

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, August 8, 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 Purchase Agreement– Mayor Dunn
2. 4th of July Celebration/Final Accounting of Expenses – Mary Rugg
3. Salem City Agreements Report – Mayor Dunn
4. Road Repair Update – Raymond Brown

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. Restrictive Covenants (CC & R's)/Maintenance Explanation – Mayor Dunn

7:25 6. Allen Anderson/Loafer Canyon Road Parcel & City Owned Parcel – Mayor Dunn

7:35 7. Approval of Sewer Connections:

- A. Loafer Heights Subdivision (4 Connections)
- B. Crestview Estates, Plat "A" (19 Connections)
- C. Hansen/Thornock Subdivision (1 Connection)
(South portion of proposed Subdivision on Hillside & E. Salem Hills Dr.)

1. Preliminary Plat Approval

2. Water Rights Allocation

- D. Elk Ridge Meadows PUD, Phase 1 (Formerly 2) (82 Connections)

- E. Harris Estates, Plat "A" (5 Connections)

8:00 8. Final Plat Approval:

- A. Loafer Heights Subdivision, Plat "A"
- B. Crestview Estates, Plat "A"
- C. Oak Hill Estates, Plat "E"/Preliminary & Final

8:15 9. Ratify Polled Vote: Release Performance Bond for Payson Utah East Stake Center – Mayor Dunn

8:20 10. Audit Engagement Letter/Approval

8:25 11. Expenditures:

General:

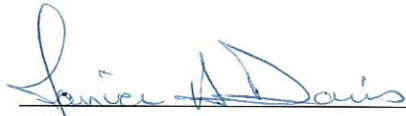
8:30 12. Approval of Minutes of Previous Meetings

Adjournment

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

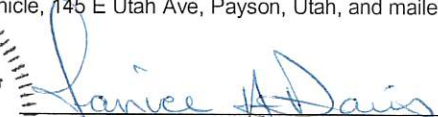
The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 3rd day of August, 2006.




City Recorder

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 mailed to each member of the Governing Body on August 3, 2006.




City Recorder

**ELK RIDGE
CITY COUNCIL MEETING
August 8, 2006**

TIME & PLACE
OF MEETING

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6:00 PM

CITY COUNCIL WORK SESSION AGENDA ITEMS:

ROLL CALL

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

WATER RIGHTS
PURCHASE
AGREEMENT

Mayor Dunn: The Mayor received a draft of an agreement to purchase a total of 500 acre-feet of water right from Hearthstone Development, Inc. The City is requesting 250 acre-feet now and 250 acre-feet, to be financed over time. The current cost would be \$3,750/acre-foot. Suggestion from Tony Fuller: to re-evaluate the amount the City is charging for "cash-in-lieu"; his recommendation is to increase the mount from the current \$3,500/acre-foot to \$4,000/acre-foot (\$3,500 is already out-dated). By increasing the amount now, the City will lessen the chance of losing "purchasing power".

The Mayor received information that there is a bit of litigation surrounding this right and the Company selling it; but the attorney, Mr. Mabey, does not feel that it will interfere with the proposed purchase of the water right.

This agreement has not been finalized; it is currently with the seller for their review. Mr. Fuller feels that Hearthstone may add to the agreement wording that would cover termination terms or to be able to change the prices of the water rights. It will come back to the Council when they are finished with their review.

Alvin Harward: (2nd paragraph) Refers to \$100,000 being paid to the "seller"; he feels it should be changed to, "A refundable down payment of one hundred thousand Dollars (\$100,000.00) shall be paid by the Buyer, to be held in an escrow account, at the time of the signing this contract".

*Mayor Dunn is to contact Tony Fuller with this proposed change in the contract.

4TH OF JULY
CELEBRATION –
FINAL ACCOUNTING

Mary Rugg: The Celebration seems to have been a great success; there have been many positive comments and all had a great time. Councilmember Rugg complimented all the Committee Heads on their dedication. The finances actually came in \$823.39 over-budget. Mayor Dunn offered the support of the Council with the Celebration; and commented on some of the events and prizes that he witnessed in the Salem Days Celebration.

SALEM CITY
AGREEMENTS

Mayor Dunn: At Salem City's request, he provided 2 documents (Agreements) to their City Council a couple of days prior to the last Salem City Council Meeting. One was the Agreement for Temporary Connections and the other was an Agreement for the connections that will be located north of 11200 South and be sewered by Salem on a permanent basis (similar to the contract with Payson). These proposed Agreements were based on months of negotiation talks between Elk Ridge and Salem City. In all of those meetings with Mayor Henderson and Salem's Engineer, Bruce Ward, the understanding was that the connections north of 11200 South would be sewered by Salem. It seems that some of the Salem Councilmembers were not made aware of the negotiations for both of these situations; some were offended by the request and even considered completely denying any request for any permanent non-resident connections north of 11200 South. The Mayor and those present were told of this change in feelings at the Salem Council Meeting held 8-2-06. The Mayor was surprised by this change in understanding. When the Mayor presented the 2 proposed Agreements, particularly the permanent connections, Mr. Ward declared the Council's feelings that there did not seem to be "anything in this arrangement for either city". He suggested having the developer install a "left station" to sewer the area in question to Payson; or pay Salem a couple of hundred thousand dollars just to buy into their system. These options had never been a part of the previous discussions between the two cities.

Since that time, Mayor Dunn has spoken with Mayor Henderson and Jeff Budge (Aqua): Mayor Henderson allowed the subject to be tabled at the Council Meeting in order that the entire matter not be denied by negative votes. Two of the Councilmembers were unfamiliar with the proposals and felt uncomfortable with a positive vote. Mayor Dunn hopes to meet with these two Councilmembers and Mayor Henderson, to acquaint them with the advantages of the 2 proposals from Elk Ridge. If this does not work, then it is in Randy Young's hand as to what direction he will go: he could cut under the canal and go to Payson, install a lift station, etc.

Alvin Harward: There is still capacity in the system to allow some extra connections south of 11200 South; even Salem's Council agreed with that.

Mayor Dunn: As a result of the Meeting with Salem, the Mayor and the City Recorder reviewed the existing sewer contract Elk Ridge has with Salem, and compared that with the Flow Study performed by Bruce Ward (when he worked with Aqua Engineering) and from those calculations, Elk Ridge has about 109 more connections, based on the amount allowed by the contract (144,000 gal. per day...186,500 gpd without the section of the line known as the "bottle-neck"). Bruce Ward said that the amount of effluent going through that pipe is not the real issue; the issue is whether or not the City Council wants to keep the northern part of Elk Ridge on that trunk line. The north part that annexes into Salem will be kept on that main trunk line.

Nelson Abbott: It is interesting that in the original talks it was Salem that brought up the point to consider the possibility to have the property north of 11200 South connect to their system, to allow Salem the opportunity to collect impact fees as well as monthly charges.

Mayor Dunn: Both Bruce Ward and Mayor Henderson have indicated to Mayor Dunn that what was presented to their Council made perfect sense, the previous discussions have always made sense; it is a matter of getting the Salem Council to see the advantages.

*Mayor Dunn is to attempt to meet with Salem the following week.

ROAD REPAIR UPDATE

Mayor Dunn: (Councilmember Brown was absent.) The email the Mayor received indicated that the City Hall Parking Lot and the Ballpark Parking Lot will be done by perhaps this Friday (8/11). Councilmember Rugg will need to get approval for a water line to be extended for future Sprinklers to water the landscaping planned for the tiered part of the rock wall; the estimate is \$2,000. This action will be added to the "General Section: of Expenditures.

NON-AGENDA ITEMS

1. Mayor Dunn: Introduced Mike Slater to the Council; he is a Meter Reader for Woodland Hills. Councilmember Harward contacted him to see if he would be interested in reading meters for Elk Ridge. He is able to read the meters in about two days because that is all he does; rather than having other obligations to distract him; he can focus on this one task.

The Public Works Employees currently take 3 or 4 days to read them because of their overall widespread duties they have. The rate would be at \$1.00 per meter, using the City's equipment. He would need to be trained on the auto-read equipment (Mr. Slater would have to contact Linda Cooper and Kent Haskell for this training).

The City is in the process of converting to auto-read at about 100/year. This arrangement would free up the Public Works Dept. for other tasks.

Mary Rugg: Suggested a 3-month trial basis to determine if this is a good arrangement; there are only 3 months left (Aug. – October) when the meters are read for this year.

Mr. Slater: Asked for permission to: mark the roads to assist him in locating the meter cans and to ride his 4-wheeler to get around the City. The Council saw no problem with either request since recreational vehicles can be used for "humanitarian" purposes and this would be a case where it is a contract and designated for a particular use.

Action will be taken during the Regular Council Meeting. Mr. Slater was thanked for coming.

(The vote will have to be a polled vote of the members of the Council present and then the vote Ratified at the next Council Meeting.)

2. (Discussion on Agenda Item #6 due to some extra time in the Work Session)

Allen Anderson approached the Council at the last Council Meeting to propose the purchase of the City-owned piece of property on the lower curve of E. Park Drive ("Dugway") as it connects to Loafer Canyon Rd. It would not be buildable, and Mr. Anderson would like to blend it with the parcel just to the South; which he owns and plans to develop. The Council was to consider this proposal and determine a fair price for the parcel.

Alvin Harward: (Is in Real Estate) Visited the site and felt the parcel is not really big enough for the City to develop it and recommended selling it to Mr. Anderson; a fair price would be around the high end of the range that Mr. Anderson proposed (\$5,000-\$7,000). The decision would be up to the Council.

The Council discussed the value at around \$8,000, since the land could not be developed for use by the City.

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ROLL CALL

Mayor: Dennis Dunn; *City Council*: Alvin L. Harward, Nelson Abbott & Mary Rugg (Absent: Mark Johnson, Raymond Brown); *Public*: Bud Whitaker, Ron Cutler, Carissa Nosack, John-Henry Schroemges, L. Allen Anderson, Steve & Jayne Vaughn, Dennis & Gaylene Jacobson, Breck Madsen, RL Yergensen, Randy Young; & *City Recorder*: Janice H. Davis

7:00 PM -

CITY COUNCIL REGULAR AGENDA ITEMS

**OPENING
REMARKS &
PLEDGE OF
ALLEGIANCE**

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

**AGENDA TIME
FRAME**

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO APPROVE THE AGENDA TIME FRAME; ADDING TO THE AGENDA UNDER "GENERAL EXPENDITURES": 1) APPROVAL OF MIKE SLATER AS METER READER AT CONTRACT AMOUNT AND APPROVAL OF A WATER LIND EXTENSION IN THE PARKS FOR THE ROCK WALL

VOTE: YES (3) NO (0) ABSENT (1) MARK JOHNSON & RAYMOND BROWN

PUBLIC FORUM

Carissa Nosack: Thanked the Council and Mayor Dunn for work on the sewer contract with Payson and the arrangements with Salem City.

**RESTRICTIVE
COVENANTS –
EXPLANATION**

Mayor Dunn: An issue has come up in the City in the area of Fremont Way. This street lies within two Subdivisions, Salem Hills, Plats A & B, that had Restrictive Covenants recorded (1973); this occurred years ago, before the City incorporated in 1976. Mayor Dunn checked with the City Attorney and he advised, 1) The CC&R's are still valid, though there has been no committee to enforce them over the years and, 2) The City is not involved in enforcing CC&R's in any way.

Issue: Many poplar trees were planted on a building lot on Fremont Way; these trees were in violation of the CC&R's recorded for those Subdivisions. The trees also blocked the view of surrounding neighbors. Neighbors are upset because some had to sign these Covenants, agreeing to the terms listed. It is felt that all should have to adhere to the same restrictions. There is a problem with enforcement since there is no active Architectural Committee to oversee the enforcement. Some of the local resident felt that the City should be involved in the enforcement, and the City cannot be. The situation escalated when someone trespassed onto the property owner's lot at night and pulled out the trees and removed them. This breaks the law and the Mayor was explicit in declaring that should this person be discovered, he/she would be prosecuted within the law; but the City cannot be involved in the enforcement issue of the trees.

The Mayor invited the resident to come and have the process of CC&R Management explained to them. Some felt that the Council should take some action. There was none to take. The representative residents expressed their desire to re-activate a Committee to enforce these Covenants; Mayor Dunn pointed out that there are other violations in place throughout the two Subdivisions in question; are they prepared to be uniform in the enforcement? Question: Should the Planning Commission reconsider the definition of "hedges" in the context of visibility? Trees, planted close together could be considered a "hedge".

Ken Young: The Ordinance may be sufficient, as written

*Mayor Dunn will make himself available to discuss this with these concerned citizens at a future time.

ALLEN ANDERSON -
LOAFER CANYON RD
PARCEL

Mayor Dunn: Informed Mr. Anderson that the City Council is in favor of granting his request to sell the parcel north of his property to him. They are willing to sell it to him for the price of \$8,000. Mr. Anderson felt that was a fair price and agreed to the arrangement.

There was discussion of the location of the lower Elk Ridge sign and the possibility that the City may have to move the sign; Mr. Anderson was not opposed to having the sign on his property.

*Aqua Engineering will be asked to provide a description of the parcel and to draw up a deed.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO SELL THE CITY-OWNED PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF THE CURVE IN EAST PARK DRIVE ("DUGWAY") LEADING TO LOAFER CANYON DRIVE; FOR THE SELLING PRICE OF \$8,000.00

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

Passes 3-0

APPROVAL SEWER
CONNECTIONS

Mayor Dunn: Since the last City Council Meeting, it has been determined that the City has approximately 109 connections, according to the Flow Study Report and the amount of capacity Elk Ridge has, as stated in the Contract with Salem. The Mayor approved certain pending subdivisions being placed on the Agenda for consideration.

1. Loafer Heights Subdivision, Plat A:

Loafer Heights Subdivision, Plat A, has 5 proposed lots; however, one of the lots has a sewer connection and 1 acre foot of water right attached to it from the old Salem Hills Homeowner Association fees paid for one lot.

The Planning Commission recommends approval of these connections.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO APPROVE FOUR (4) SEWER CONNECTIONS FOR LOAFER HEIGHTS SUBDIVISION, PLAT "A"

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

2. Crestview Estates Subdivision, Plat A:

The Planning Commission recommends approval of these connections.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO APPROVE NINETEEN (19) SEWER CONNECTIONS FOR CRESTVIEW ESTATES SUBDIVISION, PLAT "A"

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

3. Hansen/Thornock Subdivision, Plat A:

A. Preliminary Plat Approval:

MOTION WAS MADE BY ALVIN HARWARD TO GRANT PRELIMINARY PLAT APPROVAL TO THE PROPOSED HANSEN/THORNOCK SUBDIVISION

Motion died due to lack of a second

Discussion:

Nelson Abbott is opposed to the proposed subdivision in that area because of existing run-off problems in the area of South Hillside Drive. It is already flooding neighbors. He does not agree with the proposed building on the existing drainage channel.

John-Henry Schroemges: He realizes there is concern about the drainage; however, he will be responsible to add improvements to help mitigate the existing problem. It is for the benefit of the existing lots as well as the proposed lots in this subdivision. The drainage will be improved.

Mayor Dunn: Believes the flooding that has occurred in that area has been due to overflow from the Water Tank located above (south) the area.

Mr. Schroemges: They would provide an expanded catch basin as well as a sump to help catch any run-off. This will also assist in discharging the water.

The Mayor suggested that the Council postpone any further discussion until the City Planner arrived at the Meeting to be able to answer any questions and concerns.

The Mayor reviewed the memo from the Planner to the Council dated 8-8-06, at this time:

“Background:

This 2-acre property, formerly owned by Boyd Winterton, is being prepared as a two lot subdivision. Prior to the approval of the plats for this proposed subdivision, approval is needed for the following:

1. A sewer connection for Lot #2, owned by Kevin Hansen. One connection was previously approved by the City Council for Lot #1, based upon earlier arrangements with the former owner, Boyd Winterton. The reasoning for granting approval of a connection for Lot #2 should follow that for Lot #1, so that this subdivision can be legally prepared and approved.
2. The allocation of the required water rights for both lots at 1.14 acres each, or a total of 2.28 acres.

Recommendation:

It is recommended that the above requests be approved in order to provide for the legal subdivision of these two one acre lots.”

Mayor Dunn also reviewed a portion of the memo from the Planner to the Planning Commission:

(2nd Paragraph) “This Preliminary Plat was reviewed by the Planning Commission on July 20, 2006, and recommended a few items for correction, which have been prepared and submitted as shown on the attached plat.

Being in the CE-1 Zone, a grading site plan will be required to be reviewed and approved by the Planning Commission prior to any development in the subdivision.”

The Mayor feels the Planning Commission has done a thorough job in reviewing this proposed subdivision; they have recommended approval of the Preliminary Plat. The Mayor, having served on the Planning Commission in the past, does not take these recommendations lightly and feels that personal preferences should be put aside. He asked that any concerns be addressed to Ken Young, when he arrives.

It was felt that additional information was needed to reconsider the vote.

Later in the Meeting, after the arrival of the City Planner:

Mayor Dunn asked Ken Young to discuss any additional explanation he may have concerning the Planning Commission's perspective in approving this subdivision.

Ken Young: The Planning Commission has been discussing this proposed subdivision for some time. He gave a brief history of the division of the original 2 acre parcel and previous attempt at subdivision, up to the current proposal to create a 2-lot subdivision. This has all been reviewed by the Technical Review Committee and the Planning Commission and was found to meet all of the City's requirements.

Council Questions/Comments:

Mary Rugg: There is a concern with the drainage; this is a natural ravine; what happens when building occurs in this ravine? Is the major proportion of the flooding that occurs in this area due to over-flow of the tank? (She believes regular run-off from snow-melt, etc. does contribute to the problem of flooding). She described the flow pattern of the run-off that she has witnessed. It actually goes out into the middle of the street and into the Brockbank's lot, and others.

Ken Young:

- Curb/gutter is being required along Hillside Drive and E. Salem Hills Drive.
- An “inlet sump” is also being required to catch run-off
- There is an existing drainage pipe from the property, underneath the road; that will drain into the sump (shown on the plat at the south end of the property)
- He was not aware there was that much of a problem with the run-off in the area; but if Kent Haskell thinks the plans are enough to mitigate the problem, then we should move forward.

Alvin Harward: The proposed plan is a better system than the City has in place currently.

Ken Young: He does understand what Councilmember Rugg is saying; if the sump is around the corner, it may not be in position to catch the run-off.

Nelson Abbott: He stated that he was elected to represent the people and these people are his neighbors, and they have all expressed concern about this problem.

He wants to make sure that all aspects have been considered and that he can feel good about the efforts the City is making to mitigate the existing problem and the problems that could occur, if this development is approved.

Mr. Schroemges: Says he has spoken to some of the surrounding neighbors and they have seemed fine with the pending development. He has answered questions about their plans. If they are required to assist in fixing the existing problem; then he does not see what the concerns are about. The best designed sumps do not always catch all the run-off, but he will do what is expected of him to help this situation. He feels the improvements will benefit all concerned.

Nelson Abbott: Another concern is: who will be responsible to clean the sum on a regular basis? There is a lot of debris that comes across this area.

Mary Rugg: New development in this area will just add to the flow of run-off. The sumps are inadequate to meet the demands.

Mayor Dunn: Commented that what these developers are trying to do is just what the neighbors that are affected have already done (to develop in this area). There cannot be guarantees that these improvements will be better...improvements go in and there are still problems occurring.

Alvin Harward: These problems occur if there is no development or building; but anything they do will be an improvement.

Allen Anderson: (Excavator) "Every city has the same situation if they have any kind of hills. Payson City has this all over town. There is a really easy way to design your storm rain system; watch the water." If the water is missing the storm drain box, then go to the neighbors that are affected and collect the funds to put in one more box. "It cannot be one guy's job, as a new property, to solve the problems that already exist; however, he can assist in that with what he is doing." Put the storm drain box where the water goes. Water takes the path of least resistance; plan the storm drain system there. Perhaps the local residents will have to do a little maintenance on the sumps and system serving their areas. This is done in other cities. Neighbors can take turns maintaining the boxes in their areas. The cost would be less than a flooded basement; and their insurances will not cover these losses.

Nelson Abbott: Asked Mr. Young if the Planning Commission will address these issues in conjunction with Final Plat?

(Mr. Young responded that they would, if that is the direction specified by the City Council to the Planning Commission.)

Councilmember Abbott said that he has mixed emotions; but that he feels better about the proposed development.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO GRANT PRELIMINARY PLAT APPROVAL TO THE HANSEN/THRNOCK SUBDIVISION, PLAT A; WITH SPECIFIC INSTRUCTIONS TO THE PLANNING COMMISSION TO CONSIDER THE DRAINAGE ISSUES TO MITIGATE THE EXISTING RUN-OFF PROBLEMS
VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

*Ken Young is to take this action back to the Planning Commission.

B. Sewer Connection:

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO GRANT ONE SEWER CONNECTION TO THE HANSEN LOT (SOUTHERN LOT); WITHIN THE PROPOSED HANSON/THORNOCK SUBDIVISION
VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

C. Water Right Allocation:

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO ALLOCATE ENOUGH WATER RIGHT TO SATISFY THE REQUIREMENT FOR 2.28 ACRES OF PROPERTY
VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

3. *Elk Ridge Meadows PUD, Phase 2:*

Phase 1 is on hold, until sewerage arrangements have been solidified (Salem/Payson?).

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO APPROVE 82 SEWER CONNECTIONS FOR PHASE 2 OF ELK RIDGE MEADOWS PUD
VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

FINAL PLAT
APPROVALS

4. *Harris Estates Subdivision, Plat A:*

MOTION WAS MADE BY NELSON ABBOTT AND SECONDED BY MARY RUGG TO ALLOCATE THREE SEWER CONNECTIONS TO HARRIS ESTATES SUBDIVISION, PLAT A

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN
(Noting a conflict of interest on the part of Councilmember Alvin Harward.)

1. *Loafer Heights Subdivision, Plat A:*

(Memo form Planner to Council, dated 7-25-06)

"The City Council approved the Preliminary Plat of the Loafer Heights Subdivision on April 25, 2006, with the provision that the no-man's land area along Park Drive would be granted for use by the property owner and that the developer will widen Park Drive by 2 feet, with curb & gutter.

On May 18th, the Planning Commission reviewed the submission of the Final Plat and recommended approval. A more recent adjustment was made to the property line of lot #3, in which a narrow slice pie-shaped 346 sq ft area is being deeded to the property owner to the north. This is shown on the Plat with the northern property line of lot #3 running a little southeasterly rather than directly east.

The Final Plat is submitted for your review and meets the City requirements.

Recommendation:

Following approval of the required sewer connections, it is recommended that the City Council approve the Loafer Heights Subdivision, Plat "A" Final Plat."

There was no further comment.

MOTION WAS MADE BY MARY RUGG AND SECONDED BY NELSON ABBOTT TO GRANT FINAL PLAT APPROVAL TO THE LOAFER HEIGHTS SUBDIVISION, PLAT A

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

2. *Crestview Estates Subdivision, Plat A:*

(Memo form Planner to Council, dated 7-25-06)

"Background:

The City Council approved the Preliminary Plat of the Crestview Estates Subdivision on February 28, 2006. On June 1st, the Planning Commission reviewed the submission of the Final Plat and recommended approval.

The Final Plat is submitted for your review and meets the City requirements.

Recommendation:

Following approval of the required sewer connections, it is recommended that the City Council approve the Crestview Estates Subdivision, Plat "A" Final Plat."

Discussion:

(The Council motion for Preliminary Approval listed 2 contingencies:

1. Sumps on both sides of Park Drive
2. Water line shall be looped from Escalante Drive to Park Drive)

Mayor Dunn: Recalled the following conditions:

- Replacement of water line (upgrade), looped
- Both sides of Park Drive, with 30 year reimbursement for the portion owned by Burke Cloward. The City will finish off the south side of Park Drive

There was discussion regarding the improvement of E. Park Drive and the placement of curb & gutter.

Clarification: The developer is to improve both sides of Park Drive (full-width roads), with curb & gutter along the property owned by Burke Cloward (Off-site Reimbursements would be due for 30 years after completion of the installation); and no curb & gutter required of the developer along the frontage of E. Park Drive owned by the Elk Ridge City.

*(The amount of the reimbursement is to be checked on.)

The Mayor discussed the trails plans: The City is applying for the same grant for trails that was applied for last year. The issue is, if the City goes with full-width on the road, the options may be diminished to perhaps requiring sidewalk on the south side of Park Drive.

The State standard is a 10' wide, paved trail.

Ken Young: The City Planner suggested it may not be the best time to install curb & gutter along the Park wall; based on future construction of the trail.

*Question: Was the trail completely on City property, or was it in the road right-of-way?
Perhaps the curb & gutter on the City property should be left for future installation.

Nelson Abbott: Would it be appropriate to purchase a strip of Mr. Cloward's property to put the trail in? (It is a 66' right-of-way on a "collector" road; that is a lot of room to put a trail in.)

Alvin Harward: It is black-top and curb & gutter to that point; that is all we need. We would not need to go over the property line.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO GRANT FINAL PLAT APPROVAL TO THE CRESTVIEW ESTATES SUBDIVISION, PLAT A; WITH THE FOLLOWING SPECIFICATIONS:

1. FULL-WIDTH ROAD ON E. PARK DRIVE TO THE WEST BOUNDARY OF CITY PROPERTY, LESS CURB & GUTTER ON THE SOUTH SIDE OF THE ROAD
2. FULL WIDTH ROAD ON E. PARK DRIVE, FROM THE EAST END OF BURKE CLOWARD PROPERTY, WEST; TO INCLUDE CURB & GUTTER
3. WHEN THE CLOWARD PROPERTY WHICH LIES WEST OF THE CITY PROPERTY AT 80 E. PARK DRIVE DEVELOPS, THE IMPROVEMENTS WILL BE SUBJECT TO OFF-SITE REIMBURSEMENT

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

3. Oak Hill Estates, Plat E:

This subdivision is on the Agenda for both Preliminary & Final:

(Memo from Planner to Council, dated 8-8-06)

"Background:

Mr. Yergensen has submitted an application for the simultaneous review of both preliminary and final on this one-lot subdivision, which is adjacent to the applicant's recently approved Oak Hill Estates, Plat D.

This new subdivision/lot contains areas in two zones: the R-1-15,000 Zone & the CE-1 Zone. Since the larger portion of the buildable area falls within the R-1-15,000 Zone, and a footprint of the proposed home has been placed entirely within that Zone, the requirement for a grading site plan approval by Planning Commission has been waived. Mr. Yergensen understands that should any future development be desired in the back portion of the lot, within the CE-1 Zone area, the approval of a grading site plan will be required at that time.

The drainage/utility issues that were taken care of with Plat D provide for those needs with this new lot, in addition to the catch basin and 15" drainage pipe shown on the preliminary plat.

Recommendation:

The Planning Commission has recommended that the City Council approve both the Preliminary and Final Plats for Oak Hill Estates, Plat E."

This one-lot subdivision received approval for a sewer connection at a previous Council Meeting in 2005.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO GRANT PRELIMINARY AND FINAL PLAT APPROVALS TO OAK HILL ESTATES, PLAT "E"

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

PAYSON UTAH,
EAST STAKE
CENTER FOR
LDS CHURCH -
RELEASE OF
PERF. BOND

This is the Construction Performance Bond for the LDS Stake Center (Payson Utah East Stake Center, located on Ridge View Drive).

The Durability Retainer Bond and the Inspection Bond will stay active until January, 2007.

The Durability Time period was back-dated to January, 2005, because that is when the building permit was issued; this was a transition time between LEI Engineering and Aqua Engineering

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO RATIFY THE POLLED VOTE TAKEN TO APPROVE THE RELEASE OF THE CONSTRUCTION PORTION OF THE PERFORMANCE BOND FOR THE LDS PAYSON UTAH EAST, "RIDGE VIEW DRIVE" STAKE CENTER

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

AUDIT
ENGAGEMENT
LETTER

MOTION WAS MADE BY NELSON ABBOTT AND SECONDED BY MARY RUGG TO APPROVE THE AUDIT ENGAGEMENT LETTER FORM JONES SIMKINS, .PC. FOR THE ANNUAL GOVERNMENT AUDIT FOR THE 2005/2006 FISCAL YEAR; NOT TO EXCEED \$13,700.00 FOR THE AUDIT

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

EXPENDITURES

General:

1. *Meter Reader: Hire on contract for \$1.00/meter:*

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO HIRE MIKE SLATER TO READ METERS FOR ELK RIDGE CITY AT A WAGE OF \$1.00/METER; FOR A THREE-MONTH PROBATIONARY TIME PERIOD (AUGUST –OCTOBER, 2006), AT WHICH TIME THE CITY COUNCIL WILL RE-EVALUATE THE PROPOSAL

VOTE (POLL): ALVIN HARWARD-AYE, MARY RUGG-AYE, NELSON ABBOTT-AYE)

NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

Passes 3-0

3. *Watering System for Rock Wall in Park:*

The parking lot by the Ballpark is to have asphalt laid within the next few days; the sprinkler system needs to be extended to landscape the rock wall before the asphalt is laid.

MOTION WAS MADE BY MARY RUGG AND SECONDED BY NELSON ABBOTT TO APPROVE \$2,000 FOR THE EXTENSION OF THE SPRINKLER SYSTEM ON THE NORTHWEST END OF THE BALLPARK, FOR LANDSCAPING THE ROCK WALL

VOTE (POLL): ALVIN HARWARD-AYE, MARY RUGG-AYE, NELSON-AYE

NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

Passes 3-0

*Mayor Dunn to contact Kent Haskell to extend the line under the asphalt so it is available for future installation of the sprinkler system .

MINUTES

1. City Council Minutes of 7-11-06:

MOTION WAS MADE BY MARY RUGG AND SECONDED BY ALVIN HARWARD TO APPROVE THE CITY COUNCIL MINUTES OF 7-11-06

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

2. City Council Minutes of 7-25-06:

MOTION WAS MADE BY MARY RUGG AND SECONDED NELSON ABBOTT TO APPROVE THE CITY COUNCIL MINUTES OF 7-25-06; WITH CORRECTIONS TO PAGE 5

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

ADJOURNMENT

At 9:15 PM, Mayor Dunn adjourned the Council Meeting.



City Recorder

**ELK RIDGE
CITY COUNCIL MEETING
August 8, 2006**

**TIME & PLACE
OF MEETING**

This regular Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, August 8, 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 August 3, 2006.

6:00 PM

CITY COUNCIL WORK SESSION AGENDA ITEMS:

ROLL CALL

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

**WATER RIGHTS
PURCHASE
AGREEMENT**

Mayor Dunn: The Mayor received a draft of an agreement to purchase a total of 500 acre-feet of water right from Hearthstone Development, Inc. The City is requesting 250 acre-feet now and 250 acre-feet, to be financed over time. The current cost would be \$3,750/acre-foot.

Suggestion from Tony Fuller: to re-evaluate the amount the City is charging for "cash-in-lieu"; his recommendation is to increase the mount from the current \$3,500/acre-foot to \$4,000/acre-foot (\$3,500 is already out-dated). By increasing the amount now, the City will lessen the chance of losing "purchasing power".

The Mayor received information that there is a bit of litigation surrounding this right and the Company selling it; but the attorney, Mr. Mabey, does not feel that it will interfere with the proposed purchase of the water right.

This agreement has not been finalized; it is currently with the seller for their review. Mr. Fuller feels that Hearthstone may add to the agreement wording that would cover termination terms or to be able to change the prices of the water rights. It will come back to the Council when they are finished with their review.

Alvin Harward: (2nd paragraph) Refers to \$100,000 being paid to the "seller"; he feels it should be changed to, "A refundable down payment of one hundred thousand Dollars (\$100,000.00) shall be paid by the Buyer, to be held in an escrow account, at the time of the signing this contract".

*Mayor Dunn is to contact Tony Fuller with this proposed change in the contract.

**4TH OF JULY
CELEBRATION –
FINAL ACCOUNTING**

Mary Rugg: The Celebration seems to have been a great success; there have been many positive comments and all had a great time. Councilmember Rugg complimented all the Committee Heads on their dedication. The finances actually came in \$823.39 over-budget. Mayor Dunn offered the support of the Council with the Celebration; and commented on some of the events and prizes that he witnessed in the Salem Days Celebration.

**SALEM CITY
AGREEMENTS**

Mayor Dunn: At Salem City's request, he provided 2 documents (Agreements) to their City Council a couple of days prior to the last Salem City Council Meeting. One was the Agreement for Temporary Connections and the other was an Agreement for the connections that will be located north of 11200 South and be sewerred by Salem on a permanent basis (similar to the contract with Payson). These proposed Agreements were based on months of negotiation talks between Elk Ridge and Salem City. In all of those meetings with Mayor Henderson and Salem's Engineer, Bruce Ward, the understanding was that the connections north of 11200 South would be sewerred by Salem. It seems that some of the Salem Councilmembers were not made aware of the negotiations for both of these situations; some were offended by the request and even considered completely denying any request for any permanent non-resident connections north of 11200 South. The Mayor and those present were told of this change in feelings at the Salem Council Meeting held 8-2-06. The Mayor was surprised by this change in understanding. When the Mayor presented the 2 proposed Agreements, particularly the permanent connections, Mr. Ward declared the Council's feelings that there did not seem to be "anything in this arrangement for either city". He suggested having the developer install a "left station" to sewer the area in question to Payson; or pay Salem a couple of hundred thousand dollars just to buy into their system. These options had never been a part of the previous discussions between the two cities.

Since that time, Mayor Dunn has spoken with Mayor Henderson and Jeff Budge (Aqua): Mayor Henderson allowed the subject to be tabled at the Council Meeting in order that the entire matter not be denied by negative votes. Two of the Councilmembers were unfamiliar with the proposals and felt uncomfortable with a positive vote. Mayor Dunn hopes to meet with these two Councilmembers and Mayor Henderson, to acquaint them with the advantages of the 2 proposals from Elk Ridge. If this does not work, then it is in Randy Young's hand as to what direction he will go: he could cut under the canal and go to Payson, install a lift station, etc.

Alvin Harward: There is still capacity in the system to allow some extra connections south of 11200 South; even Salem's Council agreed with that.

Mayor Dunn: As a result of the Meeting with Salem, the Mayor and the City Recorder reviewed the existing sewer contract Elk Ridge has with Salem, and compared that with the Flow Study performed by Bruce Ward (when he worked with Aqua Engineering) and from those calculations, Elk Ridge has about 109 more connections, based on the amount allowed by the contract (144,000 gal. per day...186,500 gpd without the section of the line known as the "bottle-neck"). Bruce Ward said that the amount of effluent going through that pipe is not the real issue; the issue is whether or not the City Council wants to keep the northern part of Elk Ridge on that trunk line. The north part that annexes into Salem will be kept on that main trunk line.

Nelson Abbott: It is interesting that in the original talks it was Salem that brought up the point to consider the possibility to have the property north of 11200 South connect to their system, to allow Salem the opportunity to collect impact fees as well as monthly charges.

Mayor Dunn: Both Bruce Ward and Mayor Henderson have indicated to Mayor Dunn that what was presented to their Council made perfect sense, the previous discussions have always made sense; it is a matter of getting the Salem Council to see the advantages.

*Mayor Dunn is to attempt to meet with Salem the following week.

ROAD REPAIR UPDATE

Mayor Dunn: (Councilmember Brown was absent.) The email the Mayor received indicated that the City Hall Parking Lot and the Ballpark Parking Lot will be done by perhaps this Friday (8/11). Councilmember Rugg will need to get approval for a water line to be extended for future Sprinklers to water the landscaping planned for the tiered part of the rock wall; the estimate is \$2,000. This action will be added to the "General Section: of Expenditures.

NON-AGENDA ITEMS

1. Mayor Dunn: Introduced Mike Slater to the Council; he is a Meter Reader for Woodland Hills. Councilmember Harward contacted him to see if he would be interested in reading meters for Elk Ridge. He is able to read the meters in about two days because that is all he does; rather than having other obligations to distract him; he can focus on this one task.

The Public Works Employees currently take 3 or 4 days to read them because of their overall widespread duties they have. The rate would be at \$1.00 per meter, using the City's equipment. He would need to be trained on the auto-read equipment (Mr. Slater would have to contact Linda Cooper and Kent Haskell for this training).

The City is in the process of converting to auto-read at about 100/year. This arrangement would free up the Public Works Dept. for other tasks.

Mary Rugg: Suggested a 3-month trial basis to determine if this is a good arrangement; there are only 3 months left (Aug. – October) when the meters are read for this year.

Mr. Slater: Asked for permission to: mark the roads to assist him in locating the meter cans and to ride his 4-wheeler to get around the City. The Council saw no problem with either request since recreational vehicles can be used for "humanitarian" purposes and this would be a case where it is a contract and designated for a particular use.

Action will be taken during the Regular Council Meeting. Mr. Slater was thanked for coming.

(The vote will have to be a polled vote of the members of the Council present and then the vote Ratified at the next Council Meeting.)

2. (Discussion on Agenda Item #6 due to some extra time in the Work Session)

Allen Anderson approached the Council at the last Council Meeting to propose the purchase of the City-owned piece of property on the lower curve of E. Park Drive ("Dugway") as it connects to Loafer Canyon Rd. It would not be buildable, and Mr. Anderson would like to blend it with the parcel just to the South; which he owns and plans to develop. The Council was to consider this proposal and determine a fair price for the parcel.

Alvin Harward: (Is in Real Estate) Visited the site and felt the parcel is not really big enough for the City to develop it and recommended selling it to Mr. Anderson; a fair price would be around the high end of the range that Mr. Anderson proposed (\$5,000-\$7,000). The decision would be up to the Council.

The Council discussed the value at around \$8,000, since the land could not be developed for use by the City.

**ELK RIDGE
CITY COUNCIL MEETING
August 8, 2006**

**TIME & PLACE
OF MEETING**

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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 August 3, 2006.

ROLL CALL

Mayor: Dennis Dunn; *City Council*: Alvin L. Harward, Nelson Abbott & Mary Rugg (Absent: Mark Johnson, Raymond Brown); *Public*: Bud Whitaker, Ron Cutler, Carissa Nosack, John-Henry Schroemges, L. Allen Anderson, Steve & Jayne Vaughn, Dennis & Gaylene Jacobson, Breck Madsen, RL Yergensen, Randy Young; & *City Recorder*: Janice H. Davis

7:00 PM -

CITY COUNCIL REGULAR AGENDA ITEMS

**OPENING
REMARKS &
PLEDGE OF
ALLEGIANCE**

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

**AGENDA TIME
FRAME**

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO APPROVE THE AGENDA TIME FRAME; ADDING TO THE AGENDA UNDER "GENERAL EXPENDITURES": 1) APPROVAL OF MIKE SLATER AS METER READER AT CONTRACT AMOUNT AND APPROVAL OF A WATER LIND EXTENSION IN THE PARKS FOR THE ROCK WALL

VOTE: YES (3) NO (0) ABSENT (1) MARK JOHNSON & RAYMOND BROWN

PUBLIC FORUM

Carissa Nosack: Thanked the Council and Mayor Dunn for work on the sewer contract with Payson and the arrangements with Salem City.

**RESTRICTIVE
COVENANTS –
EXPLANATION**

Mayor Dunn: An issue has come up in the City in the area of Fremont Way. This street lies within two Subdivisions, Salem Hills, Plats A & B, that had Restrictive Covenants recorded (1973); this occurred years ago, before the City incorporated in 1976. Mayor Dunn checked with the City Attorney and he advised, 1) The CC&R's are still valid, though there has been no committee to enforce them over the years and, 2) The City is not involved in enforcing CC&R's in any way.

Issue: Many poplar trees were planted on a building lot on Fremont Way; these trees were in violation of the CC&R's recorded for those Subdivisions. The trees also blocked the view of surrounding neighbors. Neighbors are upset because some had to sign these Covenants, agreeing to the terms listed. It is felt that all should have to adhere to the same restrictions. There is a problem with enforcement since there is no active Architectural Committee to oversee the enforcement. Some of the local resident felt that the City should be involved in the enforcement, and the City cannot be. The situation escalated when someone trespassed onto the property owner's lot at night and pulled out the trees and removed them. This breaks the law and the Mayor was explicit in declaring that should this person be discovered, he/she would be prosecuted within the law; but the City cannot be involved in the enforcement issue of the trees.

The Mayor invited the resident to come and have the process of CC&R Management explained to them. Some felt that the Council should take some action. There was none to take. The representative residents expressed their desire to re-activate a Committee to enforce these Covenants; Mayor Dunn pointed out that there are other violations in place throughout the two Subdivisions in question; are they prepared to be uniform in the enforcement? Question: Should the Planning Commission reconsider the definition of "hedges" in the context of visibility? Trees, planted close together could be considered a "hedge".

Ken Young: The Ordinance may be sufficient, as written

*Mayor Dunn will make himself available to discuss this with these concerned citizens at a future time.

ALLEN ANDERSON -
LOAFER CANYON RD
PARCEL

Mayor Dunn: Informed Mr. Anderson that the City Council is in favor of granting his request to sell the parcel north of his property to him. They are willing to sell it to him for the price of \$8,000. Mr. Anderson felt that was a fair price and agreed to the arrangement.

There was discussion of the location of the lower Elk Ridge sign and the possibility that the City may have to move the sign; Mr. Anderson was not opposed to having the sign on his property.

*Aqua Engineering will be asked to provide a description of the parcel and to draw up a deed.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO SELL THE CITY-OWNED PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF THE CURVE IN EAST PARK DRIVE ("DUGWAY") LEADING TO LOAFER CANYON DRIVE; FOR THE SELLING PRICE OF \$8,000.00

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

Passes 3-0

APPROVAL SEWER
CONNECTIONS

Mayor Dunn: Since the last City Council Meeting, it has been determined that the City has approximately 109 connections, according to the Flow Study Report and the amount of capacity Elk Ridge has, as stated in the Contract with Salem. The Mayor approved certain pending subdivisions being placed on the Agenda for consideration.

1. Loafer Heights Subdivision, Plat A:

Loafer Heights Subdivision, Plat A, has 5 proposed lots; however, one of the lots has a sewer connection and 1 acre foot of water right attached to it from the old Salem Hills Homeowner Association fees paid for one lot.

The Planning Commission recommends approval of these connections.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO APPROVE FOUR (4) SEWER CONNECTIONS FOR LOAFER HEIGHTS SUBDIVISION, PLAT "A"

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

2. Crestview Estates Subdivision, Plat A:

The Planning Commission recommends approval of these connections.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO APPROVE NINETEEN (19) SEWER CONNECTIONS FOR CRESTVIEW ESTATES SUBDIVISION, PLAT "A"

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

3. Hansen/Thornock Subdivision, Plat A:

A. Preliminary Plat Approval:

MOTION WAS MADE BY ALVIN HARWARD TO GRANT PRELIMINARY PLAT APPROVAL TO THE PROPOSED HANSEN/THORNOCK SUBDIVISION

Motion died due to lack of a second

Discussion:

Nelson Abbott is opposed to the proposed subdivision in that area because of existing run-off problems in the area of South Hillside Drive. It is already flooding neighbors. He does not agree with the proposed building on the existing drainage channel.

John-Henry Schroemges: He realizes there is concern about the drainage; however, he will be responsible to add improvements to help mitigate the existing problem. It is for the benefit of the existing lots as well as the proposed lots in this subdivision. The drainage will be improved.

Mayor Dunn: Believes the flooding that has occurred in that area has been due to overflow from the Water Tank located above (south) the area.

Mr. Schroemges: They would provide an expanded catch basin as well as a sump to help catch any run-off. This will also assist in discharging the water.

The Mayor suggested that the Council postpone any further discussion until the City Planner arrived at the Meeting to be able to answer any questions and concerns.

The Mayor reviewed the memo from the Planner to the Council dated 8-8-06, at this time:

“Background:

This 2-acre property, formerly owned by Boyd Winterton, is being prepared as a two lot subdivision. Prior to the approval of the plats for this proposed subdivision, approval is needed for the following:

1. A sewer connection for Lot #2, owned by Kevin Hansen. One connection was previously approved by the City Council for Lot #1, based upon earlier arrangements with the former owner, Boyd Winterton. The reasoning for granting approval of a connection for Lot #2 should follow that for Lot #1, so that this subdivision can be legally prepared and approved.
2. The allocation of the required water rights for both lots at 1.14 acres each, or a total of 2.28 acres.

Recommendation:

It is recommended that the above requests be approved in order to provide for the legal subdivision of these two one acre lots.”

Mayor Dunn also reviewed a portion of the memo from the Planner to the Planning Commission:

(2nd Paragraph) “This Preliminary Plat was reviewed by the Planning Commission on July 20, 2006, and recommended a few items for correction, which have been prepared and submitted as shown on the attached plat.

Being in the CE-1 Zone, a grading site plan will be required to be reviewed and approved by the Planning Commission prior to any development in the subdivision.”

The Mayor feels the Planning Commission has done a thorough job in reviewing this proposed subdivision; they have recommended approval of the Preliminary Plat. The Mayor, having served on the Planning Commission in the past, does not take these recommendations lightly and feels that personal preferences should be put aside. He asked that any concerns be addressed to Ken Young, when he arrives.

It was felt that additional information was needed to reconsider the vote.

Later in the Meeting, after the arrival of the City Planner:

Mayor Dunn asked Ken Young to discuss any additional explanation he may have concerning the Planning Commission’s perspective in approving this subdivision.

Ken Young: The Planning Commission has been discussing this proposed subdivision for some time. He gave a brief history of the division of the original 2 acre parcel and previous attempt at subdivision, up to the current proposal to create a 2-lot subdivision. This has all been reviewed by the Technical Review Committee and the Planning Commission and was found to meet all of the City’s requirements.

Council Questions/Comments:

Mary Rugg: There is a concern with the drainage; this is a natural ravine; what happens when building occurs in this ravine? Is the major proportion of the flooding that occurs in this area due to over-flow of the tank? (She believes regular run-off from snow-melt, etc. does contribute to the problem of flooding). She described the flow pattern of the run-off that she has witnessed. It actually goes out into the middle of the street and into the Brockbank’s lot, and others.

Ken Young:

- Curb/gutter is being required along Hillside Drive and E. Salem Hills Drive.
- An “inlet sump” is also being required to catch run-off
- There is an existing drainage pipe from the property, underneath the road; that will drain into the sump (shown on the plat at the south end of the property)
- He was not aware there was that much of a problem with the run-off in the area; but if Kent Haskell thinks the plans are enough to mitigate the problem, then we should move forward.

Alvin Harward: The proposed plan is a better system than the City has in place currently.

Ken Young: He does understand what Councilmember Rugg is saying; if the sump is around the corner, it may not be in position to catch the run-off.

Nelson Abbott: He stated that he was elected to represent the people and these people are his neighbors, and they have all expressed concern about this problem.

He wants to make sure that all aspects have been considered and that he can feel good about the efforts the City is making to mitigate the existing problem and the problems that could occur, if this development is approved.

Mr. Schroemges: Says he has spoken to some of the surrounding neighbors and they have seemed fine with the pending development. He has answered questions about their plans. If they are required to assist in fixing the existing problem; then he does not see what the concerns are about. The best designed sumps do not always catch all the run-off, but he will do what is expected of him to help this situation. He feels the improvements will benefit all concerned.

Nelson Abbott: Another concern is: who will be responsible to clean the sum on a regular basis? There is a lot of debris that comes across this area.

Mary Rugg: New development in this area will just add to the flow of run-off. The sumps are inadequate to meet the demands.

Mayor Dunn: Commented that what these developers are trying to do is just what the neighbors that are affected have already done (to develop in this area). There cannot be guarantees that these improvements will be better...improvements go in and there are still problems occurring.

Alvin Harward: These problems occur if there is no development or building; but anything they do will be an improvement.

Allen Anderson: (Excavator) "Every city has the same situation if they have any kind of hills. Payson City has this all over town. There is a really easy way to design your storm rain system; watch the water." If the water is missing the storm drain box, then go to the neighbors that are affected and collect the funds to put in one more box. "It cannot be one guy's job, as a new property, to solve the problems that already exist; however, he can assist in that with what he is doing." Put the storm drain box where the water goes. Water takes the path of least resistance; plan the storm drain system there. Perhaps the local residents will have to do a little maintenance on the sumps and system serving their areas. This is done in other cities. Neighbors can take turns maintaining the boxes in their areas. The cost would be less than a flooded basement; and their insurances will not cover these losses.

Nelson Abbott: Asked Mr. Young if the Planning Commission will address these issues in conjunction with Final Plat?

(Mr. Young responded that they would, if that is the direction specified by the City Council to the Planning Commission.)

Councilmember Abbott said that he has mixed emotions; but that he feels better about the proposed development.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO GRANT PRELIMINARY PLAT APPROVAL TO THE HANSEN/THRNOCK SUBDIVISION, PLAT A; WITH SPECIFIC INSTRUCTIONS TO THE PLANNING COMMISSION TO CONSIDER THE DRAINAGE ISSUES TO MITIGATE THE EXISTING RUN-OFF PROBLEMS
VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

*Ken Young is to take this action back to the Planning Commission.

B. Sewer Connection:

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO GRANT ONE SEWER CONNECTION TO THE HANSEN LOT (SOUTHERN LOT); WITHIN THE PROPOSED HANSON/THORNOCK SUBDIVISION

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

C. Water Right Allocation:

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO ALLOCATE ENOUGH WATER RIGHT TO SATISFY THE REQUIREMENT FOR 2.28 ACRES OF PROPERTY

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

3. *Elk Ridge Meadows PUD, Phase 2:*

Phase 1 is on hold, until sewerage arrangements have been solidified (Salem/Payson?).

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO APPROVE 82 SEWER CONNECTIONS FOR PHASE 2 OF ELK RIDGE MEADOWS PUD

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

FINAL PLAT
APPROVALS

4. *Harris Estates Subdivision, Plat A:*

MOTION WAS MADE BY NELSON ABBOTT AND SECONDED BY MARY RUGG TO ALLOCATE THREE SEWER CONNECTIONS TO HARRIS ESTATES SUBDIVISION, PLAT A

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

(Noting a conflict of interest on the part of Councilmember Alvin Harward.)

1. *Loafer Heights Subdivision, Plat A:*

(Memo form Planner to Council, dated 7-25-06)

"The City Council approved the Preliminary Plat of the Loafer Heights Subdivision on April 25, 2006, with the provision that the no-man's land area along Park Drive would be granted for use by the property owner and that the developer will widen Park Drive by 2 feet, with curb & gutter.

On May 18th, the Planning Commission reviewed the submission of the Final Plat and recommended approval. A more recent adjustment was made to the property line of lot #3, in which a narrow slice pie-shaped 346 sq ft area is being deeded to the property owner to the north. This is shown on the Plat with the northern property line of lot #3 running a little southeasterly rather than directly east.

The Final Plat is submitted for your review and meets the City requirements.

Recommendation:

Following approval of the required sewer connections, it is recommended that the City Council approve the Loafer Heights Subdivision, Plat "A" Final Plat."

There was no further comment.

MOTION WAS MADE BY MARY RUGG AND SECONDED BY NELSON ABBOTT TO GRANT FINAL PLAT APPROVAL TO THE LOAFER HEIGHTS SUBDIVISION, PLAT A

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

2. *Crestview Estates Subdivision, Plat A:*

(Memo form Planner to Council, dated 7-25-06)

"Background:

The City Council approved the Preliminary Plat of the Crestview Estates Subdivision on February 28, 2006. On June 1st, the Planning Commission reviewed the submission of the Final Plat and recommended approval.

The Final Plat is submitted for your review and meets the City requirements.

Recommendation:

Following approval of the required sewer connections, it is recommended that the City Council approve the Crestview Estates Subdivision, Plat "A" Final Plat."

Discussion:

(The Council motion for Preliminary Approval listed 2 contingencies:

1. Sumps on both sides of Park Drive
2. Water line shall be looped from Escalante Drive to Park Drive)

Mayor Dunn: Recalled the following conditions:

- Replacement of water line (upgrade), looped
- Both sides of Park Drive, with 30 year reimbursement for the portion owned by Burke Cloward. The City will finish off the south side of Park Drive

There was discussion regarding the improvement of E. Park Drive and the placement of curb & gutter.

Clarification: The developer is to improve both sides of Park Drive (full-width roads), with curb & gutter along the property owned by Burke Cloward (Off-site Reimbursements would be due for 30 years after completion of the installation); and no curb & gutter required of the developer along the frontage of E. Park Drive owned by the Elk Ridge City.

*(The amount of the reimbursement is to be checked on.)

The Mayor discussed the trails plans: The City is applying for the same grant for trails that was applied for last year. The issue is, if the City goes with full-width on the road, the options may be diminished to perhaps requiring sidewalk on the south side of Park Drive.

The State standard is a 10' wide, paved trail.

Ken Young: The City Planner suggested it may not be the best time to install curb & gutter along the Park wall; based on future construction of the trail.

*Question: Was the trail completely on City property, or was it in the road right-of-way?

Perhaps the curb & gutter on the City property should be left for future installation.

Nelson Abbott: Would it be appropriate to purchase a strip of Mr. Cloward's property to put the trail in? (It is a 66' right-of-way on a "collector" road; that is a lot of room to put a trail in.)

Alvin Harward: It is black-top and curb & gutter to that point; that is all we need. We would not need to go over the property line.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO GRANT FINAL PLAT APPROVAL TO THE CRESTVIEW ESTATES SUBDIVISION, PLAT A; WITH THE FOLLOWING SPECIFICATIONS:

1. FULL-WIDTH ROAD ON E. PARK DRIVE TO THE WEST BOUNDARY OF CITY PROPERTY, LESS CURB & GUTTER ON THE SOUTH SIDE OF THE ROAD
2. FULL WIDTH ROAD ON E. PARK DRIVE, FROM THE EAST END OF BURKE CLOWARD PROPERTY, WEST; TO INCLUDE CURB & GUTTER
3. WHEN THE CLOWARD PROPERTY WHICH LIES WEST OF THE CITY PROPERTY AT 80 E. PARK DRIVE DEVELOPS, THE IMPROVEMENTS WILL BE SUBJECT TO OFF-SITE REIMBURSEMENT

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

3. Oak Hill Estates, Plat E:

This subdivision is on the Agenda for both Preliminary & Final:

(Memo from Planner to Council, dated 8-8-06)

"Background:

Mr. Yergensen has submitted an application for the simultaneous review of both preliminary and final on this one-lot subdivision, which is adjacent to the applicant's recently approved Oak Hill Estates, Plat D.

This new subdivision/lot contains areas in two zones: the R-1-15,000 Zone & the CE-1 Zone.

Since the larger portion of the buildable area falls within the R-1-15,000 Zone, and a footprint of the proposed home has been placed entirely within that Zone, the requirement for a grading site plan approval by Planning Commission has been waived. Mr. Yergensen understands that should any future development be desired in the back portion of the lot, within the CE-1 Zone area, the approval of a grading site plan will be required at that time.

The drainage/utility issues that were taken care of with Plat D provide for those needs with this new lot, in addition to the catch basin and 15" drainage pipe shown on the preliminary plat.

Recommendation:

The Planning Commission has recommended that the City Council approve both the Preliminary and Final Plats for Oak Hill Estates, Plat E."

This one-lot subdivision received approval for a sewer connection at a previous Council Meeting in 2005.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO GRANT PRELIMINARY AND FINAL PLAT APPROVALS TO OAK HILL ESTATES, PLAT "E"

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

PAYSON UTAH,
EAST STAKE
CENTER FOR
LDS CHURCH -
RELEASE OF
PERF. BOND

This is the Construction Performance Bond for the LDS Stake Center (Payson Utah East Stake Center, located on Ridge View Drive).

The Durability Retainer Bond and the Inspection Bond will stay active until January, 2007.

The Durability Time period was back-dated to January, 2005, because that is when the building permit was issued; this was a transition time between LEI Engineering and Aqua Engineering

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO RATIFY THE POLLED VOTE TAKEN TO APPROVE THE RELEASE OF THE CONSTRUCTION PORTION OF THE PERFORMANCE BOND FOR THE LDS PAYSON UTAH EAST, "RIDGE VIEW DRIVE" STAKE CENTER

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

AUDIT
ENGAGEMENT
LETTER

MOTION WAS MADE BY NELSON ABBOTT AND SECONDED BY MARY RUGG TO APPROVE THE AUDIT ENGAGEMENT LETTER FROM JONES SIMKINS, .PC. FOR THE ANNUAL GOVERNMENT AUDIT FOR THE 2005/2006 FISCAL YEAR; NOT TO EXCEED \$13,700.00 FOR THE AUDIT

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

EXPENDITURES

General:

1. *Meter Reader: Hire on contract for \$1.00/meter:*

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO HIRE MIKE SLATER TO READ METERS FOR ELK RIDGE CITY AT A WAGE OF \$1.00/METER; FOR A THREE-MONTH PROBATIONARY TIME PERIOD (AUGUST –OCTOBER, 2006), AT WHICH TIME THE CITY COUNCIL WILL RE-EVALUATE THE PROPOSAL

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

Passes 3-0

3. *Watering System for Rock Wall in Park:*

The parking lot by the Ballpark is to have asphalt laid within the next few days; the sprinkler system needs to be extended to landscape the rock wall before the asphalt is laid.

MOTION WAS MADE BY MARY RUGG AND SECONDED BY NELSON ABBOTT TO APPROVE \$2,000 FOR THE EXTENSION OF THE SPRINKLER SYSTEM ON THE NORTHWEST END OF THE BALLPARK, FOR LANDSCAPING THE ROCK WALL

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

Passes 3-0

*Mayor Dunn to contact Kent Haskell to extend the line under the asphalt so it is available for future installation of the sprinkler system .

MINUTES

1. City Council Minutes of 7-11-06:

MOTION WAS MADE BY MARY RUGG AND SECONDED BY ALVIN HARWARD TO APPROVE THE CITY COUNCIL MINUTES OF 7-11-06

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

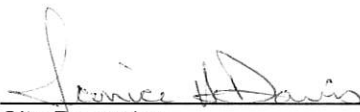
2. City Council Minutes of 7-25-06:

MOTION WAS MADE BY MARY RUGG AND SECONDED NELSON ABBOTT TO APPROVE THE CITY COUNCIL MINUTES OF 7-25-06; WITH CORRECTIONS TO PAGE 5

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

ADJOURNMENT

At 9:15 PM, Mayor Dunn adjourned the Council Meeting.



City Recorder



NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, August 22, 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. Trails Standard/Sidewalks – Shawn Eliot
2. Street Lighting – Shawn Eliot
3. Eagle Scout Project – Kurt Jones
4. Water Rights/Cash-in-lieu – Re-evaluation of Market Value – 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. Trails Standards/Street Lighting - Action

7:20

6. Elk Ridge Meadows PUD/Final Plat Approval – Phases 1 & 2
A. Landscaping Plan Review

7:50

7. Oak Hill Estates Subdivision, Plats A&C – Release Performance Guarantee

7:55

8. Expenditures:

General:

A. Check Registers & Payroll for July, 2006

B. Park Steps Railings – Mary Rugg

C. Ballpark Parking Lot/Retaining Wall – Mary Rugg

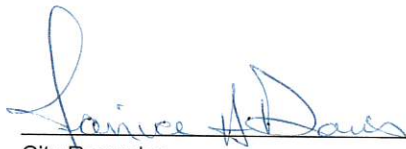
8:10

9. Approval of Minutes of Previous Meetings
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 17th day of August, 2006.



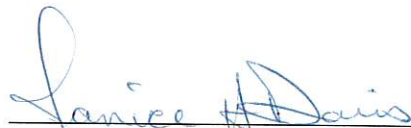


City Recorder

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 mailed to each member of the Governing Body on August 17, 2006.





City Recorder

**ELK RIDGE
CITY COUNCIL MEETING
August 22, 2006**

TIME & PLACE
OF MEETING

This regular Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, August 22, 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 August 17, 2006.

6:00 PM

CITY COUNCIL WORK SESSION AGENDA ITEMS:

ROLL CALL

Mayor: Dennis Dunn; *City Council:* Alvin L. Harward, Nelson Abbott & Mary Rugg (Absent: Mark Johnson, Raymond Brown); *Planning Commission:* Shawn Eliot & Russ Adamson; *Public:* Scout Kurt Jones & Randy Jones; *Sheriff:* Deputy Bob Riding; & *City Recorder:* Janice H. Davis

TRAILS
STANDARDS –
SIDEWALKS

Shawn Eliot: The issue of "trails" has come up due to the fact that development is occurring where there is a plan for a trail system and no standard is in place to require an easement for such (Example: The proposed 2-lot subdivision on the corner of Hillside & East Salem Hills Drive). The Planning Commission reviewed the current trail map (submitted with suggested changes); and went to the sites of the current conditions of the roads where the trails are to be located and have recommended which side of the roads the trails should be placed on.

The General Plan Map cannot be altered without a Public Hearing, which will be held with the Planning Commission.

Changes:

- North section of the City & South section of the City; indicated by the broken red line on the map submitted to the Council.

Mr. Eliot wished to address the proposed Standards for trails at this Meeting:

Trail Construction:

- 2 ½" asphalt trail with 6" base
- 4" Yellow striping

On Roads with No Sidewalks:

- New Subdivisions = 10' trail + 4' planter - requires 14' ROW (Right-of-way) for trail & 4' ROW across streets...the road would have to be moved over on one side.

- Developed areas = 6' trail + 3' planter

(In applying for UDOT Funding, they go by the ASHHTO Standards; and variances to this Standard can be granted for small areas.)

On Roads with Sidewalk across the Street:

- Trail = 6' trail + 3' planter
- Sidewalk across the Street = 5' wide meandering sidewalk + 4' planter

(This would fit within the 9' easement.)

Trails Not on a Road:

- Trail = 10' trail + 5' planter (buffer) on each side

Mr. Eliot spoke to the trails expert at his work (MAG); he is current on the ASHHTO Standard...he stated that this Standard is a 10' trail with a 5' separation from the road to the trail; there is also a 2' separation on the other side of the trail (towards the property). These "buffer" areas are to left clear of any vegetation. Other than grass; they are "safety" areas. The Planning Commission is not proposing that because the entire roads system would have to be reconsidered.

The issues:

1. If something below Standard is approved and someone sustains an injury, could there be liability?
2. If the City applies for Federal Funding for trails, the ASHHTO Standard should be applied; and enough right-of-way allowed to meet this Standard.

Recommendation:

For the Council to adopt the proposed Standard for now and then review the rights-of-way to consider a higher Standard in the future (perhaps less asphalt could be required). The proposed Standard would have something in place for the current pending developments.

Mayor Dunn: He served on the Trails Committee and there was no “Standard” to comply with.

Comments:

Nelson Abbott & Mary Rugg: Are concerned with a portion of the proposed map in the area of Canyon View Drive; the map shows the trail on the west side; yet the temporary trail is on the east side.

Shawn Eliot: The slag trail was placed on the east side for a ways in an attempt to appease the neighbors on the west side of the road; however, the easement is on the west side of Canyon View Drive. The grant application would have the trail on the west side; it would not be wise to show it crossing Canyon View Drive and have people having to cross the street to continue on with the trail. There is no easement on the east side...originally, there was a 14’ – 20’ trail easement planned for the west side of Canyon View Drive.

Mary Rugg: Feels obligated to look into other options due to her promise to certain residents to try to keep the trail off the west side of Canyon View Drive. There are existing trees and improvements on the west side of the road that would be impacted if the trail were to go in on that side. There was a Public Hearing that included these residents and they had the understanding that the trail would not go on the west side.

Mayor Dunn: The easements do not belong to the residents; there are no “takings” involved with this proposed trail system.

Shawn Eliot: It should be understood by property owners that easements are to be left clear; or that anything placed within the easements can be removed, should the need arise.

A Public Hearing is not needed to amend the Standard; it will be needed to amend the map and the application in the various zones.

Sidewalk discussion was held to comments made by Mayor Dunn regarding some thoughts he has had for handling easements with existing homes on approved lots:

Mayor Dunn: Shared with the Council an alternative option to dealing with existing easements and future sidewalks: Perhaps residents could be deeded the easement (road right-of-way) between the edge of the curb & gutter and their property line in exchange for them funding the installation of a sidewalk. The City could get the necessary equipment and supplies at the City’s cost. The City will probably not be widening the existing roads and the rights-of-way are “dead” areas where weeds can become a problem.

(Allowances would have to be made for utilities located within the rights-of-way.)

STREET LIGHTING

Shawn Eliot: (The street lighting proposals are to be considered only as part of the pending Elk Ridge Meadows PUD.)

Mr. Eliot submitted three packages of lighting fixtures to choose from for indirect lighting that is “dark-sky compliant”; including posts, arms & the actual lights.

He met with a representative of Strawberry Electric and they recommended a company named “Cellophane Lighting”; this Company services cities such as Orem, Spanish Fork & Payson. The representative from Cellophane Lighting recommends the packages submitted to the Council.

The Standard presented to the Council was also recommended by this Company and the Planning Commission.

Three lighting packages to choose from:

- All 150w light bulbs
- Dark Sky Compliant
- 14’ height
- Use Banner Rod (flag bracket will not work this type of lighting)
- 150’ spacing on main roads, staggered
- 300’ spacing on trails, staggered
- Local street lighting:
 - Use decorative feature
 - Use globe recessed within light (only lights area around light post)
 - Can be upgraded in future if brighter lighting is desired
 - 300’ spacing, staggered

Recommendation:

- Light System
 - Bern Light – Fuller Proportion
 - Chesapeake Post
 - CVC Arm – More decorative

- Spacing
 - All lights staggered along trails & roads
 - 150' on Elk Ridge Drive, Gooseneck Dr. and 11200 South
 - 300' on trails (not on main roads)
 - 300' on local streets
- Other
 - Lighting at playgrounds, benches, pavilion & picnic tables
 - Adequate lighting at round about
 - Banner Rod on main roads

Funding Electricity Costs:

- 150w lights cost an average of \$8 per month
- Use 6% city franchise fee
- Create special improvement district for PUD
- SESD could raise mill for city costumers
- Other options to be worked out with SESD

Shawn Eliot's Recommendation:

Posts: "Chesapeake"; Lights: "Bern"; Arms: "CVC"

Discussion:

After discussion the Council decided to accept the recommended standard, with exceptions:

- 150' 300' spacing on main roads, staggered (on main roads only: Elk Ridge Drive, Gooseneck Dr., 11200 South)
- No local lighting/main roads only
- 12' posts on trails
- Adequate lighting in the middle of the round about
- Eliminate the "banner rods" from the posts
- Choice of Lighting:
 - "Rockford Harbor" Post
 - "CVC" Arm
 - "Bern" Light

The Council feels the Funding for the lighting should come from creating a special improvement district for PUD; it would only average about \$.75 per resident.

EAGLE SCOUT
PROJECT

Kurt Jones: Was present to address the Council; requesting a change in his proposed Eagle Project. He has approval to paint arrows in the roads indicating locations of the fire hydrants in the City and to install flexible poles; also indicating location for winter months. After checking out the costs associated with his previously proposed Project, he determined that the cost for the flexible poles is prohibitive and he suggested that he be allowed to eliminate the poles from his Project. (Cost per pole: \$12-\$15 each; the total would be about \$1,000). The Council approved the adjustment in his proposal for his Project. He plans to have the Project completed by the end of September, 2006. *Mayor Dunn is to check on safety cones for the Scouts to use; they also plan to wear neon colored safety vests.

NON-AGENDA
ITEM

Discussion of Landscaping for the Elk Ridge Meadows PUD:

Shawn Eliot:

(This was an Agenda item for the Regular Session; but Mr. Eliot felt the matter should be discussed ahead of time.) This addition to the Agenda was approved by the Mayor.)

There are two sides to the open space issue concerned with the proposed Landscaping Plan for the pending PUD:

- Density Bonus:

Density bonus states, if you do things like landscape open space areas, install sidewalks, lighting, upgrade house surfaces, etc., you are eligible for density increases.
- Open Space:

The 25% open space requirement lists what uses are acceptable within the open space area and that the Planning Commission/City Council shall ultimately determine what qualifies as open space.
- The City Code states, "[The Purpose of a PUD is to] Promote usable public and private recreation areas, parks, trails & open space with assurance of maintenance."

- A PUD is a negotiation process between the developer and the City. If a developer doesn't Choose to use the density bonus that doesn't mean that the Planning Commission/City Council doesn't determine what qualifies as open space and how that space is usable and maintained.
- Health, safety and general welfare are the City's legal ability to guide development.
- The proposed landscaping plan for the PUD would compromise this
- 2 to 3 foot un-irrigated wildflowers, as proposed for over 70% of this project, will dry out in the summer, causing a fire danger.
- The wildflower areas, as proposed, go right up to the property lines, again a fire danger.
- Our Code states, "All open space areas must provide emergency vehicle access." Access to these areas is narrow in many places and could be blocked in a fire with solid wild flowers.
- Weeds, rats, mice, bees and other critters could be a problem.
- The Planning Commission approved the current landscaping 3 for it, 1 against. The thought was the wildflower issue should be a City Council decision.

Shawn Eliot: Mr. Eliot informed the Planning Commission that the Council had indicated that they are not in favor of wildflowers; that they prefer something that can be maintained. He made some suggestions to the Planning Commission for other options, like scrub oak or clusters of wildflowers, etc. while still having some grass areas with bushes or zero-scaping. Mr. Eliot took Randy Young's current proposal and altered it with some alternatives to "wildflowers". The Council reviewed this.

Suggestions:

- Areas that border the trails, property lines and perhaps the picnic areas should be planted with something other than wildflowers (rocks or shrubs...something that can be irrigated and will not become a fire issue.

The altered map was color-coded to indicate various options:

- Green: Grass
- Blue: Natural wildflowers, rocks or scrub oak
- Brown: Zero-scaping with shrubs or rocks

Mr. Young proposes that the wildflowers be un-irrigated; which will eventually become a fire hazard. The Council could use this alternate plan to assist in negotiating with Mr. Young; as an example of what could be done.

In the park area, where all grass is proposed, it could be altered to some zero-scaping to break it up a bit.

Questions:

1. If the Council allows the wildflowers or even scrub oak, will those areas have to be irrigated?
2. If unirrigated, won't wildflowers eventually violate the City's Nuisance Ordinance regarding "weeds"?

Another issue is the 100' "buffer zone along the Canal. The planned trail is shown on the map as bordering the property lines of the homes. If there is 100' buffer zone, is that Mr. Young's property or does it belong to the Canal Company? Will something need to be planned with this 100' easement so that it is not just weeds?

Russ Adamson: The Planning Commission has felt very "pressured" to get this proposed subdivision "moving" through the process; but the Planning Commission is not happy with the landscaping plan. Ultimately, the Council can be "tough" and get what they want; and if the Council does not want wildflowers, then Mr. Young should be informed of that.

It seems that Mr. Young has not heard that from the Council.

Mary Rugg: The Council has discussed this issue with Mr. Young and he has been informed by the Council that they do not want "weeds" or anything like them.

Russ Adamson: Many times there can be a mindset that the City should allow whatever the developers propose, just to avoid having to grant more density bonuses. The City has negotiating power in a PUD and should insist on what would be best for the Community.

Mayor Dunn: Negotiations can be done to benefit both the City and the developers. There is nothing wrong with developers considering the financial benefits involved with proposed improvements; this is their business and they should be treated with respect.

Russ Adamson: PUD's are new to Elk Ridge; we don't want to get through this and find that something has been missed. Everyone in this Community wants to see this PUD as an attractive addition to the City. It is important for both the developer and the City to "get what they want".

Mayor Dunn: The Council must be concerned with water conservation, as well as beautification. Open space will be irrigated with culinary water and the City is obligated to provide availability and storage for the water to be utilized.
The Mayor does like the mix in the alternate version of the landscaping plan provided by Mr. Eliot. We are “pioneering” things here and yes, we want to see it done right.

WATER RIGHTS –
CASH-IN-LIEU
RE-EVALUATE
MARKET VALUE

Mayor Dunn: The City Council was advised by Tony Fuller that the amount charged for water right allocation (cash-in-lieu) should be re-evaluated periodically. The City currently charges \$3,500/acre foot. We are going to be paying \$3,750/acre foot for some water rights the City is currently pursuing (500 acre ft./in 250 acre ft. blocks). Mr. Fuller also advised that, since it takes about a year to finalize the transfer process at the State, that the City should consider raising the amount to \$4,000/acre foot.

Nelson Abbott: Suggested that the Council should consider re-evaluating the amount charged on a quarterly basis, to keep up with market value.

**This matter will go on the Agenda the first Council Meeting in September (9/12) for action by the Council. The Mayor will get from Tony Fuller his opinion on this.*

**ELK RIDGE
CITY COUNCIL MEETING
August 22, 2006**

TIME & PLACE
OF MEETING

This regular Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, August 22, 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 August 17, 2006.

7:25 PM -

CITY COUNCIL REGULAR AGENDA ITEMS

ROLL CALL

Mayor: Dennis Dunn; *City Council*: Alvin L. Harward, Nelson Abbott & Mary Rugg (Absent: Mark Johnson, Raymond Brown); *Planning Commission*: Shawn Eliot & Russ Adamson; *Public*: Randy Young, Bob Peavley; *Sheriff*: Deputy Bob Riding; & *City Recorder*: Janice H. Davis

OPENING
REMARKS &
PLEDGE OF
ALLEGIANCE

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

AGENDA TIME
FRAME

**MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO APPROVE THE AGENDA TIME FRAME; ADJUSTING THE START TIME TO 7:27 PM
VOTE: YES (3) NO (0) ABSENT (1) MARK JOHNSON & RAYMOND BROWN**

PUBLIC FORUM

1. Shawn Eliot: Complimented the Council on the Road work recently performed: the slurry seal and the striping are great...better than last year with the chip & seal.

Mayor Dunn: The main reason for the failure in last year's chip & seal was that the chips and roads were not washed properly. All but one of the roads in town failed. That is one of the reasons that the parking lot east of City Hall was asphalted; so the chips could be washed and picked up without mixing dirt into the chips.

Chip & seal will still be used; but on main roads that are well-traveled; not cul-de-sacs and other local roads. Slurry seal and overlays will be the direction the City will go for the majority of the roads.

2. Russ Adamson: If there is enough public outcry, is there a chance the address changes will not go forward?

Mayor Dunn: The “grid system” is the way that cities and towns are set up; even when a community is built to accommodate the terrain, there can still be a grid system that is used to assign house addresses. Somewhere along the way, the standard that was in place was misapplied. Currently, we are simply trying to correct those addresses and get back to that standard that was in place. The standard never changed, just misapplied.

Russ Adamson: If no major problems have been created for 14 years, why change the addresses now when the changes will create problems for the residents.

Mayor Dunn: The Postal Service was aware of these problems; however, they did not know how to solve the issue with the City, nor even how to approach us. When roads built in opposite parts of the town connect, this is when the real problems come up. The addresses do not match with what the grid line should be. The 161 affected homes and properties are backwards.

If people refuse to change their addresses, then it becomes a problem with the postal service and they will leave notes to change the address on the mailbox. It becomes a “federal issue”, not a city issue. The Post Office will honor the old addresses for 12 months.

The Mayor feels that the problem should be corrected now, as the City is growing, to save bigger problems with future growth.

Deputy Riding: Related a recent experience when a resident died while CPR was being administered and the Deputy was trying to find an address. That family blames the Sheriff's Dept. for not getting to the home fast enough.

There is a house by the Golf Course that uses three different addresses; unless you stop and find a neighbor that knows the resident personally, the address would be very difficult to locate. (Deputy Riding drove an ambulance for Payson City for almost 20 years and he knows the importance of being able to locate addresses quickly through a consistent Standard.

TRAILS STANDARDS & STREET LIGHTING

1. TRAILS STANDARD:

Comments from the Council:

Mary Rugg: This only sets the Standard for Trails, this action is not to designate where the trails will go? (Yes.) And the Lighting Standard will only affect the Elk Ridge Meadows PUD? (Yes.) All were in agreement that the trails Standard should be in place for development.

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO APPROVE THE TRAILS STANDARD AS PROPOSED:

Trail Construction:

- 2 ½” asphalt trail with 6” base
- 4” Yellow striping

On Roads with No Sidewalks:

- New Subdivisions = 10’ trail + 4’ planter - requires 14’ ROW (Right-of-way) for trail & 4’ ROW across streets...the road would have to be moved over on one side.
- Developed areas = 6’ trail + 3’ planter

(In applying for UDOT Funding, they go by the ASHHTO Standards; and variances to this Standard can be granted for small areas.)

On Roads with Sidewalk across the Street:

- Trail = 6’ trail + 3’ planter
- Sidewalk across the Street = 5’ wide meandering sidewalk + 4’ planter

(This would fit within the 9’ easement.)

Trails Not on a Road:

- Trail = 10’ trail + 5’ planter (buffer) on each side

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

2. STREET LIGHTING (Proposed PUD only):

Comments from the Council and Discussion:

(A letter from former City Councilmember Jim Nicolet was read) Summary follows:

Mr. Nicolet is opposed to street lighting on any of the roads in Elk Ridge; indicating that people moved to this area to enjoy the dark skies. He feels strongly that residents should not be subjected to “big city” atmosphere in our small community. The ongoing costs of growth should not be the responsibility of current residents.

Mayor Dunn: Mr. Shawn Eliot has submitted the proposed Standard to be considered and those proposals have been discussed in the Work Session.

The Council discussed the proposed Standard and after discussion decided in favor of the Proposal, with alterations:

MOTION WAS MADE BY MARY RUGG AND SECONDED BY NELSON ABBOTT TO ACCEPT THE PROPOSED STREET LIGHTING STANDARD FOR THE ELK RIDGE MEADOWS PUD; WITH CHANGES TO THE PROPOSED STANDARD AS FOLLOWS:

Three lighting packages to choose from:

- All 150w light bulbs
- Dark Sky Compliant
- 14' height on roads & 12' height on trails
- ~~Use Banner Rod (flag bracket will not work this type of lighting)~~
- 150' 300' spacing on main roads, staggered
- 300' spacing on trails, staggered
- ~~Local street lighting:~~
 - ~~Use decorative feature~~
 - ~~Use globe recessed within light (only lights area around light post)~~
 - ~~Can be upgraded in future if brighter lighting is desired~~
 - ~~300' spacing, staggered~~

Recommendation:

- Light System
 - Bern Light
 - ~~Chesapeake Post~~ Rockford Harbor Post
 - CVC Arm
- Spacing
 - All lights staggered along trails & roads
 - 150' 300' on Elk Ridge Drive, ~~Goosenest Dr~~ and 11200 South
 - 300' on trails (not on main roads)
 - ~~300' on local streets~~
- Other
 - Lighting at playgrounds, benches, pavilion & picnic tables
 - Adequate lighting at round about (from the Center of the Round about)
 - ~~Banner Rod on main roads~~

Funding Electricity Costs:

The Council feels the Funding for the lighting should come from creating a special improvement district for the PUD; it would only average about \$.75 per resident

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

ELK RIDGE
MEADOWS PUD –
FINAL PLAT
PHASE 2
& LANDSCAPING
PLAN

Mayor Dunn: Opened the Meeting for discussion on the Landscaping Plan for the PUD:

Mary Rugg: Reflecting the Council's earlier discussion in the Work Session, indicated that the Councilmembers are in favor of some changes to the proposed Plan.

Mayor Dunn: These are changes that the Council Feels will be beneficial.

1. Wildflowers: One of the concerns of the Planning Commission and the City Council has been the proposal of "wildflowers"; over time, they can become a dry fire hazard issue

- Alternative option: Alfalfa can be cut and maintained (Mayor's suggestion).
- Reviewed the "alternate" landscaping map submitted by Shawn Eliot showing a mixture of landscaping ideas in areas where "wildflowers" are shown:
 - "Zero-scaping": Requires no water (Rocks & plants & shrubs indigenize to our climate)
 - These take about 2-years to become established.
 - Suggestion: Plant called "Russian Sage"
 - Grass with wildflowers and scrub oak (mixed)
 - Fire-breaks and safety issues through the trail areas and against property lines (perhaps with fences).

Summary: Not as much area with "wildflowers"; a little bit of grass and zero-scaping (little or no Maintenance).

Randy Young: Responded that he is a little "surprised" by this proposal; he is aware that Commissioner Eliot has been an advocate of this. This is not what was approved on the Preliminary Plat.

Bob Peavley: He expressed an issue with this alternate proposal: The areas will be sprinkled and watered; but the extension of these areas to be watered will add a burden on the water system and will all have to be maintained.

Mr. Young: Wildflowers would probably be planted in the fall (hydro-seeding method). Trees and shrubs were planned, along with the wildflowers.

The big issue is the maintenance for the Homeowners Association; and perhaps, eventually, the City.

Alvin Harward: The Council is concerned with wildflowers becoming weed patches and a safety issue.

Mr. Peavey: He understands the concern; however, the Council should keep in mind that the homes that are planned for this PUD are expensive homes and the desire is to have an attractive neighborhood to attract the residents; the residents will not want to have weeds growing, either. This property will be enclosed and will be well-maintained.

Mr. Young: The City Ordinances indicate that open spaces should be filled with "natural vegetation"...these wildflower are not "ugly" in appearance. They, as developers, will be in the area for a number of years and they are attempting to sell a lifestyle. The trees will be about 15' tall at the point of planting. They are looking beyond the initial planting. He feels the proposed changed are something of "over-kill" that the City could eventually regret.

Mary Rugg: If the homes are to be expensive, the owners can afford the maintenance of the landscaping.

Mayor Dunn: Since the City may eventually have the maintenance turned over, what will the City want to and be able to afford to maintain? Sometimes "zero-scaping" can be costly and time consuming to maintain as well.

Open space/natural vegetation can be very attractive, if the natural vegetation is comprised of trees and forest plants and bushes; however, this area at the corner of 1600 West is pasture area...it is currently sunflowers and weeds.

The landscaping vs. water is also a concern with the Mayor; it is an issue the Mayor deals with and is responsible for.

Nelson Abbott: Eventually, there may be secondary irrigation water available to this area.

Aqua Engineering letter dated August 22, 2006, notes that they have received final corrected drawings for both Phases 1 & 2. "Some minor corrections noted on the redline drawing set provided to the developers' engineer have not been corrected in the plans provided today. Also the pressure regulating station required in Phase II is shown as a 6" size and it needs to be an 8" station. In the overall project these are minor things but they should be corrected for full final approval."

Recommendation for Final Approval on Phase 2 was made, with the caveat that "minor corrections as required by the city engineer and city planner be made".

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO APPROVE THE LANDSCAPING PLAN FOR PHASE 2; AND TO GRANT FINAL PLAT APPROVAL TO THE ELK RIDGE MEADOWS PUD, PHASE 2

VOTE: YES (2) NO (1) MARY RUGG

ABSENT (2) MARK JOHNSON & RAYMOND ROWN

**With three present to vote, all three would have to vote in favor of the motion to pass.*

Discussion:

Mary Rugg: Requested the Landscaping Plan be given two more weeks and to allow her to review the Plan and come back to the Council with another alternative in landscaping for the PUD.

(Mr. Young was hoping to at least be granted Final Plat Approval, contingent upon the landscaping plan being approved; so they could move forward.)

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO GRANT FINAL PLAT APPROVAL TO ELK RIDGE MEADOWS PUD, PHASE 2

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

**Passes 3-0*

Mr. Young was asked to please provide the cost breakdown for the Project to the City Engineers; in order to get the bonding in place.

Water Rights still needs to be paid for prior to recording the Plat.

Shawn Eliot: Was concerned that the Final Plat Approval for the PUD was not contingent upon the Landscaping Plan being approved.

(The motion was rescinded and restated.)

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY MARY RUGG TO RESCIND THE PREVIOUS MOTION TO GRANT FINAL PLAT APPROVAL TO ELK MEADOWS PUD, phase 2

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO GRANT FINAL PLAT APPROVAL TO THE ELK RIDGE MEADOWS PUD, PHASE 2; CONTINGENT UPON THE LANDSCAPING PLAN BEING APPROVED

VOTE: YES (3) NO (0) ABSENT: (2) MARK JOHNSON & RAYMOND BROWN

OAK HILL ESTATES
SUBDIVISION,
PLATS A & C –
RELEASE
PERFORMANCE
BOND

It is time to release the Performance portion of the bonding in place for Oak Hill Estates, Plats A & C. As per Aqua Engineering letter, dated August 15, 2006, it is recommended to release the remainder of the Construction portion of the Bond and to back-date the beginning of the Durability Bond (20%) and the remainder of the Inspection Bond (6%) to December 7, 2005.
Letter:

"As you are aware, this project and the curb, gutter and asphalt have a long history spanning the administrations of two engineering companies and two Mayors. This has created some complications in getting the issues resolved, however by mutual consent of Mr. Yergensen, Kent Haskell and our discussion last Friday, we have concluded that the two year durability bond period effectively started December 7, 2005."

MOTION WAS MADE BY ALVIN HARWARD AND SECONDED BY NELSON ABBOTT TO RELEASE THE PERFORMANCE GUARANTEE PORTION OF THE BONDING FOR OAK HILL ESTATES, PLATS A & C, AS PER ENGINEERING LETTER DATED 8-15-06

VOTE: YES (3) NO (0) ABSENT (2) MARK JOHNSON & RAYMOND BROWN

EXPENDITURES

General: None

1. Check Register & Payroll for July, 2006:

MOTION WAS MADE BY MARY RUGG AND SECONDED BY NELSON ABBOTT TO APPROVE THE CHECK REGISTER AND PAYROLL FOR JULY, 2006

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

Passes 3-0

2. Park Steps Railings:

Mary Rugg: Two bids have been submitted for the installation of railings on the new steps leading to the north side of the Ingram Ball Field.

- Recommendation: Troy Richardson's bid was under the other bid by about \$700-\$800; amounting to \$1,980. That bid provides for a railing on both sides (rounded on top/bottom with staggering "knuckles" on the spindles; this includes "powder-coating").

MOTION WAS MADE BY MARY RUGG AND SECONDED BY NELSON ABBOTT TO ACCEPT THE BID FROM TROY RICHARDSON FOR THE INSTALLATION OF RAILINGS FOR THE BALLPARK STEPS, AS STATED ABOVE, IN THE AMOUNT OF \$1,980

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

Passes 3-0

3. Ballpark Parking Lot/Retaining Wall:

Mary Rugg: (Question)

When the Rock Wall was designed for the Park, there was a retaining wall planned. The upper level was extended higher than the intended asphalted portion of the parking lot; when asphalt was laid, what happened to the extended portion of the wall? It is not level with the top and is a dangerous drop-off. What happens now?

Suggestions:

- Asphalt curbing
- Another layer of rocks that could not be pushed over...perhaps 7' apart (or closer)
This would be to build a visual and physical barrier around the two edges of the parking lot.
- Split Rail fence between rock columns
- "Stop Blocks"

Shawn Eliot:

- There should be a temporary way to block that area off, for safety reasons
- With pavement up to the trail, people are parking right on the trail; there should be cement blocks to keep the cars back off the trail.

*After discussion, it was discussed to have Councilmember Rugg check with Interstate Safety on rubberized “stops” (black).

*Mayor Dunn is to check into getting the name of the striping company that did the road striping.

MINUTES

1. City Council Minutes of 8-8-06:

MOTION WAS MADE BY MARY RUGG AND SECONDED BY ALVIN HARWARD TO APPROVE THE CITY COUNCIL MINUTES OF 8-8-06; WITH TYPO CORRECTIONS ON PAGES 2 & 7 AND ON PAGE 9: MOTION UNDER #3 OF EXPENDITURES IS TO INCLUDE THE COST OF \$2,000 FOR A SPRINKLING SYSTEM FOR THE ROCK WALL TO BE INSTALLED


VOTE: YES (3)

NO (0)

ABSENT (2) MARK JOHNSON & RAYMOND BROWN

ADJOURNMENT

At 9:05 PM, Mayor Dunn adjourned the Council Meeting.



City Recorder

