an attempt to clarify some of the issues.

- Everything north of 11200 South would be on Salem's system; and a contract similar to the one with Payson needs to be negotiated between Salem and Elk Ridge for these connections. This contract would include O&M charges and Impact Fees.
- Monthly sewer service fees were discussed, but nothing decided upon.

*Salem is expecting from Mayor Dunn:

1. A re-write of a contract similar to the one with Payson; to include certain conditions: sewer rates, impact fees.

Salem currently does have a non-resident fee; that needs to be created. Their residents pay \$21.50/month for sewer and their Sewer Impact Fee will be around \$2,000 (upon completion of a sewer impact fee study).

2. Another document requesting about 170 to 175 temporary connections until the Payson line is available. This would allow pending developments to move to Final Approval and the construction phase.

The calendar of events for Payson's Project: They will start laying pipe in October, 2006. They expect completion of the line installation by September, 2007.

Elk Ridge would expect the temporary connections to be good until that time.

Salem prefers to have the contract with Payson signed and in place to approve this request for temporary connections.

*Mayor Dunn will be in attendance at Salem's next Council Meeting (8/2/06) to discuss the above mentioned issues. He will have the requested documents to submit to Salem at that time.

**ELK RIDGE
CITY COUNCIL MEETING
July 25, 2006**

**TIME & PLACE
OF MEETING**

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Notice of the time, place and Agenda of the scheduled meetings was provided to the Payson Chronicle, 145 E Utah Ave, Payson, UT, and to the members of the Governing Body, on July 20, 2006; and an Amended Agenda on 7-21-06.

ROLL CALL

Mayor: Dennis Dunn; *City Council:* Alvin L. Harward, Nelson Abbott & Raymond Brown (Absent: Mark Johnson, Mary Rugg); *City Planner:* Ken Young; *City Engineer:* Jeff Budge; *Public:* Randy G. Young, L. Allen Anderson, Ryan Haskell, Rob Riding, Ron Cutler, Carissa Nosack, Carey Montierth; & *City Recorder:* Janice H. Davis

7:20 PM -

CITY COUNCIL REGULAR AGENDA ITEMS

**OPENING
REMARKS &
PLEDGE OF
ALLEGIANCE**

Opening Remarks (prayer) were offered by Mayor Dennis Dunn, after which the Pledge of Allegiance was led by Councilmember Alvin Harward, for those wishing to participate.

**AGENDA TIME
FRAME**

**MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY ALVIN HARWARD TO APPROVE THE AGENDA TIME FRAME; ADJUSTING THE START TIME TO 7:21 PM
VOTE: YES (3) NO (0) ABSENT (1) MARK JOHNSON & MARY RUGG**

PUBLIC FORUM

There were no comments from the Public.

**PROPOSED LOT
SPLIT –
MONTIERTH**

Salem Hills Subdivision, Plat "C", Lot #20 – Proposed Lot Split/Discussion:
(Memo from Planner to Council, dated 7-25-06)

"Carey Montierth would like to split her one-acre lot at 554 Lakeview Drive, into two half-acre lots; however, current code requirements for the R-1-20,000 Zone do not allow this split to occur, even though logically it seems that such a split should be permitted, based upon size and shapes of the neighboring lots.

Elk Ridge City Code currently requires/provides for the following in the R-1-20,000 Zone:

1. 120' width lot frontage
2. An extra 10' width in lot frontage for corner lots
3. A special exception on lot width down to 80% of required width, subject to several things, including:
 - a. At least the same width as 80% of the lots fronting on the same street within 400'
 - b. Subdivision is created by splitting a metes and bounds lot, not a platted lot.
 - c. Applies only to the new lot created where there is not an existing home. The remaining lot with an existing home must meet code requirements.

Because of the lot size and available frontage on the Montierth's lot, any potential proposed split does not meet all of the above code requirements.

In reviewing the proposal with the applicant, the following options were offered, which would allow a property split as proposed. It was recommended that the applicant pursue these options in a discussion with the City Council:

Option 1: Seek the following amendments to the City Code:

- a. Sections 10-7B-4: Change the frontage width requirement from 120' to 100', matching the requirement for width of lots in the R-1-15,000 Zone. This would affect all lots in the R-1-20,000 Zone.
- b. Section 10-15C-4: Change the corner lot extra width requirement from 10' to 5'. This would affect corner lots in all Zones throughout the City.

Option 2: Seek the following amendments to the City Code:

Amend Section 10-12-30 to allow a lot width exception:

- a. If width is the same as 50% of lots on the same street within 300 feet,
- b. Allow the lot split to occur on already platted lots, and
- c. Allow lots with an existing home to also have the lesser excepted width.

These changes would affect similar scenarios for lot splits throughout the City.

Option 3: Seek a variance to be granted by the Board of Adjustments to allow the lot split as proposed. If the variance were granted, it would affect only the Montierth lot. Reasoning for the request would be based on the approval of a variance for the adjoining Ken Harris Subdivision (6 lots), granted in 1997.

However, it would appear difficult for a current Board of Adjustments to make the necessary findings for a variance. The criteria for granting a variance is based on a demonstrated non-self imposed hardship placed on the property owner to develop their property, usually due to shape, size, slope or lay of the land. The findings for such a hardship on the adjoining property variance granted in 1997 are not clear. To grant a variance to one property simply because a variance was granted previously to another does not satisfy the hardship criteria.

One difficulty in pursuing this option is the fact that there currently does not exist a current active Board of Adjustments in Elk Ridge. A new Board would need to be established and instructed as to their responsibilities, and then proper noticing for their meeting would need to occur. The time required to reach this point may be lengthy.

Conclusion:

In reviewing the above options, it does not appear that there is a quick and easy “best option”. Logic and fairness suggest that Carey Montierth should be allowed to split her lot and create 2 lots that would conform to what has been and is being created in the neighborhood.

The least impact to the City would be through a variance, yet the reality and possibility of a variance being granted is questionable. Changing the code will have some impacts on other areas in the City, but perhaps they are not necessarily negative impacts. It would allow other owners of 1 acre lots that do not meet the current requirements to split their property into two lots. The need for 120’ lot width is questionable, and perhaps 5 extra feet on corner lots is sufficient. Loosening the requirements for special exceptions (as suggested) would have minimal impact and may be more fair to property owners in similar circumstances.”

Carey Montierth: Stated her request to split her lot into two ½ acre lots; the new lot would be the western portion of her property. She has met with the City Planner. She summarized the information mentioned in the memo to the Council from the Planner. She stated her preference for Option #1.

Currently her lot is to be surrounded by ½ acre lots. She was present to have the Council consider the proposed options and decide which would be the best way to proceed.

Ken Young: Reviewed his memo the Council. The question should be asked what the intent was, to have 120’ frontages? Originally, it was probably to allow more space between the homes and more “spacious” living; however, there is a group of existing lots in the Zone that don’t meet that lot width. If all the lots in the area had 120’ frontages, then there would be the overall affect of more spacing between homes. The fact remains that several lots do not meet this requirement, so the affect is not achieved in that area. Most the other Zones have 100’ width requirements.

Comment:

The R&L-1-20,000 may need the extra frontage due to animal corrals and required distances from other dwellings. It is not the intent of the Planning Commission to change the frontage in that Zone.

Alvin Harward: Asked Mr. Young what he, as the City Planner, would recommend.

Ken Young: As he has continued to consider each of the Options, he cannot justify the maintenance of the 120’ frontage requirement in that particular Zone. The impact will only be on a few remaining lots in that Zone. The only further consideration would be the extra width requirement for corner lots; how important is that?

Alvin Harward: Recommends changing the Code to allow 100’ frontages.

Nelson Abbott: He agrees with Councilmember Harward; however, he did have a question on setbacks. He values additional setbacks. (The setbacks are the same in all the Zones.) He felt the 10’ extra width required for corner lots may be desirable.

Carey Montierth: Expressed her view that lessening the requirement to 5’ would still allow a large home to be built.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY RAYMOND BROWN TO RECOMMEND TO THE PLANNING COMMISSION TO GO THROUGH THE PROCESS REQUIRED TO IMPLEMENT OPTION #1

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & MARY RUGG

*To go to the Planning Commission on 8/3/06.

PAYSON SEWER
CONTRACT -
APPROVAL

No further comments.

MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY NELSON ABBOTT TO APPROVE THE PROPOSED SEWER CONTRACT BETWEEN PAYSON CITY AND ELK RIDGE CITY, AS PRESENTED

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & MARY RUGG

SALEM CITY AGREEMENT	This was already discussed during the Work Session.
APPROVAL SEWER CONNECTIONS	<p>The Council will approve no new connections to the sewer until the Salem City Council has met and re-considered Elk Ridge's request for additional temporary connections (100 to 175). Salem City Council will meet on August 2, 2006. The Mayor will be at the Meeting. All requests are on hold until that time.</p> <p>Kevin Hansen felt that his request should be considered in the same light as the granting of a connection to the parcel owned by John Henry, formerly owned by Boyd Winterton.</p> <p><u>Jeff Budge</u>: Felt that as soon as the signatures are in place on the two documents to be considered:</p> <ol style="list-style-type: none">1. Acceptance of the lots north of 11200 South onto Salem's Sewer System2. 100-175 temporary connections <p>Then development can begin to occur in Elk Ridge.</p> <p>*These requests will be reconsidered on 8/8-06.</p>
NON-AGENDA ITEM	The new Deputy Sheriff, Deputy Rob Riding was introduced to the Council; he took Deputy Larsen's place.
FINAL PLAT APPROVALS	<p>Not applicable at this point.</p> <p>Both Subdivisions: Loafer Heights, Plat A & Crestview Estates, Plat A...will be on the next Council agenda for the 8/8/06 Meeting.</p>
HASKELL ZONE CHANGE - C-1 TO R-1-15,000	<p><u>Ryan Haskell</u>: Was present to address the Council with added information that he felt would influence the Council's previous decision to postpone any decision on this request until after the scheduled "Cottage" Meetings for the Economic Development Committee are completed and their resulting recommendations are available.</p> <p>Mr. Haskell submitted a letter to the Council following a survey he conducted:</p> <p>"My name is Ryan Haskell and I recently applied for a Zone Change for about two acres located adjacent to Park Drive and Olympic Lane. I bring the issue before you again to bring to your attention what Elk Ridge citizens would like to see in Elk Ridge. I recently took a survey around to 30 families in Elk Ridge to get their opinions of what they would like the land used for, IF it remains zoned commercial. (The survey reflected various percentages associated with commercial preferences.)</p> <p><i>Conclusion:</i></p> <p>In conclusion, ...Elk Ridge City does need Tax revenue coming into the City; but, the size of the above mentioned property and the population size of Elk Ridge City, to maintain a business, just does not Make sense. When the Page Farms subdivision goes in and the population of Elk Ridge rises, those people who build in that location will still be, elevation-wise, below where this property is, and not too many people go up the hill during their commute; they go down the hill.</p> <p>Please reconsider denying the zone change to R-1-15,000. Residential Housing is the best match for this property."</p> <p>Mr. Haskell commented that the size of the property in question would not permit most of the preferences listed on the survey. The issue is that he is not trying to re-zone the entire area, just the area required for these 5 lots.</p> <p>Mr. Haskell offered his services with the Economic Development Committee.</p> <p>It may be that the Planning Commission needs to review the "Permitted Uses" allowed in the Commercial Zone.</p> <p><i>After discussion, the Council decided to uphold the previous action to postpone (not "deny") the decision on this request until after the completion of the scheduled "Cottage" Meetings to be conducted by the Economic Development Committee and the information that is to come from those meetings.</i></p> <p>Mr. Haskell assured the Council that he knows his father (Lee Haskell) will not sell his land to anyone planning commercial development in this area. He knows the wishes of the residents and he lives in the Community.</p> <p>*This request will be reconsidered at the end of September, 2006.</p>
AQUA ENGINEERING REVIEW & RECOMMENDATIONS - CLOWARD WELL - STORAGE TANK	<p><u>Jeff Budge</u> (Aqua Engineering)</p> <p>As per letter form Aqua Engineering, dated July 20, 2006:</p> <p>This letter is a proposal for a "work release" for the following work to be performed by Aqua Engineering.</p>

"We (Aqua) have discussed both formally at Council Meetings and informally in Planning Commission Discussions, the need to have additional water storage and source capacity as growth continues to proceed in the City. With the addition of the Elk Ridge Meadows Subdivision and other proposed developments, the current City water infrastructure will not be adequate to meet the requirements of the Utah State Division of Drinking Water."

Proposal:

1. Cloward Well Upgrade:

Provide engineering regarding the design & construction of the Cloward Well Upgrade

2. Provide engineering regarding the design & construction of a 2 million gal, storage tank
The scope of the work and the details are outlined in the proposal letter.

3. *Administration*: If required and at the City's request, Aqua will assist the City in the procurement & documentation of easements and procurement & administration of loan funding for the project.

4. *Compensation*: Each of the three above items will be completed on an hourly rate basis.

- These are estimates based on the scope of work as defined above. If the scope of work increases, the base amount of \$225,600 for the Tank and \$59,212 for the Cloward Well; shown on the attached opinion of probable cost will not be exceeded without prior written authorization. Compensation will be based on the attached compensation schedule.

- Mr. Budge has reviewed the work completed by LEI Engineering and reaffirms most of LEI's recommendations. This Work Release will authorize Aqua to implement the outlined engineering.

- Aqua feels it would be preferable to upgrade the Cloward Well first and then pursue the drilling of a new well.

- Another issue is that the old "Lower Well" (Cloward Well replaced this well) was not officially abandoned. They have contacted Nickerson Company for an estimate on the cost of capping off this old well and officially abandoning it.

- Aqua's rates are 2 years old; they need to be updated for this Project.

- Mr. Budge and Mayor Dunn have discussed designing the tank to be a bit taller and less in diameter, which would cause the cost to go down a bit. The location would be high enough on the hill that if the tank were an extra 15 feet taller, it would not affect the pressure zoning.

- A 2 million gallon tank would be meant to provide capacity in the event that the City had a market for water. Actually, the figures indicate that a 1 million gallon tank would meet the needs of the City for the next 20 years. Mayor Fritz asked Aqua to consider a 2 million gallon tank because of the opportunity to market some water to Payson, Salem and other outlying areas. (Councilmember Harward added that with a 2 million gallon tank, the City would not have to return to the State for additional bonding in the future.

After further discussion, the Council felt they should move forward with these projects.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY RAYMOND BROWN TO APPROVE THE AQUA ENGINEERING WORK RELEASE, DATED 7-20-06, FOR ENGINEERING TO:

1. UPGRADE THE CLOWARD WELL

2. 2 MILLION GALLON STORAGE TANK

AND TO PROCEED AS PROPOSED IN THE ENGINEERING LETTER

**VOTE (POLL): RAYMOND BROWN-AYE, ALVIN HARWARD-AYE, NELSON ABBOTT-AYE
NAY (0) ABSENT (2) MARK JOHNSON & MARY RUGG**

Passes 3-0

HARRIS ESTATES,
PLAT A – WATER
RIGHTS

MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY NELSON ABBOTT TO APPROVE THE ALREADY PURCHASED WATER RIGHTS AS SUFFICIENT FOR THE CURRENT HARRIS ESTATES, PLAT A, PROPOSED SUBDIVISION

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & MARY RUGG

WATER RIGHTS
ISSUES

**1) MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY ALVIN HARWARD TO ESTABLISH THE POLICY OF ALLOCATING WATER RIGHTS FROM THE CITY OWNED RIGHTS AFTER PRELIMINARY APPROVAL HAS BEEN GRANTED; HOWEVER PAYMENT FOR THOSE ALLOCATED WATER RIGHTS WILL BE AT THE TIME OF FINAL APPROVAL
VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & MARY RUGG**

2) MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY RAYMOND BROWN TO ESTABLISH THE POLICY OF NOT CHARGING ADDITIONAL WATER RIGHT AT THE TIME OF BUILDING PERMIT FOR ALREADY APPROVED LOTS THAT HAVE HAD WATER RIGHTS CONVEYED AT THE TIME OF DEVELOPMENT; THE CONVEYED WATER RIGHT AT THE TIME OF DEVELOPMENT SHALL BE SUFFICIENT TO OBTAIN A BUILDING PERMIT

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & MARY RUGG

3) MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY ALVIN HARWARD TO AUTHORIZE MAYOR DUNN TO CONTACT TONY FULLER TO PURSUE THE PURCHASE OF 250 ACRE-FEET OF WATER RIGHT; WITH THE OPTION OF PURCHASING 250 ADDITIONAL ACRE-FEET, OVER TIME; AND TO BEGIN THE NECESSARY PROCESS AS SOON AS POSSIBLE

VOTE (POLL): RAYMOND BROWN-AYE, ALVIN HARWARD-AYE, NELSON ABBOTT-AYE NAY (0) ABSENT (2) MARK JOHNSON & MARY RUGG

**GLADSTAN DRIVE
- ROAD REPAIR**

Mayor Dunn: Gladstan Drive has incurred some damage and part of the repair is the responsibility of the developer of Grandview North Subdivision; and part of the repair (about 12,000 square feet) is the City's responsibility. The cost for the City's portion has been estimated at about \$6,000.

MOTION WAS MADE BY RAYMOND BROWN AND SECONDED BY NELSON ABBOTT TO APPROVE THE CITY'S PORTION OF THE ROAD REPAIR FOR GLADSTAN DRIVE, IN THE AMOUNT OF APPROXIMATELY \$6,000

VOTE (POLL): RAYMOND BROWN-AYE, ALVIN HARWARD-AYE, NELSON ABBOTT-AYE NAY (0) ABSENT (2) MARK JOHNSON & MARY RUGG

EPENDITURES

General: None

1. *Ballpark Railings:* Costs were not available at the Meeting.

2. *Check Registers (April, May & June, 2006):*

MOTION WAS MADE BY NELSON ABBOTT AND SECONDED BY RAYMOND BROWN TO APPROVE THE CHECK REGISTERS AND PAYROLL FOR APRIL, MAY & JUNE, 2006

VOTE: YES (3) NO (0) ABSENT (1) MARK JOHNSON & MARY RUGG

MINUTES


City Council Minutes of 6-27-06:

MOTION WAS MADE BY NELSON ABBOTT AND SECONDED BY RAYMOND BROWN TO APPROVE THE CITY COUNCIL MINUTES OF 6-27-06, WITH CORRECTION ON PAGE 8: SEPARATE "AND" & "SECONDED" IN THE FIRST MOTION ON THE PAGE

VOTE: YES (3) NO (0) ABSENT (1) MARK JOHNSON & MARY RUGG

ADJOURNMENT

At 8:40 PM, Mayor Dunn adjourned the Council Meeting.



City Recorder

