

**ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651**

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

#### **NOTICE & AMENDED AGENDA**

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, June 9, 2015, at 7:00 PM;** which will be preceded by a **Public Hearing at 6:00 PM** and a **City Council Work Session at 6:15 PM.** The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

**6:00 PM- PUBLIC HEARING**

1. Tentative Budget Hearing

**6:15 PM - CITY COUNCIL WORK SESSION AGENDA ITEMS:**

1. HB 362 Resolution
2. Dean Ingram – Corner Lots and Setbacks
3. Field Trip to Roundabout Site

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

- Opening Remarks and Pledge of Allegiance - Invitation
- Approval/Agenda Time Frame
- Public Forum
- 1. HB 362 Resolution
- 2. Tentative Budget Adoption
- 3. Dean Ingram, Corner Lots
- 4. Decision on Roundabout
- 5. Department Heads:
  - A. Administrative & Planning Commission – Mayor Shelley
    - 1. City Facebook Page
    - 2. Back Flow Preventer report
    - 3. Mount Nebo Water Agency meeting Monday, June 15 at 7:30 am
  - B. Roads & Storm Drain: Brian Burke
  - C. Parks, Trails & Recreation: Dale Bigler
    - 1. Topographical survey for future Gooseneck Park
  - D. Water & Public Safety: Paul Squires
  - E. Sewer, Sanitation & SESD: Nelson Abbott
  - F. Economic Development & Code Enforcement: Brittany Thompson
    - 1. Water Conservation Ideas
- 6. City Council Minutes Approval from May 26, 2015
- 7. Check Register and Payroll Approval from May 2015.
- 8. Closed Session if necessary.

Adjournment

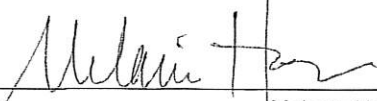
Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.  
Dated this 8<sup>th</sup> day of June, 2015.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder

#### **CERTIFICATION**

I, the undersigned, duly appointed and acting Deputy Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on the 8<sup>th</sup> day of June, 2015.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder

C

D

E

ELK RIDGE  
CITY COUNCIL MEETING  
June 9, 2015

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, June 9, 2015, at 7:00 PM**; this meeting was preceded by **a Public Hearing at 6:00 PM and City Council Work Session Meeting at 6:15 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 these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on June 8, 2015.

ROLL CALL

Mayor: Hal Shelley

Council Members: Nelson Abbott, Paul Squires, Brian Burke, Dale Bigler, Brittany Thompson.

Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder*.

Cheri Rhodes, *Deputy Sheriff*

Public: Paul Crook, Becky Shelley, Cindi Ellis, Ty Ellis, Jaren Woodward, Lucretia Thayne, Shawn Eliot

PUBLIC HEARING

6:00 pm 1. Tentative Budget.

Mayor Shelley asked if the public has any comments and there was no response.

Royce Swensen clarified the funds for the salt shed in the amount of \$16,000.00 has been moved to savings and that nothing has changed in the tentative budget since the last council meeting.

Mayor Shelley presented the issue that the city will need a full time officer for traffic control in the future.

Dale Bigler stated the road projects that need to be completed have been set aside due to lack of funds and these issues need to be addressed.

Mayor Shelley closed the Public Hearing at 6:15 P.M.

ELK RIDGE  
CITY COUNCIL MEETING  
June 9, 2015

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, June 9, 2015, at 7:00 PM**; this meeting was preceded by **a Public Hearing at 6:00 PM and City Council Work Session Meeting at 6:15 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 these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on June 8, 2015.

ROLL CALL

Mayor: Hal Shelley

Council Members: Nelson Abbott, Paul Squires, Brian Burke, Dale Bigler, Brittany Thompson.

Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder*.

Cheri Rhodes, *Deputy Sheriff*

Public: Paul Crook, Becky Shelley, Cindi Ellis, Ty Ellis, Jaren Woodward, Shawn Eliot

1 **CITY COUNCIL WORK SESSION**

2 6:15 pm

3 1. HB362 RESOLUTION.

4 Mayor Shelley presented the County's request for the city to support the HB362 Resolution which would  
5 be a general sales tax increase of .25% dedicated to transportation. The city would receive .10% and the  
6 county would receive .15%. The figures are based on population. Shawn Eliot stated the County is asking  
7 for the city's support on this increase and if approved, this idea would be printed on a ballot to obtain the  
8 residents input for the County Commissioner's review. Brittany Thompson, Nelson Abbott and Paul  
9 Squires oppose the idea. Dale Bigler reminded Council that the city is part of the county and the city will be  
10 benefiting directly from County projects within the next few years. Mayor Shelley pointed out the fact that  
11 access to our city is through county roads. Brian Burke feels that if the city supported the resolution, it  
12 would be money well spent.

13  
14 2. DEAN INGRAM, CORNER LOTS AND SET BACKS.

15 Dean Ingram presented council the setback requirements on a corner lots and explained how the setbacks  
16 won't allow him to fit a home on a corner lot. Mayor Shelley reminded council that the square footage  
17 home requirement was changed from 1200 square feet minimum to 1478 square foot minimum livable  
18 space but did not address setbacks at that time. This makes it difficult if not impossible to add a third car  
19 garage. Mr. Ingram would like an exception on the corner lot of Elk Ridge Meadows, Phase 6, Lot 27 to  
20 have the side setbacks at 20 feet. He stated there are several lots within the whole city that are affected by  
21 this setback making it impossible to build homes on these lots. Mr. Ingram passed out a packet to council  
22 he created in regards to the roundabout, park, new road layout and setback issues.

23  
24 3. FIELD TRIP TO ROUNDABOUT SITE.

25 Mayor Shelley stated this discussion has gone on for three months now and a decision needs to be made on  
26 whether to have a roundabout or not. He is concerned in regards to the functionality and safety of the  
27 roundabout. He instructed everyone to meet at the roundabout location to obtain a visual of the plans.  
28 Council meeting resumed.

29 Brian Burke presented an overhead view of pictures he took of roundabouts in Provo. He reported that he  
30 entered a roundabout as a pedestrian and he felt there were no safety issues. He also reported that after  
31 speaking with the Provo City Engineer, there are less accidents in the Provo roundabouts than a four-way  
32 stop. Mr. Ingram stated the slope is an issue and it wasn't originally planned for Gooseneast to come in on  
33 the opposite side. The plan now is encroaching in on land not originally included in the plan and one of the  
34 building lots will have a driveway going into or close to the roundabout. As for safety issues, he feels that  
35 crosswalks and lights are effective in pedestrian safety. He feels that the roundabout is being crammed into  
36 an area that doesn't work. Mayor Shelley asked Council for a consensus on how they feel about having a  
37 roundabout: Dale Bigler not in favor; Brittany Thompson in favor; Nelson Abbott not in favor; Brian Burke  
38 in favor; Paul Squires in favor.

39 Mayor Shelley closed the City Council Work Session at 7:55 pm.

40  
41 **ELK RIDGE**  
42 **CITY COUNCIL MEETING**  
43 **June 9, 2015**

44  
45 **TIME AND PLACE OF MEETING**

46 8:00 pm This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday,  
47 June 9, 2015 at 7:00 PM; this meeting was preceded by a Public Hearing at 6:00 PM and City  
48 Council Work Meeting at 6:15 pm. The meetings were held at the Elk Ridge City Hall, 80 East  
49 Park Drive, Elk Ridge, Utah.

50  
51 Notice of the time, place and Agenda of these Meetings, were provided to the Payson  
52 Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on  
53 June 8, 2015.



1  
2 **ROLL CALL**

3 Mayor: Hal Shelley

4 Council Members: Nelson Abbott, Paul Squires, Brian Burke, Dale Bigler, Brittany Thompson

5 Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder*

6 Cheri Rhodes, *Deputy Sheriff*

7 Public: Paul Crook, Becky Shelley, Cindi Ellis, Ty Ellis, Jaren Woodward, Lucretia Thayne, Shawn Eliot

8  
9 **OPENING REMARKS** An invocation was offered by Brian Burke and Dale Bigler led those present in the Pledge  
10 of Allegiance, for those who wished to participate.

11  
12 **PLEDGE OF ALLEGIANCE**

13  
14 **AGENDA TIME FRAME**

15 **NELSON ABBOTT MOVED, PAUL SQUIRES SECOND, TO APPROVE THE AGENDA TIME**  
16 **FRAME, ADJUSTING THE START TIME TO 8:00 PM.**

17 **VOTE:                    AYE (5)                    NAY (0)**

18  
19  
20 **PUBLIC FORUM**

21 Mayor Shelley asked the public if they have any comments.

22 Cindi Ellis was in favor of a roundabout until attended the meeting tonight and observed the location. She  
23 feels Dale Bigler's idea of planter strips and safety measures is a better plan.

24 Lucretia Thayne feels that a roundabout is not a solution for safety in this circumstance within Elk Ridge.  
25 She is hoping that Council will consider and not approve anything involving BRT.

26 Shawn Elliott stated that main roads in the city are 8 feet wider than regular roads. He has a concern with  
27 Hillside being windy and narrow. If Hillside connects to Park Drive in the future, it will become a short cut.  
28 He would like to discuss a road system to prevent too much traffic through this area in the future.

29  
30 1. **HB 362 RESOLUTION.**

31 **BRIAN BURKE MOVED, DALE BIGLER SECONDS, TO APPROVE THE HB 362 RESOLUTION**

32 **VOTE:**

33 **BRIAN BURKE                    AYE**

34 **DALE BIGLER                    AYE**

35 **NELSON ABBOTT                NAY**

36 **PAUL SQUIRES                 NAY**

37 **BRITTANY THOMPSON         NAY**

38  
39 **AYE (2)                    NAY (3)**

40  
41 2. **TENTATIVE BUDGET ADOPTION.**

42 **DALE BIGLER MOVED, NELSON ABBOTT SECONDS, TO APPROVE THE TENTATIVE**  
43 **BUDGET FOR THE 2015-2016 FISCAL YEAR INCLUDING THAT A LOT OF PROJECTS HAVE**  
44 **BEEN TAKEN OUT TO BALANCE THE BUDGET AND IN ORDER TO ACCOMPLISH**  
45 **PROJECTS WITHIN THE CITY, THERE WILL BE AN AMENDED BUDGET.**

46 **VOTE:**

47 **BRIAN BURKE                    AYE**

48 **DALE BIGLER                    AYE**

49 **NELSON ABBOTT                AYE**

50 **PAUL SQUIRES                 AYE**

51 **BRITTANY THOMPSON         AYE**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55

AYE (5)

NAY (0)

3. DEAN INGRAM, CORNER LOTS.

Dean Ingram is requesting an exception on the setbacks on a corner lot in Elk Ridge Meadows, Phase 6, Lot 27. He is requesting to change the 20 foot setback to be on the side instead of the front. He is requesting the front setbacks to be 25' and the side setbacks to be 20'.

**DALE BIGLER MOVED, BRIAN BURKE SECONDS, TO ADJUST THE SETBACKS ON LOT 27 TO 20 FEET ON THE SIDE AND 25 FEET ON THE FRONT.**

VOTE:

AYE (5)

NAY (0)

4. DECISION ON ROUNDABOUT.

Dean Ingram had concerns on how the city will collect Mr. Salisbury's portion of the roundabout and/or alternate plans. Mayor Shelley stated it was in the original agreement but will be researched and addressed and reported back at the next council meeting. He reminded Council this is concept only as there is still a lot of work and final engineering that needs to take place. He stated it needs to be addressed which property will be encroached within the plans. Mayor Shelley requests an informal vote in support of eliminating the roundabout plans: Dale Bigler in favor, Brittany Thompson in favor, Nelson Abbott in favor, Brian Burke no vote, Paul Squires no vote.

**NO ACTION TAKEN AT THIS TIME.**

5. DEPARTMENT REPORTS.

A. Administrative & Planning Commission – Mayor Hal Shelley

1. City Facebook Page.

Mayor Shelley clarified that the city's official facebook page is for informing the public and is not to include debates but opinions can be expressed. It is used to communicate with residents of what is going on in the city. The city's facebook page administrator will change the settings to have all comments approved before they are posted.

2. Backflow Preventer Report.

Mayor Shelley reported that backflow preventers are required, installed and inspected on all new construction.

3. Mount Nebo Water Association Meeting Monday, June 15 at 7:30 am.

Mayor Shelley reported the meeting will be at the Salem City Office at the date and time stated above.

B. Roads and Storm Drains – Brian Burke

Brian Burke is currently waiting for a property description to be included in an agreement before any road repair work will be done on High Sierra.

C. Parks, Trails, & Recreation – Dale Bigler

1. Topographical survey for future Goosenest Park

Dale Bigler did not report on the Topographical Survey. Mayor Shelley felt the bid for the survey was too high and therefore requested to wait to have the survey completed at a later date.

Dale Bigler reported Elk Ridge Meadows Phase 1 park has been fertilized and mowed and is coming in nicely. He is in the process of arranging a rock pick-up with assistance from residents and/or the jail inmate work crew. He suggested installing a pavilion at the park location. He reported donation signs will be posted on the disc golf baskets. He is looking into completing the trail before the end of June and will check with Royce Swensen to see if the funds are available. He requested Cody Black list the truck and oil heater for sale on the State Surplus Site. He reported on the County Trails Committee who have proposed someone to be appointed to their committee in regards to a connecting trail system for all of South Utah County.

D. Water, Public Safety – Paul Squires

Paul Squires requested that Council support OSHA regulations. He reported on the dugway grant and stated the 90 day window to apply is still open. He is waiting for feedback and will visit residents in the area to submit a plan to obtain the dugway grant. He requested Craig Neeley, City Engineer, to assist him. Mayor Shelley will ask Mr. Neeley if this is possible.

E. Sewer, Sanitation & SESD – Nelson Abbott

1 Nelson Abbott reported that there will probably be a sewer rate increase due to Payson City having to  
2 meet the EPA guidelines and the increase will be approximately \$5-\$10 per month. He reported the  
3 temporary garbage receptacles will be at the City Celebration. He reported SESD will hold meetings twice  
4 per month to obtain knowledge from the public in regards to solar power ideas. He informed council that  
5 he received a donation from SESD for the fireman pancake breakfast.  
6

7 F. Economic Development & Code Enforcement – Brittany Thompson

8 Brittany Thompson provided Council with prepared documents including ideas on conserving water both  
9 indoor and outdoor. Mayor Shelley stated these documents will be posted on the city's website for  
10 residents review. Mayor Shelley reported he has been communicating with Ryan Crawford in regards to  
11 leasing space in the new city office building for a reception center and that Mr. Crawford is very  
12 interested.  
13

14 6. CITY COUNCIL MINUTES APPROVAL FROM MAY 26, 2015 MEETING.

15 NELSON ABBOTT MOVED, PAUL SQUIRES SECOND, TO APPROVE THE MINUTES FOR  
16 MAY 26, 2015 CITY COUNCIL MEETING.

17 VOTE AYE (4) NAY (0) (BRITTANY THOMPSON ABSENT)  
18

19 7. CHECK REGISTER AND PAYROLL APPROVAL FROM MAY 2015.

20 DALE BIGLER MOVED, NELSON ABBOTT SECOND, TO APPROVE THE CHECK  
21 REGISTER FOR MAY 2015.

22 VOTE AYE (4) NAY (0) (BRITTANY THOMPSON ABSENT)  
23

24 8. CLOSED SESSION IF NECESSARY.

25 Closed session meeting was not necessary.  
26

27 ADJOURNMENT

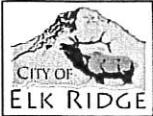
28  
29 Mayor Shelley adjourned this meeting at 9:00 pm.  
30  
31  
32  
33  
34  
35

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder

C

O

C



**ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651**

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

**NOTICE & AMENDED AGENDA**

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, June 23, 2015, at 7:00 PM**; which will be preceded by a **Public Hearing at 6:00 PM** and a **City Council Work Session at 6:15 PM**. The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

**6:00 PM- PUBLIC HEARING**

1. Amended Budget for 2014-2015 Fiscal Year

**6:15 PM - CITY COUNCIL WORK SESSION AGENDA ITEMS:**

1. HB 362 Resolution
2. Roundabout pending traffic engineer study Recommendation from Planning Commission
3. Developers Agreement regarding Roundabout with Chris Salisbury
4. Mount Nebo Water Agency
5. Set Backs Recommendation from Planning Commission
6. Planning Commission Compensation
7. City Council Members attendance at Planning Commission meetings

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

- Opening Remarks and Pledge of Allegiance - Invitation  
Approval/Agenda Time Frame  
Public Forum
1. Amended Budget for 2014-2015 Fiscal Year
  2. Appoint Dale Bigler to Utah County Dispatch by resolution.
  3. Horizon View Farms Plat A Final Approval
  4. HB 362 Resolution
  5. Roundabout pending traffic engineer study Recommendation from Planning Commission
  6. Developers Agreement regarding Roundabout with Chris Salisbury
  7. Mount Nebo Water Agency
  8. Set Back Recommendation from Planning Commission
  9. Planning Commission Compensation
  10. City Council Members attendance at Planning Commission meetings
  11. Department Heads:
    - A. Administrative & Planning Commission – Mayor Shelley
    - B. Roads & Storm Drain: Brian Burke
      1. Reduce City Council compensation
    - C. Parks, Trails & Recreation: Dale Bigler
      1. Report on Elk Ridge Meadows, Phase 2 rock removal
    - D. Water & Public Safety: Paul Squires
      1. Report on Grant.
    - E. Sewer, Sanitation & SESD: Nelson Abbott
    - F. Economic Development & Code Enforcement: Brittany Thompson
  12. City Council Minutes Approval from June 9, 2015
  13. Closed Session if necessary.

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 22<sup>nd</sup> day of June, 2015.

Melanie Hoover, Deputy Recorder

**CERTIFICATION**

I, the undersigned, duly appointed and acting Deputy Recorder for the municipality of Elk Ridge, do hereby certify that a copy of

C

O

C

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54

**ELK RIDGE  
CITY COUNCIL MEETING  
June 23, 2015**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, June 23, 2015, at 7:00 PM**; this meeting was preceded by **a Public Hearing at 6:00 PM and City Council Work Session Meeting at 6:15 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 these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on June 22, 2015.

**ROLL CALL**

Mayor: Hal Shelley

Council Members: Nelson Abbott, Paul Squires, Brian Burke, Dale Bigler, Brittany Thompson (via telephone)

Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder*.

Shay Stark, *City Planner*

Cheri Rhodes, *Deputy Sheriff*

Public: Ty Ellis, JoAnn Bigler, Paul Crook, Jim Chase, Ryan Haskell, Becky Shelley

**PUBLIC HEARING**

6:00 pm 1. Amended Budget 2014-2015.

Mayor Shelley asked the public if there were any questions, concerns or comments. There was no response.

Paul Squires reported for the public's knowledge that the budget has been reviewed, examined and adjusted at previous meetings. Mayor Shelley referred to the wordage that is to be included in the motion giving Curtis Roberts, the City Financial Director the ability to transfer moneys within the budget and the council needs to determine the percentage of the general fund revenues.

Mayor Shelley closed the Public Hearing at 6:10 P.M.

40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54

**ELK RIDGE  
CITY COUNCIL MEETING  
June 23, 2015**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, June 23, 2015, at 7:00 PM**; this meeting was preceded by **a Public Hearing at 6:00 PM and City Council Work Session Meeting at 6:15 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 these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on June 22, 2015.

**ROLL CALL**

Mayor: Hal Shelley

Council Members: Nelson Abbott, Paul Squires, Brian Burke, Dale Bigler, Brittany Thompson (via telephone).

Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder*.

Shay Stark, *City Planner*  
Cheri Rhodes, *Deputy Sheriff*  
Public: Ty Ellis, JoAnn Bigler, Paul Crook, Jim Chase, Ryan Haskell, Becky Shelley, Rick Salisbury, Craig Cloward

**CITY COUNCIL WORK SESSION**

6:10 pm

1. HB362 RESOLUTION.

The HB 362 Resolution was not approved at the last City Council Meeting. The County has requested it to be brought before council again for re-consideration. Mayor Shelley presented the County's request for the city to support the HB362 Resolution which would be a general sales tax increase of .25% dedicated to transportation. The city would receive .10% and the county would receive .15%. The figures are based on population. If approved, it would authorize the city's support for the county's resolution. If passed, the city could potentially generate \$26,000.00 from this sales tax increase to go into the general fund. The majority of cities within the county are in support of the HB 362 Resolution.

2. ROUNDABOUT PENDING TRAFFIC ENGINEER STUDY RECOMMENDATION FROM PLANNING COMMISSION.

Shay Stark reported there has been a great deal of discussion in City Council meetings and Planning Commission meetings concerning the roundabout that was approved as part of the Elk Ridge Meadows Development. The discussions have ranged from aesthetics, to land requirements, to safety concerns, proving that the issues at this particular location are complex and may require expertise with specific experience in traffic engineering. On June 11, 2015 Dean Ingram submitted a proposal to Planning Commission for a standard four-way intersection in place of the roundabout previously approved in 2005 and again with the approval of Elk Ridge Meadows Phases 5 through 10. It includes landscaped islands and narrower travel lanes through the intersection to help slow traffic down. Mr. Ingram has also submitted another proposal which affects the consideration of the Goosenest Elk Ridge Drive intersection. Mr. Ingram is asking the City to consider the termination of Silver Wolf Road at Cotton Tail Lane. This modification allows the Mr. Ingram to avoid the 10% grade on Silver Wolf, simplifying the construction of infrastructure and simplifying drainage issues associated with the building lots. The vertical transition between homes would now be spread over 50 feet of setbacks in back yards instead of the 16 foot side setbacks. The proposed four-way intersection at Cotton Tail Lane changes the conditions with the Goosenest intersection as it creates additional left hand turns onto Elk Ridge Drive and places additional traffic movements at the toe of the 10% slope creating potential horizontal and vertical line of sight issues. The Planning Commission's recommendation at the June 11th meeting was that the City direct the Mr. Ingram to move forward with the design of a standard four-way intersection at Goosenest and Elk Ridge Drive including the landscaped island and additional curbs. They also recommended Mr. Ingram utilize a traffic engineer to assist in the design to find the safest solutions for the proposed concept. The roundabout has already been approved and vetted several times throughout the years. Mr. Stark feels it is Mr. Ingram's responsibility to not only provide a conceptual proposal for the change, but also provide design data to confirm that the proposed change will meet or exceed the safety of the roundabout. Mr. Stark believes it is premature to rule out the roundabout without consultation by a traffic engineer. The City will be better prepared to make a final decision knowing that the proposed intersection can be designed to safely handle the vehicle and pedestrian traffic that this location will experience and that it will work in concert with the proposed intersection and Cotton Tail Lane.

3. DEVELOPERS AGREEMENT REGARDING ROUNDABOUT WITH CHRIS SALISBURY.

Shay Stark presented that in late 2013 the City Council approved the final plat and an associated Development Agreement for the Horizon View Farms Townhouses. Nothing was recorded on the townhouse project because the Developer did not move forward with the project. The Developer brought forward a proposal for 36 single family lots that were approved by the City Council in April 2015. The terms and conditions in the previously approved Development Agreement were not rescinded as part of the approval. The question has been asked by the City Council concerning how the payment of the \$150,000.00 by the Developer for the roundabout/intersection and entrance monuments is to occur. The process



1 approved by the City Council with the townhouses was to collect the funds with the issuance of each  
2 building permit. The Development Agreement has been updated to reflect the change in the number of lots  
3 and thus the change in the per unit/lot fee to be paid at the time of application for each building permit.  
4 Other terms and conditions that have been rendered extraneous due to the change to single family lots have  
5 been removed from the Development Agreement. The Developer has also asked the City Council to  
6 approve the two years of extensions that are allowed by code. The project is two phases and will extend  
7 over the two years. This is not an exception to the code, having this in the Development Agreement will  
8 just save the Developer and City time in dealing with the extension approval. As required by code, once the  
9 two years is up the Developer would still need to come back to the City for approval of a time extension if  
10 needed.

11 4. MOUNT NEBO WATER AGENCY.

12 Mayor Shelley reported he attended the Mount Nebo Water Agency's last meeting and met with a board  
13 member afterwards. He reported the intent of the agency is to have one large agency for water usage for  
14 southern Utah Valley. He is concerned that SUVMA is losing their ability to control their water usage.  
15 Mayor Shelley reported that Payson City is required to comply with EPA regulations which will cost  
16 Payson City \$12-17 million in sewer modifications and will raise resident's monthly sewer fees \$15 per  
17 month.  
18

19 5. SETBACKS RECOMMENDATION FROM PLANNING COMMISSION.

20 Shay Stark reported that on June 11, 2015 the Planning Commission discussed the setback issue within the  
21 entire city and has come forward with the following recommendations: 1) The current front and back  
22 setback for standard residential zones is 30 feet front and 30 feet back. The Planning Commission  
23 recommends to allow the owner to choose either a 25 foot front setback or back setback with the other  
24 remaining 30 feet. 2) The current street side setback on a corner lot is 30 feet. The Planning Commission  
25 recommended a 25 foot side setback on corner lots. It was noted that the code requires a 30 foot by 30 foot  
26 line of sight triangle on corner lots. A house set at 20 feet back and 20 feet off the side still easily clears this  
27 sight triangle by almost 10 feet at the corner. 3) The current street side setback on a corner lot in the PUD is  
28 25 feet. The Planning Commission recommends a 20 foot side setback which still clears the sight triangle.  
29 Mr. Stark recommends the setbacks be amended per the Planning Commission recommendation. Brittany  
30 Thompson and Brian Burke feel that the entire city code should not be changed to accommodate a few lots  
31 within the city and that those few lots should request an exception if necessary.  
32

33 6. PLANNING COMMISSION COMPENSATION.

34 Mayor Shelley stated the Planning Commission Members are not compensated and Dale Bigler has  
35 recommended to compensate them \$25 per meeting attended to compensate them for their work and to give  
36 them incentive to attend. He suggested taking \$50 off the City Council compensation per month to give to  
37 the Planning Commission Members. Nelson Abbott feels that Planning Commission meetings are  
38 developer driven and should be covered through developer costs. Brittany Thompson feels that there should  
39 be a monetary incentive but feels that costs should be passed on through administrative costs. Brian Burke  
40 pointed out that the Planning Commission is the only department that does not receive compensation and  
41 agrees with Mr. Bigler on decreasing City Council compensation to compensate Planning Commission  
42 Members.  
43

44 7. CITY COUNCIL MEMBERS ATTENDANCE AT PLANNING COMMISSION MEETINGS.

45 Dale Bigler suggested having a member of the City Council attend each Planning Commission Meeting.  
46 Mr. Stark agreed it would be a good idea but referred to State law that there cannot be a quorum in  
47 attendance.  
48

49 Mayor Shelley closed the City Council Work Session at 7:20 pm.

50  
51 **ELK RIDGE**  
52 **CITY COUNCIL MEETING**

June 23, 2015

**TIME AND PLACE OF MEETING**

8:00 pm This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, June 23, 2015 at 7:00 PM; this meeting was preceded by a Public Hearing at 6:00 PM and City Council Work Meeting at 6:15 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 these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on June 22, 2015.

**ROLL CALL**

Mayor: Hal Shelley

Council Members: Nelson Abbott, Paul Squires, Brian Burke, Dale Bigler, Brittany Thompson

Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder*

Shay Stark, *City Planner*

Cheri Rhodes, *Deputy Sheriff*

Public: Ty Ellis, JoAnn Bigler, Paul Crook, Jim Chase, Ryan Haskell, Becky Shelley, Rick Salisbury, Craig Cloward

**OPENING REMARKS** An invocation was offered by Dale Bigler and Mayor Shelley led those present in the Pledge of Allegiance, for those who wished to participate.

**PLEDGE OF ALLEGIANCE**

**AGENDA TIME FRAME**

**BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO AMEND THE AGENDA TIME FRAME, ADJUSTING THE START TIME TO 7:25 PM.**

**VOTE:            AYE (5)            NAY (0)**

**PUBLIC FORUM**

Mayor Shelley asked the public if they have any comments.

Ryan Haskell referred to the request to amend the setback requirements. Current setback codes can only allow a rectangular home built on a lot. He referred to several lots within the city which are 1/3 and 1/2 acre lots but cannot fit a third car garage on their home due to the setback codes. He feels that a five feet exception will make a huge difference on how the homes can be placed on the lots. He recommended that City Council follow the direction of Planning Commission on amending the setback codes.

Ty Ellis feels the 30 feet setback should stay in place. He feels that the backyard setback could be adjusted. His concern is the setbacks on accessory buildings. He was unable to build an accessory building on his lot due to the setback requirements.

Craig Cloward has a lot that he has a difficult time placing a home on in Cloward Estates due to the setback requirements. He wondered why the city will not allow the 9 feet easement be included in the setback measurements instead of addition to.

**1. AMENDED BUDGET FOR 2014-2015 FISCAL YEAR.**

**NELSON ABBOTT MOVED, PAUL SQUIRES SECONDS, TO APPROVE THE AMENDED BUDGET FOR 2014-2015 FISCAL YEAR AND IN ORDER TO COMPLY WITH STATE LAW, THE COUNCIL AUTHORIZES THE FINANCE DIRECTOR TO TRANSFER FROM THE GENERAL FUND TO THE CAPITAL PROJECTS FUND AN AMOUNT SO THAT THE GENERAL FUND UNRESTRICTED FUND BALANCE IS LESS THAN OR EQUAL TO 20% OF**

1 THE GENERAL FUND REVENUES. THE BUDGET FOR EACH FUND IS AMENDED TO  
2 REFLECT THIS AUTHORIZATION.

3 VOTE: AYE (5) NAY (0)  
4

- 5 2. APPOINT DALE BIGLER TO UTAH COUNTY DISPATCH BY RESOLUTION.  
6 BRITTANY THOMPSON MOVED, NELSON ABBOTT SECONDS, TO CREATE A RESOLUTION  
7 TO APPOINT DALE BIGLER AS A BOARDMEMBER TO THE UTAH COUNTY DISPATCH.

8 VOTE:  
9 BRIAN BURKE AYE  
10 DALE BIGLER AYE  
11 NELSON ABBOTT AYE  
12 PAUL SQUIRES AYE  
13 BRITTANY THOMPSON AYE  
14 AYE (5) NAY (0)  
15

- 16 3. HORIZON VIEW FARMS PLAT A FINAL APPROVAL.

17 Shay Stark referred to the letter created by Craig Neeley that verifies Public Works Director Cody Black has  
18 completed a final inspection of the public improvements and determined that all items listed in the final punch  
19 list are complete. The state of the one-year durability period is June 19, 2015. The required Type II slurry  
20 seal should be placed as weather permits next year.

21 BRITTANY THOMPSON MOVED, DALE BIGLER SECONDS, TO ACCEPT THE PUBLIC  
22 IMPROVEMENTS FOR HORIZON VIEW FARMS PLAT A AS APPROVED BY THE PUBLIC  
23 WORKS DIRECTOR.

24 VOTE: AYE (5) NAY (0)  
25

- 26 4. HB 362 RESOLUTION.

27 Mayor Shelley stated the proposal is that the city support the county's HB 362 Resolution as a community  
28 authorizing Utah County Commission to include it on the ballot letting the decision be made by the residents.

29 VOTE: BRIAN BURKE AYE  
30 DALE BIGLER AYE  
31 NELSON ABBOTT NAY  
32 PAUL SQUIRES AYE  
33 BRITTANY THOMPSON AYE  
34 AYE (4) NAY (1)

35 NELSON ABBOTT VOTED NAY BECAUSE OUR STATE REPRESENTATIVE AND A COUNTY  
36 COMMISSIONER VOTED NO, THEREFORE HE FEELS THEY AWARE OF SOMETHING  
37 THAT THE CITY IS NOT AWARE OF.  
38

- 39 5. ROUNDABOUT PENDING TRAFFIC ENGINEER STUDY RECOMMENDATION FROM PLANNING  
40 COMMISSION.

41 Shay Stark feels the city needs the backup data to justify the decision between a roundabout or a two stop  
42 intersection from a traffic engineer.

43 PAUL SQUIRES MOVED, DALE BIGLER SECONDS TO MOVE FORWARD WITH A TRAFFIC  
44 STUDY PERFORMED BY A TRAFFIC ENGINEER INVOLVING THE INTERSECTION OF  
45 GOOSENEST DRIVE, ELK RIDGE DRIVE, AND COTTONTAIL LANE.

46 VOTE: AYE (5) NAY (0)  
47

- 48 6. DEVELOPERS AGREEMENT REGARDING ROUNDABOUT WITH CHRIS SALISBURY.

49 Dale Bigler presented his idea of installing planter strips on Elk Ridge Drive as an alternative to the  
50 roundabout. Mayor Shelley addressed that the point of this topic is to verify the development agreement with  
51 Salisbury is in effect and to be accepted by council. Shay Stark has prepared a revised draft development  
52 agreement making it more valid to the current development with the language of roundabout/intersection  
53 included.

54 NO MOTION OR ACTION IS NECESSARY AT THIS TIME.  
55

1 7. MOUNT NEBO WATER AGENCY.

2 Mayor Shelley recommended a decision to be made at the next City Council meeting to obtain further  
3 information.

4 **NO MOTION OR ACTION TAKEN AT THIS TIME.**  
5

6 8. SETBACK RECOMMENDATION FROM PLANNING COMMISSION.

7 Brittany Thompson requested a review of other building code requirements in regards to setbacks and  
8 accessory buildings and amending them all at the same time. Nelson Abbott suggested moving forward and  
9 approving the setback amendment so that builders can move forward with their plans and pass  
10 recommendation back to planning commission to review codes on accessory buildings.

11 **NELSON ABBOTT MOVED, DALE BIGLER SECONDS, TO AMEND THE SETBACKS AS PER**  
12 **THE PLANNING COMMISSION RECOMMENDATION WITH THE REQUEST THAT**  
13 **PLANNING COMMISSION REVIEW AND CONSIDER CURRENT ACCESSORY BUILDING**  
14 **SETBACKS.**

15 **VOTE: AYE (4) NAY (1)**

16 **BRITTANY THOMPSON VOTED NAY**  
17

18 9. PLANNING COMMISSION COMPENSATION.

19 Nelson Abbott feels that the Planning Commission should get compensated but feels it should not be included  
20 in the budget until the city knows where the funds will come from and further research on legalities is  
21 completed. Mayor Shelley agreed and recommended a decision to be made at the next City Council meeting.  
22 **NO MOTION OR ACTION TAKEN AT THIS TIME.**  
23  
24

25 10. CITY COUNCIL MEMBERTS ATTENDANCE AT PLANNING COMMISSION MEETINGS.

26 Mayor Shelley asked council whether they wanted this decision to be mandatory or voluntary and if they  
27 agree to a rotation schedule or designated council member attending Planning Commission meetings. Dale  
28 Bigler agreed to create a rotation schedule for council members to attend the meetings. Nelson Abbott  
29 reminded Council that legally Council is not allowed to influence Planning Commission while attending.

30 **DALE BIGLER MOVED, BRITTANY THOMPSON SECONDS, TO HAVE AN ASSIGNED**  
31 **ROTATION SCHEDULE ON A MONTHLY BASIS TO HAVE A CITY COUNCIL MEMBER**  
32 **ATTEND THE PLANNING COMMISSION MEETINGS.**

33 **VOTE: AYE (5) NAY (0)**  
34  
35

36 11. DEPARTMENT REPORTS.

37 A. Administrative & Planning Commission –Mayor Hal Shelley

38 Mayor Shelley made council aware that he had a discussion with Seth Waite, Fire Chief, in regards  
39 to allowing fireworks for the July holidays. Council agreed that fireworks should be prohibited due  
40 to the dry conditions.

41 Mayor Shelley asked Council to attend the City Celebration to help serve at the Mayors dinner and  
42 to find residents to volunteer their time at the carnival. He recommended that council walk or ride  
43 together in the parade.

44 B. Roads and Storm Drains – Brian Burke

45 1. Reduce City Council Compensation.

46 Brian Burke recommended having this discussion in a closed session.

47 Brian Burke presented council with a draft agreement he created between the Penrod's and the city  
48 in regards to the road project on High Sierra. He asked Council to review it to address any revisions  
49 necessary and then present it to David Church, attorney, for his review. Brittany Thompson  
50 requested including interest in the agreement.

51 C. Parks, Trails, & Recreation – Dale Bigler

52 1. Report on Elk Ridge Meadows Phase 2 Rock Removal.

53 Dale Bigler reported that residents donated their time and efforts in the rock removal process at the  
54 park and expressed appreciation to them.

55 Dale Bigler reported Elk Ridge Meadows Phase 1 Park is completed. The disc golf course is in use.  
He is impressed with the public works employees on maintenance of the parks.

1  
2 D. Water, Public Safety – Paul Squires

3 1. Report on Grant.

4 Paul Squires requested speaking to an engineer to help with the dugway grant. Mayor Shelley reported  
5 that he has spoken with Craig Neeley who advised him that Shay Stark prepares grants and can help to  
6 write and apply for the grant.

7 Paul Squires reported the neighborhood watch will have a booth or table at the city celebration to distribute  
8 information.  
9

10 E. Sewer, Sanitation & SESD – Nelson Abbott

11 Nelson Abbott reported of the sewer rate increase Payson City has to impose to comply with EPA  
12 regulations. The amount will be an approximate \$15 per month increase and he requested that the city  
13 work collectively with Salem and Payson throughout this issue.  
14

15 F. Economic Development & Code Enforcement – Brittany Thompson

16 Brittany Thompson reported she is working on possible city code changes on water conservation such as  
17 landscaping codes. She will present drafts at the next meeting.

18 Mayor Shelley reported on economic development. It has been suggested to him to hire a company to do  
19 an economic development study within the city to see if it would be a successful option.  
20

21 12. CITY COUNCIL MINUTES APPROVAL FROM JUNE 9, 2015 MEETING.

22 **BRIAN BURKE MOVED, DALE BIGLER SECOND, TO APPROVE THE MINUTES FOR JUNE**  
23 **9, 2015 CITY COUNCIL MEETING.**

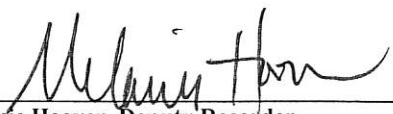
24 **VOTE                      AYE (5)                      NAY (0)**  
25

26 13. CLOSED SESSION IF NECESSARY.

27 City Council went into closed session at 8:45 pm.  
28

29 ADJOURNMENT

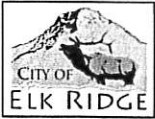
30 Mayor Shelley adjourned this meeting at 8:45 pm.  
31  
32  
33  
34  
35  
36

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder

C

O

C



**ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651**  
t.801/423-2300 [staff@elkridgecity.org](mailto:staff@elkridgecity.org) [www.elkridgecity.org](http://www.elkridgecity.org)

### **NOTICE & AGENDA**

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, July 14 2015, at 7:00 PM;** which will 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 COUNCIL WORK SESSION AGENDA ITEMS:**

1. City Celebration Objective
2. Harrison Heights Phase 4 Final Approval
3. Montague Subdivision Preliminary/Final Approval and Setback Exception Approval
4. Setback Amendment within City Code
5. Development Agreement with Rick Salisbury/Horizon View Farms Approval
6. Secondary Water System
7. Water/Sewer Rate Increase
8. Planning Commission Compensation

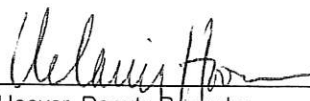
#### **7:00 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:**

- Opening Remarks and Pledge of Allegiance - Invitation
- Approval/Agenda Time Frame
- Public Forum
- 1. Planning Commission Member, Jim Chase replacing Andy Costin
- 2. Harrison Heights Phase 4 Final Approval
- 3. Montague Subdivision Preliminary/Final Approval and Setback Exception Approval
- 4. Setback Amendment within City Code
- 5. Development Agreement with Rick Salisbury/Horizon View Farms Approval
- 6. Secondary Water System
- 7. Water/Sewer Rate Increase
- 8. Planning Commission Compensation
- 9. Ratification through Resolution for the Proposed Tax Rate Increase of 25%
- 10. Department Heads:
  - A. Administrative & Planning Commission – Mayor Shelley
    - 1. Mount Nebo Water Agency
  - B. Roads & Storm Drain: Brian Burke
    - 1. Agreement regarding High Sierra Road Project
  - C. Parks, Trails & Recreation: Dale Bigler
  - D. Water & Public Safety: Paul Squires
  - E. Sewer, Sanitation & SESD: Nelson Abbott
  - F. Economic Development & Code Enforcement: Brittany Thompson
    - 1. Code on Water Conservation/Landscaping Requirements
- 11. Check Register and Payroll from June 2015.
- 12. City Council Minutes Approval from June 23, 2015 meeting.
- 13. Closed Session if Necessary

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 10<sup>th</sup> day of July, 2015.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder

CERTIFICATION

I, the undersigned, duly appointed and acting Deputy Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on the 10<sup>th</sup> day of July, 2015.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder



ELK RIDGE  
CITY COUNCIL MEETING  
July 14, 2015

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, July 14, 2015, at 7:00 PM; this meeting was preceded by a City Council Work Session Meeting 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 these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on July 10<sup>th</sup>, 2015.

ROLL CALL

Mayor: Hal Shelley  
Council Members: Brian Burke, Dale Bigler, Nelson Abbott, Brittany Thompson, Paul Squires  
Others: Melanie Hoover, *Deputy Recorder*; Royce Swensen, *Recorder*; Cody Black, *Public Works Director*  
City Planner; Shay Stark  
Public: Jim Chase, Becky Shelley, Lucretia Thayne, Paul Crook, Trent Jessee, Tricia Thomas, Katherine Gerber, Anita Ault, Dean Ingram, Robin Clawson, Dennis Jacobsen, Ty Ellis

CITY COUNCIL WORK SESSION

6:00 pm

1. CITY CELEBRATION

Mayor Shelley questioned the Council on the timing of the City Celebration. For the last two years, a lot of the youth in the city have been gone to camp. He was concerned having the car show separate from the Celebration this year. Mayor Shelley asked council what they feel the objective of the City Celebration has been, is and should be. Do they want to continue having a large event with 90 vendors again? He feels it should be a family centered event. Dale Bigler feels the purpose of the City Celebration is to bring residents together and there has been positive support in regards to the parade. He feels the timing is a huge factor and feels the date could be moved to a different weekend. He feels the carnival needs to have assignments for help and stay free of cost. Mayor Shelley asked if there should be a patriotic theme since its close to the 4<sup>th</sup> of July and wondered if the City Celebration should be in the budget to have it all be free of charge. Brittany Thompson feels the City Celebration is to bring residents together and should not be a money maker. She feels the date could change back to the 4<sup>th</sup> of July weekend. She heard complaints of the cost of bounce houses and feels the free games are great. Nelson Abbott feels that a Council Member should be in charge of the City Celebration as the City used to assign a member to be in charge of it. He feels that all events should be family friendly. He feels the games can be created by the City and there will be no rental fees. The City could rent a bounce house and allow everything to be free. He feels that the time could be moved to the 4<sup>th</sup> of July. Brian Burke feels the memories for the kids needs to be on the good times they had at the celebration. He prefers a Council Member to be over the Celebration as well. He would like to see more kids within the city be involved. Paul Squires feels the City Celebration games are fun for the kids and should stay in the plan. Most Council members agreed they would like the Celebration to be a homecoming where residents return to town to celebrate. Paul Crook requested more handicap parking. Lucretia Thayne feels the Celebration needs to be more associated with the Community. Ty Ellis feels it should be a family affair and should drop the commercial aspect of it. He feels that if tickets are given out to residents before the carnival, it will encourage residents to attend. Mayor Shelley feels Council is all on the same page and the Celebration needs to be organized and planned early. A Council Member will be appointed in a formal setting and will bring forward plans in the future.

2. HARRISON HEIGHTS PHASE 4 FINAL PLAT APPROVAL

Shay Stark reported this subdivision includes 6 lots along Goosenest. He presented an overhead view of the plat map. The plans include the Elk Ridge Drive relocation. Brittany Thompson questions how the roundabout comes into the plans and how it will affect Lot #23. Mr. Stark reported the Developer has submitted plans for the roundabout and included a portion of Lot #23 cut out for the roundabout. The frontage on lots 23-27 have exceptions of up to 120 feet minimum to allow Star Lane to be lined up where

1 it needs to be. Nelson Abbott had questions on the driveway of Lot #23 Mr. Stark reported it is to be on  
2 the East side of the lot. The road was downgraded to where it is not a collector road and therefore may not  
3 require hammerhead driveways.  
4

### 5 3. MONTAGUE SUBDIVISION PRELIMINARY/FINAL APPROVAL AND SETBACK EXCEPTION 6 APPROVAL

7 Shay Stark referred to the attachment of the plat for the Montague Subdivision. He reported this has been  
8 approved by the Planning Commission. This lot is in the Hillside Residential Zone. He showed how the  
9 natural vegetation on the 20% plus slope will remain untouched. The drainage will be maintained and  
10 carried through to a curb and gutter which the developer will install on the North side of his lot on Salem  
11 Hills Drive and as will continue to the area behind his lot which will be developed. Mr. Montague will  
12 have a ground level basement on the North side of his house which protects from flooding issues. He will  
13 also continue the rock water way connecting to the Houghton's in the front of the lot. The area around the  
14 drainage pond will mostly stay natural vegetation. The grass that will be laid down will absorb a lot of  
15 storm water flow as well. Mr. Montague has asked for a front setback exception to 30 feet which has also  
16 been approved by Planning Commission.  
17

### 18 4. SETBACK AMENDMENT WITHIN CITY CODE

19 Shay Stark referred to the first section in the ordinance. This was discussed at the last City Council  
20 meeting. This amendment affects the Standard Residential Zones (R1-12000, R-1-15000, R-1-20000,  
21 R&L-1-20000, RR-1) within the city. The discussion was to modify the front and rear setback having one  
22 be at 30 feet and the other relaxed to 25 feet. The corner lots was also relaxed from 30 to 25 feet. The  
23 PUD zoning was to amend the corner lots from 25 feet side setback to 20 feet side setback. This will not  
24 affect the line of site triangle. Mr. Stark reported at the last City Council Meeting that residents brought  
25 forward some accessory building setback concerns. Planning Commission is reviewing the information.  
26

### 27 5. DEVELOPMENT AGREEMENT WITH RICK SALISBURY/HORIZON VIEW FARMS 28 APPROVAL

29 Shay Stark reported this was discussed at the last City Council meeting. Since then, he and Mayor Shelley  
30 met with Rick Salisbury to review the development agreement. Mr. Stark reported that Dean Ingram will  
31 move forward with the roundabout plan. The islands down Elk Ridge Drive will be a separate item.  
32 Brittany Thompson had questions on whether the city or developer is responsible to pay for the PRV. Mr.  
33 Stark reported that Salisbury is required to put in two valves that can used if necessary in the future.  
34 Brittany Thompson had concerns with the extensions included in the agreement. Nelson Abbott feels that  
35 the developer should cover the cost then be reimbursed from the city if the cost is not met. If Salisbury  
36 doesn't sell all lots, the re-imbursement would be delayed and the city would have to cover costs. Dale  
37 Bigler questioned if the bond would cover the cost. Mr. Stark stated the city has to go back to the original  
38 approval. Mayor Shelley stated a discussion with Dean Ingram needs to occur. Mr. Stark suggested  
39 putting the roundabout in the Capital Facilities plan and collect funds associated through impact fees and  
40 could be looked into further. Mayor Shelley reported that Rick Salisbury is part of the development  
41 agreement and he will pay for the cost of the roundabout when he sells lots through impact fees. He asked  
42 Dean Ingram if a plan is in place. Mayor Shelley suggested bringing this forward to the next council  
43 meeting to get repayment terms in plan.  
44

### 45 6. SECONDARY WATER SYSTEM

46 Mayor Shelley reported that nothing has changed since this has been discussed but that a decision has not  
47 been made. He felt this needs to be reviewed again and move forward with a direction on what the City  
48 wants to do. Mr. Stark referred to the executive summary within the Secondary Water System plan. Mr.  
49 Stark questioned...How does Nebo water affect this, if at all? Nebo Water Association has a lot to do with  
50 how Highline Canal is handled. Mayor Shelley reported there will more than likely be an enclosure on the  
51 Highline Canal and the Nebo Water Agency has delayed this project. Mr. Stark feels all decisions do not  
52 need to be made now but there are some to be made to move forward. Mr. Stark referred to the summary  
53 as the cheapest and easiest thing to do is conserve water. Elk Ridge uses two times more than the state  
54 average on outdoor watering. Mr. Stark reported that if the city conserves 13% water, this will eliminate  
55 the need and cost for a new well. He stated the city needs to do research on efforts to conserve outdoor

1 watering. Brittany Thompson is working on amending the City Code to enforce water conservation  
2 methods. Mr. Stark reported that conservation within the State will be mandatory in the future and the city  
3 will benefit itself in conserving. Mr. Stark stated that if the city cannot conserve, then it has to consider the  
4 issue with ULS which won't come into effect for years. The other option is the Highline Canal option  
5 which is highly expensive. The City might come to the point that protests will be made in regards to  
6 drilling wells. Dale Bigler questioned if the new development should still be required to install PI.  
7 Brittany Thompson feels that if one source dries up, then all will dry up. She feels the city should drill its  
8 own well to have control over it. This is a cheaper option and benefits all residents. She feels the  
9 application to drill should be done as soon as possible to avoid future protests. Mr. Stark reported we are  
10 in need of a new well now as this summer water usage is creating loss production in water storage.

#### 11 12 7. WATER/SEWER RATE INCREASE

13 Mayor Shelley reported that the City's main source for income is property tax. The city is a bedroom  
14 community and has no other source of tax revenue. Water has to sustain itself. Depreciation costs should  
15 be collected and set aside for future costs. New construction is paying impact fees to provide water.  
16 Overall maintenance has to be paid for somehow. Curtis Roberts, the City's Financial Director, has  
17 reviewed the numbers in the water department and reported that the city needs an additional \$13 per  
18 customer per month to keep the water department afloat. The last water increase was 8-12 years ago. He  
19 hopes we can cut the increase by conserving water. If the city wants to maintain its bedroom community,  
20 it has to make changes. Mayor Shelley reported the EPA has set new requirements for Payson Sewer and  
21 costs of improvement may be passed onto our residents. Nelson Abbott reported the Sewer is an enterprise  
22 fund and runs on revenue generated from water. When water rates were increased last time, the State  
23 required the raise due to our new well. He felt the raise should not occur until the State requires us to do  
24 so. He would like to see a rate study and justification of a water increase and not just a report from our  
25 Financial Director. Mayor Shelly stated Curtis Roberts will be here to present reasons behind a water  
26 increase. Mayor Shelley asked council if the City should save for future projects or bond for them.

#### 27 28 8. PLANNING COMMISSION COMPENSATION

29 Mayor Shelley reported Council had the discussion at the last meeting. The discussion was to pay the  
30 Planning Commission members \$25 per meeting attended and the funds would come from City Council's  
31 compensation. Nelson Abbott feels that the compensation should be covered from Developers since  
32 Planning Commission is in relation to development. Mayor Shelley responded that Planning Commission  
33 serves the entire city and not just new development. Dale Bigler and Mayor Shelley are willing to allow  
34 \$50 cut from their compensation to go towards Planning Commission compensation. Compensation  
35 would be a motivation for the Planning Commission Members to attend. Mayor Shelley stated the  
36 compensation is not included within the budget and therefore has to come out of another source.

37  
38  
39 Mayor Shelley closed the City Council Work Session at 7:56 pm.

### 40 41 ELK RIDGE 42 CITY COUNCIL MEETING 43 July 14, 2015 44

#### 45 TIME AND PLACE OF MEETING

46 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for  
47 Tuesday, July 14, 2015, at 7:00 PM; this meeting was preceded by a City Council Work Session  
48 Meeting at 6:00 PM. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk  
49 Ridge, Utah.

50 Notice of the time, place and Agenda of these Meetings, were provided to the Payson  
51 Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on  
52 July 10<sup>th</sup>, 2015.

#### 53 54 ROLL CALL

55 Mayor: Hal Shelley

Council Members: Brian Burke, Dale Bigler, Nelson Abbott, Brittany Thompson, Paul Squires  
Others: Melanie Hoover, *Deputy Recorder*; Royce Swensen, *Recorder*; Cody Black, *Public Works Director*  
City Planner: Shay Stark  
Public: Jim Chase, Becky Shelley, Lucretia Thayne, Paul Crook, Trent Jessee, Tricia Thomas, Anita Ault,  
Dean Ingram, Ty Ellis, Dennis Jacobsen, Robin Clawson

**OPENING REMARKS** An invocation was offered by Mayor Shelley and he led those present in the Pledge of Allegiance, for those who wished to participate.

**PLEDGE OF ALLEGIANCE**

**AGENDA TIME FRAME**

**NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE AGENDA TIME FRAME, ADJUSTING THE START TIME TO 7:57 PM.**

**VOTE: AYE (5) NAY (0)**

**PUBLIC FORUM**

Lucretia Thayne feels that development costs needs to be passed onto the developers. She asked the Council to please make sure they are aware of the fine details and costs before any rate increase is approved.

Ty Ellis felt the city could look at a 5 year projection instead of 20 years as 20 years is too far out to estimate. In regards to funding the roundabout and other projects, he hopes that the City Council's obligation is towards the residents and to protect them from being obligated to pay for something a developer proposed that could possibly not happen.

Dennis Jacobsen just heard of a tax increase rate and hoped that it's not true. Mayor Shelley explained discussion on sewer and water rate was made as well as a truth in taxation hearing will be held. Mr. Jacobsen does not wants rates raised as he feels he doesn't have a say in anything. He has concerns on who is doing the inspections on projects within the city. Brittany Thompson requested if he has concerns regarding inspections to please call the city to ensure the job is done properly. He feels he has been blown off by the council whenever he has addressed issues in the past.

Robin Clawson had concerns on the Canyon View Drive water line project. He feels that the city should not consider increasing taxes.

7:59 pm 1. PLANNING COMMISSION MEMBER, JIM CHASE REPLACING ANDY COSTIN.

Mayor Shelley reported he has asked Jim Chase to serve on Planning Commission and is replacing Andy Costin. Mr. Chase introduced himself and looks forward to helping to meet the needs of the citizens by planning for the city.

**NELSON ABBOTT MOVED, PAUL SQUIRES SECOND, TO APPOINT JIM CHASE TO THE PLANNING COMMISSION, REPLACING ANDY COSTIN.**

**VOTE: AYE (5) NAY (0)**

2. HARRISON HEIGHTS PHASE 4 FINAL APPROVAL

**BRITTANY THOMPSON MOVED, PAUL SQUIRES SECOND, TO APPROVE HARRISON HEIGHTS PHASE 4.**

**VOTE: AYE (4) NAY (1)**

**NELSON ABBOTT VOTED NAY AS HE IS CONCERNED ABOUT THE LOT LOCATED NEXT TO THE ROUNDABOUT AND THEIR DRIVEWAY ACCESS AS HE WOULD LIKE TO SEE ONE LESS LOT IN THE PLAN TO MAKE ROOM FOR THE ROUNDABOUT.**





BRITTANY THOMPSON MOVED, NELSON ABBOTT SECOND, TO PURSUE THE JUSTIFICATION BEHIND THE PAYSON CITY SEWER RATE INCREASE AND LOOK FOR ADJUSTMENTS TO THAT RATE.

VOTE: AYE (5) NAY (0)

8. PLANNING COMMISSION COMPENSATION

Mayor Shelley suggested Council wait for action until more information is obtained.

NO ACTION TAKEN AT THIS TIME.

9. RATIFICATION THROUGH RESOLUTION FOR THE PROPOSED TAX RATE INCREASE OF 25%

Mayor Shelley reported he poll voted each Council Member in regards to have a 25% tax increase discussed at a Truth in Taxation Hearing on August 6 and all members agreed.

VOTE: PAUL SQUIRES (AYE)  
BRIAN BURKE (AYE)  
NELSON ABBOTT (AYE)  
BRITTANY THOMPSON (AYE)  
DALE BIGLER (AYE)

Nelson Abbott wanted to have clarification for the public on what is being proposed. The maximum end of the increase is being proposed. He will not approve a tax increase unless he knows specifically where the money will go and that it will be spent responsibly. Everything has been done to bring expenses in line. There is not frivolous waste as \$135,000.00 plus has been cut out of last year's budget including road repairs that need attention. Mayor Shelly stated things have been cut out of all parts of the budget and pushed back years. The reality is Council were elected to these positions to take a stance for the City whether the decision is popular or not. The City has not been frivolous. Hours and months have been spent reviewing the budget amongst each other and professionals. A Truth in Taxation hearing will take place. Ty Ellis stated he appreciates what the Council and Mayor Shelley have done in getting the City where it is today in regards to the budget. It's unfortunate that a tax increase may happen but he loves the bedroom community that Elk Ridge is. Dean Ingram stated that he lives here for a reason and has seen great progression in staff, council, and planning commission.

10. DEPARTMENT HEAD REPORTS

A. Administrative & Planning Commission – Mayor Hal Shelley

1. Mount Nebo Water Agency

Mayor Shelley has not received the dollar amount in regards to the city becoming a member of Mount Nebo Water Agency. It might not be possible to become a member and he will have the cost to report at the next council meeting.

B. Roads and Storm Drains – Brian Burke

1. Agreement regarding High Sierra Road Project

Brian Burke reported Mayor Shelley updated the drafted agreement and it has been given to the Penrod's. He feels a time limit needs to be set since this has been an ongoing problem for over 3 years. The portion of the road they own needs to be dedicated to the city in order for the city to repair it.

C. Parks, Trails, & Recreation – Dale Bigler

Dale Bigler reported both parks are complete at Elk Ridge Meadows and grass is coming in nice. He would like to see the old city truck and other items listed for sale. He asked about the base mount for the dinosaur for the park and it should be here next week. The next phase for the trail on Alexander will be looked at. He recognized and stated he appreciated the resident's time and efforts to help with the Elk Ridge Meadows Parks.

D. Water, Public Safety – Paul Squires

Paul Squires reported in regards to the regional water treatment facility. He was unable to obtain the information in regards to fees and will report back at a later date.

E. Sewer, Sanitation & SESD – Nelson Abbott

Nelson Abbott reported he and Mayor Shelley met with Salem and Payson. Another meeting will be held at the end of the month as they are waiting to hear back from the State. He will attend Payson's Council meeting in regards to obtaining information on the sewer rate increase. SESD is moving closer to having a policy in place in regards to solar and feed in tariff.

## F. Economic Development & Code Enforcement – Brittany Thompson

### 1. Code on Water Conservation/Landscaping Requirements

Brittany Thompson prepared drafts of codes in regards to landscaping requirements she would like in the City Code including: drip systems, PRV Valves, low flow shower heads and toilets, tankless water heaters, water-wise landscaping. These would be required for all new homes including time frames where existing homes need to be in compliance. All these requirements combined would greatly conserve water. Dean Ingram wanted Council to evaluate how this affects the community as a whole.

Mayor Shelley recognized candidates in attendance who are running for the City Council positions.

## 11. CHECK REGISTER AND PAYROLL APPROVAL FROM JUNE 2015.

Nelson Abbott had questions on the check register in regards to checks made payable to: Colin Logue and Local Cheddar. Mayor Shelley responded this was a concern to the City as well and these checks are in regards to the City Celebration. The checks/funds in question were to be covered from donations made to the city to cover the cost and apparently there were commitments beyond the city's control and this won't happen next year.

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE CHECK REGISTER AND PAYROLL FOR JUNE 2015.

<b>VOTE</b>	<b>AYE (5)</b>	<b>NAY (0)</b>
-------------	----------------	----------------

12. CITY COUNCIL MINUTES APPROVAL FROM JUNE 23, 2015 MEETING.

**BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO APPROVE THE MINUTES FOR JUNE 23, 2015 CITY COUNCIL MEETING.**


VOTE	AYE (5)	NAY (0)
------	---------	---------

13. CLOSED SESSION IF NECESSARY.

Council went into closed session at 9:30 pm.

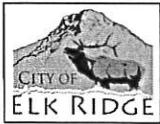
## ADJOURNMENT

Mayor Shelley adjourned this meeting at 9:30 pm.

  
Melanie Hoover, Deputy Recorder







**ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651**  
t.801/423-2300 [staff@elkridgecity.org](mailto:staff@elkridgecity.org) [www.elkridgecity.org](http://www.elkridgecity.org)

**NOTICE & AGENDA**

Notice is hereby given that the City Council of Elk Ridge will hold a special **City Council Meeting on Tuesday, August 4 2015, at 8:00 PM;** which will be preceded by a **City Council Work Session at 7:00 PM.** The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

**7:00 PM - CITY COUNCIL WORK SESSION AGENDA ITEMS:**

1. Prepare for Truth & Taxation Hearing

**8:00 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:**

- Opening Remarks and Pledge of Allegiance - Invitation
- Approval/Agenda Time Frame
- Public Forum
- 1. Closed Session if Necessary

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 29<sup>th</sup> day of July, 2015.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder

**CERTIFICATION**

I, the undersigned, duly appointed and acting Deputy Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on the 29<sup>th</sup> day of July, 2015.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder

C

D

E

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

**ELK RIDGE  
CITY COUNCIL MEETING  
August 4, 2015**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, August 4, 2015, at 7:00 PM; this meeting was preceded by a City Council Work Session Meeting at 6:30 PM. The meeting was held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided previously to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body.

**ROLL CALL**

Mayor: Hal Shelley

Council Members: Nelson Abbott, Paul Squires, Brian Burke, Dale Bigler, Brittany Thompson

Others: Royce Swensen, *Recorder*, Jan Butler, *City Clerk*

Public: Becky Shelley, Joanne Crook, Paul Crook, Katherine Gerber, Roy Gerber, Jim Chase, Anita Ault, Dan Thulin, Maureen Thulin

**OPENING REMARKS**

6:30 pm

Mayor Shelley welcomed all to the work session of the council and introduced Jan Butler as the newly hired City Clerk.

**WORK MEETING/CITY COUNCIL MEETING**

6:35 pm

1. Proposed Tax Increase in preparation for the upcoming Truth in Taxation meeting.

Mayor Shelley stated the purpose of the meeting was to discuss the proposed 25% tax increase, noting that the people were informed of a potential 25% maximum tax increase. All citizens received an individual notice. Elk Ridge City is proposing to increase its property tax revenue. The Elk Ridge City tax on a \$280,000 residence would increase from \$628.32 to 785.40 which is an increase of \$157 for a business, everything else will be residential in nature. His own tax would increase about \$60 a year.

A \$280,000 home would have about a \$7.20 a month increase. The increase of certified tax rate would generate an additional \$26,000 more than last year, attributed to growth. If the City went with the proposed tax increase there would be an increase of \$71,000 total not in addition to the \$26,000. It's a projected amount that is usually higher because it is estimated lower than actually occurs.

The city last year was within about \$8,000 of the budget. Reducing several project budget amounts was done in order to achieve that goal. \$40,000 was taken out for improvements to Maple Lane. Public works building parking lot reduced/cut out \$15,000. \$30,000 was taken out for moving and increasing the size of the salt shed. For collaring, the City pulled out \$30,000. Parks was reduced by \$7,500 and \$25,000 was reduced to the city planner. \$115,000 was lowered for roads. All this decreased the budget from a \$160,000 overage to a pretty much balanced budget. The proposed budget was a shortfall of \$160,000. Budget was proposed by Jan Davis while she was ill. It was not accurate at the time because of her illness. The money was not spent, the City adjusted the budget when the inaccuracies were discovered and before any funds were spent.

Municipal budgets work differently than people think. The City has to make residents aware of how funding works. Funds from the general fund don't go to other things. If the water funds don't cover water issues, the City has to raise water rates. The sewer situation was a good example of that.

1  
2 Mayor Shelley listed on the whiteboard things on which money could be spent. The list included the  
3 following in no particular order:

4 1) Increased Law Enforcement. \$55,000

5 People want traffic violations ticketed. The City only has the sheriff here part time. If the  
6 City doubled her hours the City could get a little more revenue from traffic tickets but  
7 probably not enough to make up her salary.

8 2) A new fire truck.

9 Last ISO rating was pretty decent. To maintain that rating with larger structures or even  
10 more residents the City needs a new fire truck, costing \$500,000 to \$1,000,000. The need  
11 is higher due to more homes being built as well as the fact that the Assisted Living Center  
12 is building the next phase of their operation, which has already been approved by The  
13 City. There also needs to be EMTs to make the City's ambulance able to transport.

14 Nelson Abbott and Brittany Thompson objected to the Assisted Living Center expansion, saying that The  
15 Assisted Living Center shouldn't be able to expand because of lack of fire coverage unless they bought a  
16 fire truck, stating that was the plan to which they had agreed.

17 3) New plow truck.

18 Need more with new roads coming online. \$50,000 for the truck. Employees to run  
19 them. Costs of maintenance of vehicles can be divided into other budgets.

20 4) Employees to take care of city parks, etc.

21 Brittany Thompson questioned about "wings" for mowers to increase production. The City would need new  
22 mowers which would cost \$30,000. But employees are needed for more than just parks.

23 5) Civic Center not really needed at this time.

24 6) Office computers.

25 Small bill compared to other things.

26 7) Roads

27 The City needs to maintain roads and need more funds to keep them from deteriorating  
28 which always costs more to repair. Loafer Canyon grant has a few issues. For one, the  
29 state has to declare it a need. Another prerequisite is that the city has to pay 25% of the  
30 amount of the grant amount so out of \$1,000,000 the City would have to pay \$250,000  
31 which the City doesn't have. Funds could come out of Road Impact Fees but those funds  
32 are only for new roads. Block retaining walls on the Loafer Canyon project, which the  
33 City could do, would perhaps solve the problem. The city would need the engineering  
34 done for it which all told could be around \$100,000 instead of the \$250,000. Roads could  
35 take up the whole budget which moneys come out of the general fund.

36 8) Code Enforcement

37 The City has a code enforcer working 5 hours a week. That is not enough time to do the  
38 job the citizens want done. Public works doesn't have time to do it. If the City doesn't  
39 have teeth in the code violation enforcement nothing happens. But the City needs more  
40 money to pay the code enforcement officer to enforce the codes and impose fines.

1 Britany Thompson wants a moratorium on building. (Can't do that.) The City can only do a 6 month  
2 moratorium by statute every 6 – 7 years. Buying a firetruck by a developer can't be done legally either.  
3 The City must pay for the roads the city has already annexed.

4 Through discussion it was determined that:

5 1.) The City needs to have concrete numbers so it can be determined what priorities are and what  
6 the costs will be and how to raise revenue for the needed items.

7 2.) The City needs to determine how the City wants it to appear and what the priorities are. (Curb  
8 and gutter for instance) The challenge is of what city council in office at the time determines how  
9 things should be. What do the residents want their city to be? It was determined the citizens should  
10 be asked what they are willing to pay for.

11 3.) There has been no tax increase for 7 years and the City is in need of the funds now. Will 5%  
12 make a difference?

13 Feeling on whether to raise taxes or not:

14 Dale Bigler: YES

15 Brittany Thompson: NO There should be itemized needs and amounts to determine tax increase.

16 Nelson Abbott: NO There should be itemized needs and amounts to determine tax increase.

17 Brian Burke: YES The City can't afford NOT to increase taxes.

18 Paul Squires: NO There should be itemized needs and amounts to determine tax increase.  
19

20 It was decided that each councilperson should come up with a plan and meet at 4:30 before the public  
21 hearing.  
22

23 Public Input:

24 Roy Gerber

25 Wants specific Items and amounts

26 Sean Nielsen

27 Determine wants vs needs

28 Can the City sell the gravel pit and develop for more revenue?

29 Likes line item amounts

30 Kathryn Gerber

31 The City needs to follow the Constitution

32 Beware of Agenda 21

33 Likes the line item amounts

34 Jim Chase

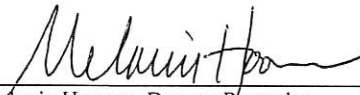
35 Is appreciative of those serving and wants to keep the community nice.

36 Likes the idea of line item amounts.

37 Study the need for parks

38 ADJOURNMENT

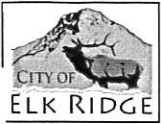
39 Mayor Shelley adjourned this meeting at 8:30 pm.  
40  
41  
42  
43  
44  
45  
46  
47  
48

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder  
(Transcribed by Jan Butler, Office Clerk)

C

O

C



**ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651**

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

**NOTICE & AGENDA**

Notice is hereby given that the City Council of Elk Ridge will hold a **Public Hearing at 6:00 PM**. The hearing will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

**6:00 PM-**

**PUBLIC HEARING**

Opening Remarks and Pledge of Allegiance - Invitation

Approval/Agenda Time Frame

1. Truth in Taxation Public Hearing

2. Closed Session if Necessary

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 5<sup>th</sup> day of August, 2015.

Melanie Hoover, Deputy Recorder

**CERTIFICATION**

I, the undersigned, duly appointed and acting Deputy Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on the 5<sup>th</sup> day of August, 2015.

Melanie Hoover, Deputy Recorder

C

O

C



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54

**ELK RIDGE  
CITY COUNCIL MEETING  
August 6, 2015**

**TIME AND PLACE OF MEETING**

This scheduled Public Hearing of the Elk Ridge City Council, was scheduled for Tuesday, August 6, 2015, at 6:00 PM; The meeting was held in the Fire Station at Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on August 5, 2015.

**ROLL CALL**

Mayor: Hal Shelley

Council Members: Nelson Abbott, Brian Burke, Dale Bigler, Brittany Thompson (Paul Squires Absent)

Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder*.

Cheri Rhodes, *Deputy Sheriff*

Public: Ty Ellis, Erin Clawson, Katherine Gerber, Weston Youd, Terry Gunn, Steve Youngberg, Terry Shelley, Stacey Petersen, Angela Olsen

**PUBLIC HEARING**

6:00 pm 1. Truth in Taxation Public Hearing.

Mayor Shelley reported that discussion has taken place in previous council meetings regarding this truth in taxation hearing. He explained the format to tonight's meeting where he will begin by providing a general presentation and then allowing those who would like to address the council to speak. Each resident has one minute to speak and/or express themselves. He stated that council will not respond, that this is a public hearing for the public to be heard. Next Tuesday is when the truth in taxation decision will be made.

Mayor Shelley referenced the growth of the city with increased costs to operate the city. The basic concept for property tax is to cover the cost of city functions on day to day operations including existing roads and buildings and maintenance of various aspects of the city. Impact fees by comparison are one time fees that help develop the infrastructure necessary for new development and to offset the costs the new development will impose on the city. The Capital Facility Plans are created by statute to accommodate the various roads, sewer system, buildings and parks that exists and need to be cared for, expanded, repaired and maintained from input of staff, planner and engineer. The Capital Facility plan considers the budget to accommodate the needs of the city. The plan is updated at least every 5 years. There is a concern of the current budget 2015-2016 that is in place. If the tax is increased by 25%, this would go into the budget as an income. A large amount of proposed projects up to \$160,000 has been removed from the budget to balance it. The proposed increase would allow the city to put aside additional dollars for projects including roads and a new fire engine. If the city had a new fire engine, the city can maintain the current ISO rating which individual homeowners insurance rates should stay relatively low. To replace a fire engine, it could cost between \$500,000-\$1,000,000. There is a multitude of issues that it takes to run a city. Property tax takes care of existing issues. The water fund has to take care of itself. Impact fees should cover a large portion of the cost of a well if needed. The sewer system has to support itself as well. If the full 25% tax rate was approved, Mayor Shelley reported his property tax would go up approximately \$7 per month. He feels that if that amount can assist the city, he is willing to pay it. He feels that there needs to be a contingency built so that if a need arises that the city can't anticipate, the city can take care of it without going into major debt.

Mayor Shelley opened the meeting to public comment.

Erin Clawson has reviewed previous minutes and listed items that were discussed in regards to savings for purchases for the city. In the last year, she hasn't seen an overall plan. She feels the city is trying to upgrade in a crisis mode instead of a proactive mode and suggests to take each department and make an

1 algorithm to see on a month to month basis on goals, visions, and how to get there. She is willing to make  
2 the monthly sacrifice of a tax increase as long as the funds are not mismanaged. She feels she hasn't seen  
3 enough from the Mayor or Council to show that's not going to happen.

4 Katherine Gerber is willing to make the 25% tax increase sacrifice as long as she can see that it is being  
5 accounted for. She would like to see the meeting minutes reflect revenue as well as expenses. She would  
6 also like the recreation section eliminated from the newsletter to allow room for minutes to be included.  
7 She would like to see Council readdress the General Plan as she feels that it's not based on individual  
8 rights. In regards to the sewer rate increase, she wonders why people haven't resisted the EPA in this  
9 regards. She would like to encourage the elimination of the plans for a splash pad as she feels this is a  
10 want and not a need.

11 Weston Youd had concerns in the 25% proposed tax rate. He reflected back to when he was on City  
12 Council. He would like to see the 25% broken down and see how the city is planning on spending the  
13 funds. He wondered where this money would be going if the city's biggest expense is water and sewer and  
14 the funds cannot go to these departments.

15 Terry Gunn is curious as to why anything that needs to be paid by the city for the third well and why the  
16 new homes are not covering this cost. He feels the current residents should not be responsible to pay for  
17 this.

18 Ty Ellis hopes the Council has a vision on what the city should be looking at on a fiscal standpoint and get  
19 the city on track this time. He wants to know the city is well taken care of. He is willing to pay the tax  
20 increase and wants it done right. It's unfortunate that the city is where it is financially but he is willing to  
21 pay the increase.

22 Steve Youngberg feels that 25% tax increase is a big hit. He hopes the community realizes that it is a  
23 bedroom community. The city doesn't have a major taxing commercial opportunity and just has homes.  
24 He thanked the Mayor and council for all efforts and time that was put into this.

25 Terry Shelley is willing to pay the tax increase to keep the community the way it is. She pointed out the  
26 city hasn't had a tax increase for 8 years and that other costs to operate the city have gone up. If it's worth  
27 having, residents have to pay for it whether they like it or not.

28 Stacey Petersen stated the 25% proposed tax increase rate sounds like it is due to a lack of a consistent  
29 increase over the years and maybe should be included in a cost of living increase so it doesn't come as a  
30 shock. She is in support to paying what she has to pay for. She supports the money increase if spent wisely  
31 and also supports the recreation plans.

32 Terry Gunn only got a 2% raise this year and compared that to 25% tax rate increase.

33 Weston Youd specified the current budget year is funded and wondered if the 25% if for additional  
34 projects. Mayor Shelley stated the current budget year is funded. If there is a need to amend the budget  
35 with a valid reason it would be approved by Council. The projections are there for what is needed in the  
36 future. The city needs funds to build up to cover the cost of future projects. An amount of \$160,000.00  
37 was taken out of the current budget to keep from going into the negative. Truth in Taxation meetings are  
38 to be declared to the county in May on whether the city will have a hearing or not. Budgets are all posted  
39 online for public review.

40 Erin Clawson feels all the minutes she read include wants and not needs. Where does the money go that  
41 was projected for and not used or cut? Nelson Abbott responded that the items and projects that were cut  
42 from the budget did not have funds there to move in the first place. Therefore there wasn't any money to  
43 go anywhere else. The Capital Facilities plan from 2003-2004 has budgeted the same amount of funds for  
44 roads as the current budget does. He feels there are areas to be improved or expand the budget and by  
45 adjusting for inflation is a fair way to do it. He feels the city could be more transparent and the city is  
46 working on that. Ideas will be discussed at the next council meeting. The budget was approved without the  
47 proposed increase as there is a chance the increase will not happen.

48 Angela Olsen knows that the city needs a tax increase and feels the proposal is significant. She appreciates  
49 the parks that have been put in. She had concerns on where the impact fees are going. She would like  
50 quicker Sheriff and EMT response times. She feels things should have been done right the first time in  
51 regards to parks avoiding the corrections that have been made.

52 Mayor Shelley invited the Council to express themselves to the public.

53 Dale Bigler reported that council has gone over the budget extensively. He feels we have a great  
54 community and the majority of everything is working smoothly as a lot of good things have happened. He

1 complimented that Royce Swensen, City Recorder is very efficient in reviewing numbers and city office  
2 administration. He reported how impact fees pay for the new construction, parks and trails within the city.

3 He reported the north end of the city has more amenities than the rest of the city including sidewalks,  
4 planter strips with trees, trails, more parks and contributes a lot of the work done and progress made to  
5 McKay Lloyd, public works employee. The city did not have ownership of the parks until recently and  
6 have now been able to work on them. A lot within the city has improved considerably and he is impressed  
7 with changes that have been made. He stated the city has not been spending money it does not have and  
8 has been cutting projects out of the budget. The budget this year has been reviewed line by line and he  
9 cannot see any area that hasn't been covered. His goal and emphasis is in parks and trails and making the  
10 city beautiful.

11 Brittany Thompson thanked the residents who took the time to come to the meeting and thanked them for  
12 their constructive comments and professionalism. She learns something new from every meeting and new  
13 ways to save funds are always coming forward. At all city council meetings the council reviews options  
14 on how to save money currently and in the future. The city is headed in the right direction with a lot of  
15 improvements made. There are things that need to be done to maintain the city including roads, parks,  
16 snow plows and fire trucks.

17 Nelson Abbott thanked the public for coming. He has learned that sometimes you have to be willing to  
18 change course because the needs of the city and circumstances change and asked for the public to keep an  
19 open mind on those types of things. He gave his contact information for residents to contact him if he  
20 can't talk to them after the meeting as he values the residents input.

21 Brian Burke moved to this city because he loves the area and the feel of being in the country and a living  
22 in a city that cares what it looks like. For the last 8 years there has not been a lot of growth. Last year  
23 growth has really escalated. He feels you can get along without tax increases and feels the explosive  
24 growth has strained the city budget to the max specifically within the road budget. He has noticed the  
25 roads and starting to deteriorate and the infrastructure improvements can only be ignored for so long. Last  
26 year the road funds got cut from the budget. The city can save money by cutting necessary projects but  
27 feels that the city will later pay the price. He feels there needs to be some kind of a tax increase whether it  
28 be 25% or not. He feels that a tax increase not passed last year was a mistake. His perspective is that the  
29 council is trying to invest in the future of the city. He feels the money will not be spent frivolous. He  
30 wants to spend the money wisely for benefit of all residents. He feels the ambulance purchase and gravel  
31 pit could have been handled differently. He hopes that residents consider each city council candidate's  
32 skills and abilities to get the best city council as possible.

33 Paul Squires was not present and therefore unavailable for comment.

34 Mayor Shelley again thanked the public for attending the meeting. He has taken a lot of notes and will  
35 take comments to heart to try to address some issues as was done last year. He is trying to get the city  
36 some economic development but there is still a lot of answers to get to make sure this does not affect the  
37 feeling of a bedroom community. The council will be the decision maker in whether or not to have a tax  
38 rate increase and then it gets forwarded to him to administer. Sometimes this gets to be frustrating and  
39 hard. The whole city needs to be looked at in perspective. We only get 20 hours of sheriff and residents  
40 complain that we need more sheriff hours. All of her calls keep her busy and are not related to traffic  
41 control. The only way to get more sheriff hours is to pay additional \$55,000. He has complaints on code  
42 enforcement and unfortunately had to cut our code enforcement officer to 5 hours per week. There is a  
43 large area of things to take place within the city that require more funds. He wants residents to get  
44 acquainted with the candidates and encouraged residents to come to the meetings more often. He is  
45 available to speak and listen to all residents.

46 Brittany Thompson informed the public that the city collects on average approximately \$300 per home  
47 from property taxes.

48 Erin Clawson stated that if the taxes are raised, the money needs to be transparent and managed right.

49 Weston Youd wondered if the proposed tax increase could be tabled until the next council is appointed  
50 and allow the new council to state their position.

51 Mayor Shelley responded he will research this question.

52 Terry Shelley responded that if this decision is left to the voters it's not going to be a fair vote. Most of the  
53 public do not come to the meetings and are unaware of the city's needs.

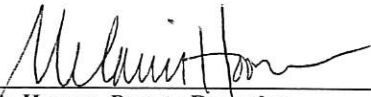
54  
55 There were no additional public comments.

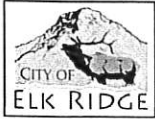
1  
2 2. Closed Session if Necessary.

3 Mayor Shelley and City Council did not go into a closed session meeting.  
4

5 ADJOURNMENT

6 Mayor Shelley adjourned this meeting at 7:30 pm.  
7  
8  
9

10  
11   
12 \_\_\_\_\_  
Melanie Hoover, Deputy Recorder



**ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651**  
t.801/423-2300 [staff@elkridgecity.org](mailto:staff@elkridgecity.org) [www.elkridgecity.org](http://www.elkridgecity.org)

**NOTICE & AMENDED AGENDA**

Notice is hereby given that the City Council of Elk Ridge will hold a regular City Council Meeting on Tuesday, August 11, 2015, at 7:00 PM; which will 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 COUNCIL WORK SESSION AGENDA ITEMS:**

1. Possible Sale of City property
2. Truth in Taxation Discussion
3. Utility Billing for Snowbirds
4. Fees for Re-Inspections in regards to Initial and Final Fire Inspections

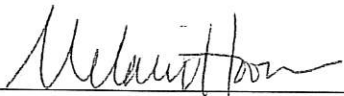
**7:00 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:**

- Opening Remarks and Pledge of Allegiance - Invitation
- Approval/Agenda Time Frame
- Public Forum
- 1. Truth in Taxation Decision
- 2. Water Appropriation for Harrison Heights, Phase 4
- 3. Final Acceptance for Harrison Heights, Phase 3
- 4. Utility Billing for Snowbirds
- 5. Fees for Re-Inspections in regards to Initial and Final Fire Inspections
- 6. Ratify Poll Vote for Horizon View Farms 4" Pressurized Irrigation Service Line
- 7. Department Heads:
  - A. Administrative & Planning Commission – Mayor Shelley
  - B. Roads & Storm Drain: Brian Burke
    - 1. Agreement regarding High Sierra Road Project
  - C. Parks, Trails & Recreation: Dale Bigler
  - D. Water & Public Safety: Paul Squires
  - E. Sewer, Sanitation & SESD: Nelson Abbott
  - F. Economic Development & Code Enforcement: Brittany Thompson
    - 1. Report on Code Changes
- 8. Check Register and Payroll from July 2015.
- 9. Closed Session if Necessary

Adjournment

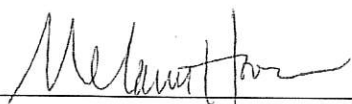
Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.  
Dated this 11<sup>th</sup> day of August, 2015.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder

**CERTIFICATION**

I, the undersigned, duly appointed and acting Deputy Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on the 10<sup>th</sup> day of August, 2015.

  
\_\_\_\_\_

C

O

C



ELK RIDGE  
CITY COUNCIL MEETING  
August 11, 2015

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, August 11, 2015, at 7:00 PM**; this meeting was preceded by a **City Council Work Session Meeting 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 these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on 10<sup>th</sup> day of August, 2015.

**ROLL CALL**

*Mayor:* Hal Shelley

*Council Members:* Brian Burke, Dale Bigler, Nelson Abbott, Brittany Thompson, Paul Squires

*Others:* Melanie Hoover, *Deputy Recorder*; Royce Swensen, *Recorder*

*City Planner:* Shay Stark

*Deputy Sheriff:* Cheri Rhodes

*Public:* Paul Crook, Kelly Rasmussen, Richard Duncan, Enoch Duncan, JT Webster, Marta Webster, Terry Gunn, Becky Shelley, Teri Shelley, Neil Dykstra, Ty Ellis, Trent Jessee, Weston Youd, JoAnn Bigler, Stacey Petersen

**CITY COUNCIL WORK SESSION**

6:00 pm

1. **POSSIBLE SALE OF CITY PROPERTY.**

Mayor Shelley reported there is a possibility of the City being able to sale the property that has been designated as a city park or civic center located where the gravel pit was. Council received a property valuation with possible values. He wanted to make sure this information came forward before the Truth in Taxation hearing. If the property is up for sale, there is still a substantial balance owing on the property. The funds from a possible sale would go to pay off the debt. He is concerned on what the price the city council will set as a bottom line. He wonders if it should be sold soon, in parcels, or with the house included.

Nelson Abbott feels an all or nothing approach is best. He feels that it would be sold quicker if sold all at once.

Brian Burke feels if the parcels were split, the city would get a higher price especially if a developer came in as opposed to selling the house.

Mayor Shelley feels the house and acreage needs to be sold as a unit. He feels the property has the potential to bring in approximately \$300-350,000.00 to the city according to the valuation.

Dale Bigler feels that if the city can sell the property for what is owed, this is something to look at.

The city doesn't have extra funds in the general fund to pay off the loan if necessary funds aren't collected. He feels the city should see what kind of offers it gets and then make a final decision then.

Brittany Thompson reported the property was bought within the height of development and it is highly likely the property will be sold at a loss. There are 7 more years left to pay on the loan. She asked does the city need the property, want the property, what's the benefit of having the property? Is it benefiting the city now or would we need the property in 20 years for park space? She's not sure if we need the space for parks when the city has parks in plan already. She feels that if the city has to sell at a loss it would free up a lot of money for the city to save up for other items it needs. She would like to look at the property next to Shuler Park to expand it and make it and sell the property in discussion.

Mayor Shelley reported the city is paying \$70,000.00 per year in principal and interest that could be reallocated into the General Fund. There is a small prepayment penalty of \$6,000.00 to be paid if sold. If the property was sold at the suggested appraised property value, the city could net approximately \$250-270,000.00 and those dollars would be determined where to be placed and allocated.

1  
2 2. TRUTH IN TAXATION DISCUSSION.

3 Mayor Shelley asked the Council their feelings of the proposed tax increase of up to 25%. The  
4 collected increase would be put into the City's General Fund to save for future projects that may be  
5 hard to determine what they will be.

6 Brittany Thompson was glad to see the majority of residents support the tax increase. If the city  
7 property is sold she is not in favor of a tax increase at this time.

8 Dale Bigler stated that the cost to run a municipality is severely high. If the 25% proposed increase is  
9 too high, he feels that 12% would be sufficient to go into the General Fund to keep up with the cost of  
10 living. He would feel more secure with some sort of tax increase.

11 Brian Burke presented the cost of a five year road plan and it is substantially high. If Council wants  
12 the infrastructure in town to continue to deteriorate then he feels a tax increase should not be  
13 approved. He feels the city needs the extra money from a tax increase to help cover the dollar  
14 amounts of road projects that need to be completed. There needs to be at least a cost of living increase  
15 otherwise the city will keep sliding backwards. The Council was elected to make tough decisions and  
16 keep the city afloat.

17 Nelson Abbott reported some road projects could be developer driven and paid for through  
18 developers. He feels some road project would be nice to have but not necessary. He has a hard time  
19 spending high figures for road projects that don't impact the city that much. He doesn't disagree with  
20 Mr. Burke as the road budget has not been increased for 12 years and the city's roads have more than  
21 doubled since then. If the same tax rate we had last year was put into place, this would give the city  
22 the cost of living and then some every single year.

23 Brian Burke feels the only way the budget was balanced this year was to take road funds from last  
24 year's budget and put them into the next year's budget. You cannot run a business by not increasing  
25 costs and the same thing is true with a city. How many cities can go as long as Elk Ridge has without  
26 a tax increase and stay liable? Now the city is faced with a 25% increase because last years proposed  
27 tax increase was not approved.

28 Paul Squires reported he purposely did not come to the last meeting. As requested he was supposed to  
29 look at items to cut which made him angry. He feels there has not been oversight on some projects  
30 within the city. He is in the process of leaving Council as this is his last couple of months and he has  
31 concerns regarding expenditures. As a result he is not in support of a tax increase.

32 Nelson Abbott clarified that the council needs to differentiate the difference between maintaining  
33 roads and building an empire of roads that are not there now. The city needs to be able to maintain  
34 what it has and Mr. Abbott would be ok with waiting for developers to put in roads and see what is  
35 left for the city's responsibility to pay.

36  
37 3. UTILITY BILLING FOR SNOWBIRDS.

38 Mayor Shelley reported that some issues relative to billing and collections are being revamped. The  
39 office staff is unaware of how the utility billing for those who do not live here year round have not  
40 been billed for certain services.

41 Royce Swensen responded that a reduced rate is applied. When residents leave town for a mission, as  
42 a snowbird or any church affiliation, their utility bill will go down to \$40 which bills them only the  
43 \$40 minimum water rate. The sewer, storm drain and garbage is not being billed. He would like a  
44 policy in place and have council clarify these issues.

45 Brittany Thompson responded that the utilities aren't based on usage, but based on connections rates.  
46 She feels that this needs to be changed.

47 Dale Bigler responded that if the residents are gone during the summer, the water usage will go up to  
48 keep their lawns green. He would be in favor to maintain the same rate for all residents.

49 Nelson Abbott reported that in 2007 or 2008 some residents brought this issue forward. He reported  
50 that all billing is based on connections fees. He feels that if the residents want to surrender their  
51 garbage cans then the garbage charge can be taken off the bills.

52 Mayor Shelley reported that Melanie Hoover and Royce Swensen have been reviewing departments  
53 to get a procedure manual on how to handle these situations and are asking for a policy from council.



1 Brittany Thompson thanked Melanie and Royce and feels that the city is headed into the right  
2 direction.

3  
4 4. FEES FOR RE-INSPECTIONS IN REGARDS TO INITIAL AND FINAL FIRE INSPECTIONS.

5 Mayor Shelley reported there is a standard fee for fire inspections. Some builders don't pass inspections so  
6 a procedure needs to be in place to cover those charges since the city has to cover the re-inspection fees.  
7 He wants to make sure what is billed to the city is being passed onto the builders.

8 Royce Swensen reported that when the fire department does inspections, the builders are allowed two  
9 inspections and there has been debate on if the third inspection should be paid by the builders. He wants a  
10 clear cut decision to know what procedure and policy to follow.

11 Brittany Thompson feels that fees should be paid per inspection.

12 Nelson Abbott has spoken with the assistant fire chief and feels that the first fee is to be included in the  
13 process, but the second and any further inspections should be paid by the builder.

14 Mayor Shelley questioned if a portion of the fees collected on inspections should be forwarded to those  
15 who perform the inspections. Fire Chief Waite reported to the Mayor that he would put those funds back  
16 into the fire department if collected.

17 Royce Swensen stated the current policy is \$50 which includes 1 initial fire inspection with a re-inspect  
18 and 1 final fire inspection with 1 re-inspect. In order to get a third inspection, the builder is sent an invoice  
19 for \$50 and cannot schedule a third inspection until the fee is paid.

20 Brittany Thompson feels the inspection fees are low.  
21

22  
23 Mayor Shelley closed the City Council Work Session at 6:55 pm.

24  
25 **ELK RIDGE**  
26 **CITY COUNCIL MEETING**  
27 **August 11, 2015**  
28

29 **TIME AND PLACE OF MEETING**

30 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for  
31 **Tuesday, August 11, 2015, at 7:00 PM**; this meeting was preceded by a **City Council Work**  
32 **Session Meeting at 6:00 PM**. The meetings were held at the Elk Ridge City Hall, 80 East Park  
33 Drive, Elk Ridge, Utah.

34 Notice of the time, place and Agenda of these Meetings, were provided to the Payson  
35 Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on the 10<sup>th</sup>  
36 day of August, 2015.

37  
38 **ROLL CALL**

39 Mayor: Hal Shelley

40 Council Members: Brian Burke, Dale Bigler, Nelson Abbott, Brittany Thompson, Paul Squires

41 Others: Melanie Hoover, *Deputy Recorder*; Royce Swensen, *Recorder*

42 *City Planner*: Shay Stark

43 *Deputy Sheriff*: Cheri Rhodes

44 *Public*: Paul Crook, Kelly Rasmussen, Richard Duncan, Enoch Duncan, JT Webster, Marta Webster, Terry  
45 Gunn, Becky Shelley, Teri Shelley, Neil Dykstra, Ty Ellis, Trent Jessee, Weston Youd, JoAnn Bigler, Stacey  
46 Petersen  
47

48 **OPENING REMARKS** An invocation was offered by Neil Dykstra and JT Webster led those present in the Pledge  
49 of Allegiance, for those who wished to participate.  
50

51 **PLEDGE OF ALLEGIANCE**

52  
53 **AGENDA TIME FRAME**  
54

1  
2 **PUBLIC FORUM**

3 Terry Gunn stated he lives on Elk Ridge Drive and reported there is a section of road off of High Sierra  
4 Drive that washes away during rain storms and into his gutter. He doesn't understand why the city would  
5 develop curb and gutter and leave that section undone. He would like to see something done and feels that  
6 money should be spent on a needed road repair than a park. He calculated his tax increase notice and feels  
7 the increase is 27-28% and not 25% as proposed. He hasn't had a raise since 2008 and last year he got a 2%  
8 raise. If gradual tax rate increases haven't occurred, that's too bad for the city and not fair to the residents to  
9 increase 25%. He feels if the city needs more money to find it elsewhere, not through tax increases.

10 Kelly Rasmussen feels the tax base should be based on a need. If the need is there, the amount of proposed  
11 increase is not a huge amount. If it's needed, he is in support of a tax increase. If curb and gutter needs to be  
12 installed, a great cost would incur therefore if items need to be done, a tax increase is necessary.

13 Ty Ellis feels that 25% tax increase seems large. For him, this computes to a spicy chicken combo per month,  
14 3 day of internet per month, a day per month of a cell phone. He feels that council can do a lot better in  
15 showing where the proposed monies will go. He doesn't want to see the City go backwards but to move  
16 forward. For \$10 per month, he feels that residents can pay that to keep the city in good condition. If the  
17 increase does not get approved for the full 25%, he asked that council not kick this down the road and at least  
18 approve some sort of tax increase.

19 Neil Dykstra presented two issues: fiscal responsibility and fiscal accountability. Taxpayers need to be able  
20 to see what needs to be done and need to see accountability. The important thing is to be able to justify  
21 spending and what was needed was accomplished.

22 Weston Youd feels its misleading to state that the city didn't receive a tax increase since 2008. He feels the  
23 city's revenue in 2008 is a lot smaller than currently. What items specifically do you need the money for to  
24 constitute the 25%? He feels the 25% is significant and feels part of that are wants and not needs. How is the  
25 revenue managed?

26 Terry Shelley stated the city has a responsibility to take care of the city costs too and not pass it all onto  
27 developers. How much money does Payson get to bring an ambulance up here? Our first responders cannot  
28 administrate medications and she would like to see our ambulance in operation to help save lives. There are  
29 funds needed to run a program.

30 Mayor Shelley noted that Mr. Gunn left and he had answers for him. The project on High Sierra has been in  
31 process for a long time. The hard part is making those who own the property pay for the road repairs.

32 Brian Burke responded the High Sierra project has been going on for over 3 years. He feels a deadline needs  
33 to be placed with the property owners to sign an agreement. The property has to be transferred to the city in  
34 order for the city to repair the road.

35 Nelson Abbott responded to Terry Shelley's question on the ambulance and that in order to administer  
36 medication, a person has to be an advanced EMT. The city needs to be able to fulfill the staffing for an  
37 ambulance. The cost to transport a Payson ambulance is around \$1000.00. Does the city have as much  
38 transparency as needed? Maybe not, but the city is working on it.

39 Brittany Thompson feels 3 years is way too long to be working on the High Sierra Road Project. The city  
40 needs to set a deadline. She feels council is allowing this landowner to cost all residents more money to pay  
41 for the road since they won't pay their share. She doesn't mind paying the extra proposed tax dollars. Council  
42 is working on getting numbers for road projects. Road maintenance is an issue but residents need to know  
43 how much is spent per year to maintain the roads.

44 Dale Bigler responded this is not just about roads but a way to operate the whole city. Numbers of homes,  
45 sewer systems, curb and gutter has all gone up. The public works has little equipment to run the whole city.  
46 The road repair is one of the big items, but a lot of other items are necessary within the city. A lot of great  
47 things within the city have improved with the new staff. He feels the city is more professional and the city  
48 staff reflects that. He reported on the progress of the Elk Ridge Meadows park that the city was left to repair.  
49 He is currently working on obtaining a grant to get trees for the parks. He feels the word needs to get out to  
50 all residents on all of the improvements made within the city. The professionals that have reviewed the budget  
51 stated that increased fees are necessary to operate the city. The professionals also recommended having  
52 redundancy to cover unplanned maintenance and repairs. He feels that the general fund is his primary concern  
53 and would want more to work with than what the city has right now.

54  
55 **1. TRUTH IN TAXATION DECISION.**

1 Mayor Shelley stated the initial proposal is up to a 25% tax increase and reasons behind the increase have  
2 been expressed. The request could have been anywhere from up to to 300%. There was a deadline to meet  
3 with the county to report on the tax increase request so the decision needs to be made now. It is up to the  
4 council to make the decision on a tax increase.

5  
6 Brian Burke does not know how the city will be able to operate without some sort of tax increase. Nelson  
7 Abbott pointed out the proposed increase of 5% will be approximately \$1.33 per month per resident  
8 generating the city roughly \$12,600.00. Brittany Thompson personally is ok with the increase but she is here  
9 to represent the residents. She feels that with the possibility of the city selling the property as discussed, she  
10 would not support a tax increase. Dale Bigler responded to Brittany Thompson that the city may not be able  
11 to sell the property within the year, if not longer and the needs of the city require at least a minimal tax  
12 increase.

13  
14  
15 **DALE BIGLER MOVED, BRIAN BURKE SECOND, TO INCREASE THE BASE RATE FOR**  
16 **PROPERTY TAX BY 15% THIS YEAR WITH A POSSIBLE ANNUAL INCREASE EACH**  
17 **SUCCEEDING YEAR AFTER THIS YEAR.**

18 **VOTE: AYE (2) NAY (3)**

19 **MAYOR SHELLEY REQUESTED A POLL VOTE:**

20	<b>PAUL SQUIRES</b>	<b>(NAY)</b>
21	<b>BRIAN BURKE</b>	<b>(AYE)</b>
22	<b>NELSON ABBOTT</b>	<b>(NAY)</b>
23	<b>BRITTANY THOMPSON</b>	<b>(NAY)</b>
24	<b>DALE BIGLER</b>	<b>(AYE)</b>

25  
26 **BRIAN BURKE COUNTER-MOTIONED, DALE BIGLER SECOND, TO INCREASE THE**  
27 **PROPERTY RATE INCREASE 5% THIS YEAR WITH A REVIEW EACH SUCCEEDING YEAR.**

28 **VOTE: AYE (4) NAY (1)**

29  
30 **MAYOR SHELLEY REQUESTED A POLL VOTE:**

31	<b>DALE BIGLER</b>	<b>(AYE)</b>
32	<b>BRITTANY THOMPSON</b>	<b>(NAY)</b>
33	<b>NELSON ABBOTT</b>	<b>(AYE)</b>
34	<b>BRIAN BURKE</b>	<b>(AYE)</b>
35	<b>PAUL SQUIRES</b>	<b>(AYE)</b>

36  
37  
38 **2. WATER APPROPRIATION FOR HARRISON HEIGHTS PHASE 4.**

39 Mayor Shelley reported the developer would like to transfer 8.482 acre feet of water to the city for the  
40 Harrison Heights Phase 4 subdivision.

41  
42 **NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO ALLOCATE 8.482 ACRE FEET OF**  
43 **WATER FROM WATER RIGHT NUMBER 59-5886 TO HARRISON HEIGHTS SUBDIVISION**  
44 **PHASE 4.**

45 **VOTE: AYE (5) NAY (0)**

46  
47 **3. FINAL ACCEPTANCE FOR HARRISON HEIGHTS PHASE 3.**

48 Mayor Shelley stated this is the final acceptance and durability for Harrison Heights Phase 4 and Cody  
49 Black has performed a final inspection and determined all items are completed. If accepted, the start of  
50 the one-year durability period is August 10, 2015 with a slurry seal placed as weather permits next year.

51  
52 **NELSON ABBOTT MOVED, BRITTANY THOMPSON SECOND, TO APPROVE THE**  
53 **HARRISON HEIGHTS PHASE 3 FINAL ACCEPTANCE AND DURABILITY EFFECTIVE**  
54 **AUGUST 10, 2015**

1 VOTE: AYE (5) NAY (0)  
2

3 4. UTILITY BILLING FOR SNOWBIRDS.

4 DALE BIGLER MOVED, NELSON ABBOTT SECOND, TO MAINTAIN ALL OF THE FEES AS  
5 PER THE FEE SCHEDULE WITH THE EXCEPTION THAT IF THE GARBAGE CAN IS  
6 TURNED IN, THE GARBAGE FEE WOULD BE ELIMINATED.

7 VOTE: AYE (5) NAY (0)  
8

9 5. FEES FOR RE-INSPECTIONS IN REGARDS TO INITIAL AND FINAL FIRE INSPECTIONS.

10 Nelson Abbott feels that if more than 2 inspections are needed, the builder must pay a re-inspection fee.  
11 Before taking action, more time is needed to speak with Fire Chief Waite to obtain his opinion.  
12

13 NO ACTION TAKEN AT THIS TIME.  
14

15 6. RATIFY POLL VOTE FOR HORIZON VIEW FARMS 4" PRESSURIZED IRRIGATION SERVICE  
16 LINE.

17 Mayor Shelley reported the concept of the city to assist in putting in the pressurized irrigation line from  
18 Skyhawk. Salisbury would pay \$2500 and cover the installation and labor costs. The city's cost would be  
19 approximately \$5,000.00. This plan would save the city in the long run over the next couple years up to  
20 \$4,500.00. Dale Bigler reported this is a park project and explained the installation process of the service  
21 line and stated that the city will pay their share through park impact fees.  
22

23 VOTE: AYE (4) OBSTAINED (1)  
24 PAUL SQUIRES (AYE)  
25 BRIAN BURKE (AYE)  
26 NELSON ABBOTT (OBSTAINED)  
27 BRITTANY THOMPSON (AYE)  
28 DALE BIGLER (AYE)  
29

30 7. DEPARTMENT HEAD REPORTS

31 A. Administrative & Planning Commission – Mayor Hal Shelley

32 Mayor Shelley recommends Council set a minimum amount the city will accept on the  
33 proposed sell of city property. This discussion would need to be held in a closed session.

34 He will pursue details on the loan and this will be discussed in the next meeting as well in  
35 closed session. Royce Swensen reported the dodge truck has been listed for sale and the  
36 other truck needs repairs as it won't start. Mayor Shelley stated if the property is sold, some  
37 proceeds will need to go into building a new salt shed. Mayor Shelley will follow up with  
38 the Penrod's in regards to the High Sierra road project. The owner is delaying things by  
39 not being ready to let go of the property and therefore delaying road repair. Discussion  
40 ensued regarding interest and timelines.

41 B. Roads and Storm Drains – Brian Burke

42 1. Agreement regarding High Sierra Road Project

43 Brian Burke stated the GIS system for roads was not purchased and this could help the city  
44 to track road projects within the city.

45 C. Parks, Trails, & Recreation – Dale Bigler

46 Dale Bigler reported he met with a Forest Service Director on making the city a Tree City  
47 USA. He assisted Mr. Bigler in getting a tree inventory in the city. Once the city is  
48 qualified, the city can apply for a grant to replace trees within the city. He reported there  
49 are 18 trees in Elk Ridge Meadows Phases 1 and 2 parks that need to be replaced. This is  
50 a match grant and a portion would need to be paid by the city. He will pursue this and bring  
51 it back to the next council meeting.

52 D. Water, Public Safety – Paul Squires

53 Paul Squires will be contacting the secretary from SUVWMA in regards to the property  
54 for the regional sewer plant.

1 E. Sewer, Sanitation & SESD – Nelson Abbott

2 Nelson Abbott introduced Richard Dougan who contracts through Comcast and would like  
3 to broadcast the City Council meetings. Mr. Dougan is willing to broadcast the meetings  
4 on YouTube and Comcast channel 17. Mr Abbott feels this is a way for more residents to  
5 see what is going on in our City Council meetings. Mr. Dougan reported he works for other  
6 cities and that his service will be free. Mayor Shelley had concerns on the limited service  
7 with Comcast. Mr. Dougan responded that YouTube will be available if Comcast is not.  
8 Mr. Abbott reported he and Mrs. Thompson would like to see the attachments with the  
9 agendas available to the public. Melanie Hoover responded the city is required to post all  
10 attachments on the Utah State Public Notice website. Mr. Abbott would like the link posted  
11 on our website. Nelson Abbott has talked to the Mayor of Woodland Hills and he is  
12 interested in cleaning up the boundary line and would like to see something happen by the  
13 end of this current year so this process will not have to be started all over again due to new  
14 council members. Mayor Shelley responded that he has requested maps and proposals  
15 several times from Woodland Hills and has yet to see them. He stated council needs to  
16 make sure this will be an advantage to the city and not a liability.

17 F. Economic Development & Code Enforcement – Brittany Thompson

18 1. Report on Code Changes.

19 Brittany Thompson reviewed the PUD codes to the public. She feels the city should not  
20 take on any additional pocket parks as this is not a benefit to the city. She questioned how  
21 council feels on removing the PUD code from city code. Dale Bigler would be in favor of  
22 looking at that. Nelson Abbott would like it removed. Mayor Shelley feels the PUD has  
23 not served its function that it was originally intended for. He wondered if there was a  
24 possibility of acquiring property from PUD code requirements to accommodate property  
25 for a cemetery instead of an additional park. Brittany Thompson would like to have a  
26 decision made at the next city council meeting in regards to a removal of the PUD code.  
27 Brittany Thompson presented proposed changes she made to outdoor water conservation  
28 codes: 1) new development to require rain or moisture sensors on sprinkler systems. 2) all  
29 new development to require water efficient landscaping including drip systems or other  
30 water conservation systems. Ms. Thompson presented her proposed indoor water  
31 conservation code changes to include water conserving plumbing fixtures, toilets, shower  
32 heads and washing machines. This would be for new development and any homes in the  
33 city that exchange ownership. Nelson Abbott wondered if this could just be in effect in the  
34 north end of town and not the south end. He doesn't like to be forced to do things and feels  
35 some residents will feel the same. Brian Burke stated if the city is having trouble with  
36 getting residents to comply with current landscaping codes, why would council set new  
37 codes for residents to follow? Brittany Thompson responded that this proposal will be  
38 applied to new development. Brian Burke's concern is compliance and noted that  
39 landscaping is expensive. Dale Bigler questioned what kind of image does the city want?  
40 All new development has curb and gutter and planter strips. He would like to see the builder  
41 be required to put in front lawns, two trees, sprinkler systems and certain shrubs. The reason  
42 the self- help homes look so nice on Park Drive is because they had this type of  
43 requirement. He would like to see the cost of landscaping financed into the mortgage of  
44 the home instead of residents trying to come up with the money to pay for a yard. Brittany  
45 Thompson would like to poll the council members to see how they feel in regards to these  
46 proposed code changes before she takes the time to re-write the codes. Mayor Shelley  
47 requested her to create a brief survey to the council.

48  
49 8. CHECK REGISTER AND PAYROLL APPROVAL FROM JULY 2015.

50  
51 **DALE BIGLER MOVED, BRIAN BURKE SECOND, TO APPROVE THE CHECK REGISTER**  
52 **AND PAYROLL FOR JULY 1-31, 2015 AS OUTLINED.**


53 **VOTE**                      **AYE (5)**                      **NAY (0)**

54  
55 9. CLOSED SESSION IF NECESSARY.

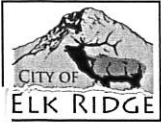
Closed session was not necessary.

ADJOURNMENT

Mayor Shelley adjourned this meeting at 8:50 pm.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder





**ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651**

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

**NOTICE & AGENDA – CITY COUNCIL**

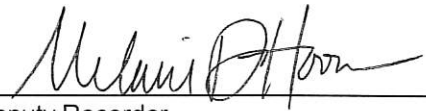
Notice is hereby given that the City Council of Elk Ridge will hold An Emergency **City Council Closed Session Meeting on Thursday, August 20, 2015 at 8:15 pm.**

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

**8:15 PM - EMERGENCY CITY COUNCIL MEETING – CLOSED SESSION**

1. Employee Competence.

Dated this 18<sup>th</sup> day of August, 2015.

  
Deputy 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 emailed to the Payson Chronicle, 145 E Utah Ave, Payson, Utah; and to each member of the Governing Body on August 18, 2015.

  
Deputy Recorder





**ELK RIDGE  
CITY COUNCIL MEETING  
August 25, 2015**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, August 25, 2015, at 7:30 PM**; this meeting was preceded by a **City Council Work Session Meeting 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 these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on 24<sup>th</sup> day of August, 2015.

**ROLL CALL**

*Mayor:* Hal Shelley  
*Council Members:* Brian Burke, Dale Bigler, Nelson Abbott, Brittany Thompson, Paul Squires  
*Others:* Melanie Hoover, *Deputy Recorder;* Royce Swensen, *Recorder;* Cody Black, *Public Works Director*  
*City Planner;* Shay Stark  
*Public:* Paul Crook, Ty Ellis, Jim Chase, JT Webster, Trent Jessee, Tricia Thomas, Dean Ingram, Becky Shelley

**CITY COUNCIL WORK SESSION**

6:00 pm

1. **FIELD TRIP TO HIGH SIERRA FOR CITY COUNCIL.**

Mayor Shelley invited all interested to join him and council on the field trip to view the road condition on High Sierra Drive.

Mayor Shelly and Council returned from the field trip.

Mayor Shelley recognized and welcomed Richard Dougan who was in attendance and recording the meeting to broadcast on Comcast channel 17 and YouTube.

Mayor Shelley has been working on getting a contract in place with the property owners in regards to the road repair necessary on High Sierra Drive. He suggested public works install an overlay with an asphalt gutter to prevent the road washing from happening. He would like a signed release from the property owners for the city to have a right of way to complete the repair. Dale Bigler would like to see a current bid. Cody Black reported the repair would go out 12 feet from the curb of asphalt. The old asphalt will be taken out and replaced at a cost of \$32,000.00. Brittany Thompson had issues on the contract with re-payment arrangements and utility stubbing. Mayor Shelley reported that if the property is dedicated to the city then the city will have ownership. Cody Black reported the owners will pay for the stubs and the road will be paid for when they develop the property. Nelson Abbott recommended paving the road and installing the curb. When the owners are ready to develop, they can tear up the road and pay the costs associated with stubbing and re-paving the road. Mayor Shelley would like to get the property dedicated right away.

2. **WATER APPROPRIATION FOR MONTAGUE SUBDIVISION.**

Shay Stark reported Frank Montague purchased 1.1003 acre feet of water from the city for his 1 lot subdivision and this water needs to be allocated to him.

3. **CODE AMENDMENT – PRESSURIZED IRRIGATION REQUIREMENT REMOVAL FROM CITY CODE.**

Mayor Shelley reported this issue was previously discussed. Dale Bigler reported the cost of pressurized irrigation would cost more than watering with culinary water as per the study performed. Shay Stark stated a decision would need to be made on the code amendment at the next city council meeting as a public hearing is required and would need to be publicly posted.

- 1 4. HARRISON HEIGHTS PHASES 4 AND 5 – PRESSURIZED IRRIGATION EXEMPTION.  
2 Shay Stark reported these two subdivisions need an exception to be exempt from installing the  
3 pressurized irrigation in the subdivisions. He reported the public hearing should be held before the  
4 exemption takes place.  
5
- 6 5. AMENDMENT/REMOVAL OF PUD CODE.  
7 Mayor Shelley stated there may be certain benefits to keeping the PUD Code in place, therefore the  
8 codes could be reviewed and possibly amended rather than eliminated. There are potential projects  
9 including a senior housing overlay that will need the PUD Codes in place to be completed. Brittany  
10 Thompson feels the main issue with the PUD code is the open space that is required to be given to the  
11 city that causes higher maintenance costs. Mayor Shelley stated that arrangements could be made to  
12 exchange the park space with funds to go towards other/existing parks instead of adding more parks.  
13 Shay Stark sees two benefits with keeping the PUD Code 1) if the city retains the 7,000 square foot  
14 minimum requirement on lots and the option for multi-unit housing, the city would still qualify for  
15 moderate income housing with the state and 2) the park impact fees could go towards the 55% cost  
16 the city has to match. Mayor Shelley recommended the Planning Commission hold discussion in this  
17 regard. Nelson Abbott recommended accurate numbers since he feels the development in Elk Ridge  
18 Meadows is enough to qualify the city. Shay Stark reported the last housing study included the plan  
19 for townhomes and this qualified the city for 5 years. In the future, the city will need qualifying  
20 projects to be included in the study. The state has cracked down on the housing plans and requires  
21 cities to turn in housing plans or the city won't be eligible for programs. He questioned what the  
22 programs are and if the city is ok to walk away from benefiting from these programs. If the city can  
23 continue to allow self-help homes, this would qualify the city. Brittany Thompson asked Council to  
24 consider what they want the city to look like in the future. She would like the PUD Code removed to  
25 eliminate smaller lots and extra open space.  
26
- 27 6. ATTACH IMPACT FEE SCHEDULE TO CITY ORDINANCE.  
28 Shay Stark reported the impact fees were approved last spring and the new rates went into effect July  
29 1, 2015. The final step is to update the fee schedule to the city codes.  
30
- 31 7. DISCUSSION OF YOUTUBE/COMCAST BROADCAST OF MEETINGS.  
32 Dale Bigler was interested in where it will go from here. Richard Dougan reported he has created a  
33 channel on you tube and Comcast channel 17. Comcast will need to contact the city to get it  
34 broadcasted. Mr. Dougan confirmed this is a free service.  
35
- 36 8. MINIMUM FEE REQUIREMENT FOR PLAN CHECK REVIEWS ON BUILDING PERMITS  
37 EXCLUDING HOMES.  
38 Mayor Shelley reported that Sunrise Engineering provides inspections on buildings other than homes  
39 and wondered how much of a fee should be collected at the time of application. Plan review costs  
40 vary per project. He would like to establish a minimum fee to cover administration and Sunrise costs.  
41 Royce Swensen reported that if plans are submitted, costs are incurred. If the applicant does not  
42 proceed with the project, the city is left with the costs. He recommended a \$50.00 plan review fee to  
43 cover these costs. This amount would then be applied towards the total cost of the building permit.  
44

45 Mayor Shelley closed the City Council Work Session at 7:08 pm.  
46

47 **ELK RIDGE**  
48 **CITY COUNCIL MEETING**  
49 **August 25, 2015**  
50

51 **TIME AND PLACE OF MEETING**

52 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for  
53 **Tuesday, August 25, 2015, at 7:30 PM;** this meeting was preceded by a **City Council Work**

**Session Meeting 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 these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on the 24<sup>th</sup> day of August, 2015.

**ROLL CALL**

*Mayor:* Hal Shelley

*Council Members:* Brian Burke, Dale Bigler, Nelson Abbott, Brittany Thompson, Paul Squires

*Others:* Melanie Hoover, *Deputy Recorder;* Royce Swensen, *Recorder;* Cody Black, *Public Works Director* City Planner; Shay Stark

*Public:* Paul Crook, Ty Ellis, Jim Chase, JT Webster, Trent Jessee, Tricia Thomas, Dean Ingram, Becky Shelley

**OPENING REMARKS** An invocation was offered by Paul Crook and Paul Squires led those present in the Pledge of Allegiance, for those who wished to participate.

**PLEDGE OF ALLEGIANCE**

**AGENDA TIME FRAME**

**BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO ADJUST THE START TIME OF THE CITY COUNCIL MEETING TO 7:08 PM.**

**VOTE: AYE (5) NAY (0)**

**PUBLIC FORUM**

There was not any public comment.

**1. HARRISON HEIGHTS PHASE 4 – APPROVAL OF OFF-SITE IMPROVEMENTS.**

Cody Black referred to the handout he provided of the off-site plans for sewer and water in the Harrison Heights Phase 4 subdivision. This is to connect the sewer from point A to point B and the tie in has to happen below the PRV. This needs to be completed to have the water and sewer connected. This is all in the public roadway. The PRV was approved in Harrison Heights Phase 4 and the developer has asked it to be taken out and put into Elk Ridge Meadows Phase 7 due to the construction of the roundabout to get elevations right.

**BRITTANY THOMPSON MOVED, NELSON ABBOTT SECOND, TO CHANGE THE PRV INSTALLATION REQUIREMENT FROM HARRISON HEIGHTS PHASE 4 TO ELK RIDGE MEADOWS PHASE 7 AND TO APPROVE THE OFF-SITE IMPROVEMENTS FOR HARRISON HEIGHTS PHASE 4.**

**VOTE: AYE (5) NAY (0)**

**2. WATER APPROPRIATION FOR MONTAGUE SUBDIVISION.**

**NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE MONTAGUE WATER RIGHT ALLOCATION OF 1.1003 ACRE FEET OF WATER FROM THE CITY TO FRANK MONTAGUE'S PARCEL LOCATED AT 426 S HILLSIDE DRIVE.**

**VOTE: AYE (5) NAY (0)**

**3. HARRISON HEIGHTS PHASE 4 AND 5 – PRESSURIZED IRRIGATION EXEMPTION.**

**NO ACTION TAKEN AT THIS TIME.** (a public hearing will be held in this matter at the next City Council meeting)

- 1  
2  
3 4. AMENDMENT/REMOVAL OF PUD CODE – DISCUSSION/RECOMMENDATION TO MOVE TO  
4 PLANNING COMMISSION.  
5

6 DALE BIGLER MOVED, BRIAN BURKE SECOND, TO MOVE THE DISCUSSION OF AN  
7 AMENDMENT/REMOVAL OF PUD CODE TO PLANNING COMMISSION FOR THEIR  
8 REVIEW AND DECISION.

9 VOTE: AYE (5) NAY (0)

- 10  
11 5. ATTACH IMPACT FEE SCHEDULE TO CITY ORDINANCE.  
12

13 BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO ATTACH THE IMPACT FEE  
14 SCHEDULE DATED AUGUST 25, 2015 TO THE CITY ORDINANCE.

15 VOTE: AYE (5) NAY (0)  
16

- 17 6. DECISION ON HIGH SIERRA AGREEMENT.

18 Dale Bigler feels the right of way needs to be deeded over to the city and may need to be a separate  
19 agreement if needed. He would like to see the road project completed by the public works by installing  
20 a temporary asphalt curb and gutter. Brittany Thompson feels the conditional repayment of \$32,000.00  
21 needs to be modified to have the word conditional eliminated from the proposed agreement. Dale Bigler  
22 feels the 7-8 year timeline of the owners being required to subdivide the lots needs to be taken out of the  
23 contract. Mayor Shelley proposed to discuss with the owner the concerns and start with getting a deed  
24 of the property to the city. He requested that if the property is not deeded, the city to install the asphalt  
25 curb and gutter. Brian Burke doesn't want to see this project take any longer. Dale Bigler suggested  
26 getting additional bids for the cost for asphalt. Cody Black offered to get new bids and Mayor Shelley  
27 will go talk to the owners personally.  
28

29 BRITTANY THOMPSON MOVED, BRIAN BURKE SECONDS, THAT THE CITY WILL TAKE  
30 NECESSARY ACTION TO FIX THE ROAD THIS FALL BEFORE WINTER IF THERE IS NOT A  
31 SIGNED AGREEMENT WITHIN TWO WEEKS.

32 VOTE: AYE (3) NAY (2)

33 PAUL SQUIRES, DALE BIGLER VOTED NAY AS THEY FEEL THE CITY SHOULD TRY  
34 TO GET THE EASEMENT FIRST.  
35

- 36 7. DISCUSSION/ACTION OF YOUTUBE/COMCAST BROADCAST OF MEETINGS.  
37

38 NO ACTION NECESSARY.  
39

- 40 8. MINIMUM FEE REQUIREMENT FOR PLAN CHECK REVIEWS ON BUILDING PERMITS  
41 EXCLUDING HOMES.  
42

43 NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO PUT IN PLACE A MINIMUM FEE  
44 REQUIREMENT FOR PLAN CHECK REVIEWS ON BUILDING PERMITS EXCLUDING  
45 HOMES IN THE AMOUNT OF \$50 TO BE APPLIED TOWARDS THE ACTUAL COST  
46 INCURRED FOR PLAN CHECK REVIEWS.

47 VOTE: AYE (5) NAY (0)  
48

- 49 9. DEPARTMENT HEAD REPORTS

50 A. Administrative & Planning Commission – Mayor Hal Shelley

51 1. City Facebook Page.

1 Mayor Shelley reported the intent of the official city's face book page is to provide  
2 information. There were rather heated items thrown back and forth and that's not the city's  
3 intent. The city needs to keep its official site. Nelson Abbott recommended a certain  
4 employee to post and respond. Mayor Shelley reported staff is spending time they don't  
5 have to look over a social media frenzy. He recommended a review of the face book  
6 concept to work appropriately and effectively. He wants this to be an information site and  
7 public service, not a discussion site. If the public needs a discussion or problems solved,  
8 they need to come to the meetings or call the city office as face book does not solve  
9 problems. Nelson Abbott will change his Elk Ridge Community Page to include a  
10 disclaimer that it is not an official city face book page.

## 11 2.UDOT Traffic Signal

12 Mayor Shelley reported that he was out of town when these unfortunate accidents  
13 happened. As soon as the city was made aware of the accidents, Brian Burke contacted the  
14 county and surrounding cities. Mayor Shelley was told that a traffic study was completed  
15 and the information is being reviewed. He will draft a letter to request that a light be  
16 installed at this intersection. Mayor Shelley will ask for a copy of the traffic study results  
17 Brian Burke reported he has talked with the Salem Police Chief. The Police Chief stated  
18 that when a stop light is put in, more accidents occur. Mr. Burke feels that a light needs to  
19 be put in now and the speed limit needs to be lowered to 40 mph.

20 Mayor Shelley reported that some residents have requested to rent office space and soccer  
21 fields. He asked for council's ideas on this. Nelson Abbott has issues with once that door  
22 is opened, any entity can rent it even if it could be offensive. The wear and tear and cleaning  
23 are big issues. Dale Bigler would be in favor of reserving soccer fields. Brittany Thompson  
24 stated that other cities allow the public property to be reserved. She feels if people want to  
25 pay to reserve fields or conference rooms, she is in support of this with a reservation fee  
26 and a cleaning deposit fee in place. Mayor Shelley stated if council is in favor, Royce and  
27 Melanie will come up with a policy and a reserved sign to be placed. Nelson Abbott  
28 requested that an agreement be in place for an afterhours employee to be paid funds to stay  
29 and lock up the building.

30 **BRITTANY THOMPSON MOVED, DALE BIGLER SECONDS, TO ALLOW ROYCE AND**  
31 **MELANIE TO DRAFT A NEW CITY POLICY TO ALLOW RENTAL OF PARKS,**  
32 **SOCCER FIELDS, AND CITY CONFERENCE ROOMS TO BE RENTED TO THE**  
33 **PUBLIC.**

34 **VOTE: AYE (4) NAY (1)**  
35 **PAUL SQUIRES VOTED NAY AS HE FEELS THE OPTION SHOULD BE AVAILABLE**  
36 **TO ELK RIDGE RESIDENTS ONLY.**

## 37 3. Council Input for Agendas.

38 No discussion at this time.

### 39 B. Roads and Storm Drains – Brian Burke

40 Brian Burke reported there has been a request from a former employee to have access to  
41 their personal files to look at and make copies of. The city employee manual allows access  
42 to their files to be read on site. Mr. Burke would like to add an amendment to the employee  
43 manual and provided drafted copies to council. The proposed amendment includes:  
44 supervisor to observe, no digital or paper copies to be taken, no employee can access  
45 another employees file, personnel files should be secure and locked, only copies can be  
46 made by the Mayor and legal counsel, files on former employees should be kept in separate  
47 file cabinet and locked.

### 48 C. Parks, Trails, & Recreation – Dale Bigler

49 Dale Bigler reported the trail to be completed to the church on Alpine Drive will be finished  
50 in September. The prep needs to be started right away. He will contact homeowners whose  
51 driveways will connect to see if they would like to be contracted in as well. Mr. Bigler  
52

1 would like the trail that connects the city park to Hillside Drive to be mowed. Mr. Bigler  
2 noticed the trucks have been moved and Cody Black reported the dodge truck has been  
3 sold on the auction site and the ten wheeler has an interested buyer. Cody Black reported  
4 the heater oil and other items will be listed in the fall. Mr. Bigler reported he has talked  
5 with Brittany Thompson to amend landscaping codes to have a requirement that the  
6 contractor be required to have a front yard in, sprinkler system in with a timer, and the  
7 required trees and shrubs planted before a certificate of occupancy is issued. He would like  
8 this brought forward to Planning Commission as well as water conservation code changes.  
9 Paul Squires questioned enforcing existing homes. Mayor Shelley responded that existing  
10 homes would have to be maintained by code enforcement.

11 D. Water, Public Safety – Paul Squires

12 No report at this time.

13 E. Sewer, Sanitation & SESD – Nelson Abbott

14 Nelson Abbott has reached out to Payson and would like to have a meeting with them on  
15 the regional sewer plant. Mr. Abbott reported SESD is waiting for a review of the proposed  
16 code by attorneys before it's opened to the public hearing portion in regards to the solar  
17 power issue.

18 F. Economic Development & Code Enforcement – Brittany Thompson

19 No report at this time.

20  
21 9. CLOSED SESSION IF NECESSARY.

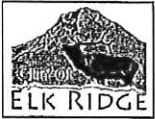
22 Mayor Shelley, City Council, Royce Swensen and Cody Black went into closed session.

23  
24 ADJOURNMENT

25  
26 Mayor Shelley adjourned this meeting at 8:20 pm.

27  
28   
29 \_\_\_\_\_  
30 Melanie Hoover, Deputy Recorder





**ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651**

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

### **NOTICE & AGENDA**

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, September 8, 2015, at 7:00 PM;** which will be preceded by a **Public Hearing at 6:00 PM** and a **City Council Work Session at 6:15 PM.** The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

**6:00 PM- PUBLIC HEARING**

1. Intent to Amend City Code Pertaining to Secondary Water System Requirements

**6:15 PM - CITY COUNCIL WORK SESSION AGENDA ITEMS:**

1. Discussion of Speed Tables on Sky Hawk Way
2. Acceptance of Permanent Change Application for Dean Ingram Water Rights
3. Harrison Heights Phase 5 Final Approval

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

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

1. Intent to Amend City Code Pertaining to Secondary Water System Requirements
2. Removal of PI Requirement in Harrison Heights Phases 4 and 5
3. Acceptance of Permanent Change Application for Dean Ingram Water Rights
4. Harrison Heights Phase 5 Final Approval
5. Department Heads:
  - A. Administrative & Planning Commission – Mayor Shelley
  - B. Roads & Storm Drain: Brian Burke
  - C. Parks, Trails & Recreation: Dale Bigler
  - D. Water & Public Safety: Paul Squires
  - E. Sewer, Sanitation & SESD: Nelson Abbott
  - F. Economic Development & Code Enforcement: Brittany Thompson
6. City Council Minutes Approval from July 14, 2015 and August 4, 2015
7. Closed Session if necessary.

Adjournment

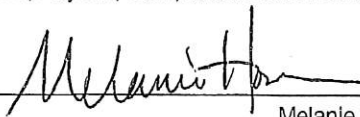
Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.  
Dated this 4<sup>th</sup> day of September, 2015.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder

### **CERTIFICATION**

I, the undersigned, duly appointed and acting Deputy Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on the 4<sup>th</sup> day of September, 2015.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder

1 Sean Nielsen doesn't support the pressurized irrigation system. The benefit for the cost doesn't fall in line  
2 and he appreciates those who are willing to avoid this expense.

3 Brittany Thompson was originally in favor of a pressurized irrigation system but changed her mind once  
4 the costs were looked at, maintenance costs, and the loss of control of the water and the fact that it would  
5 only benefit part of the city. She feels that it's needed, but cost wise it isn't functional.

6 Brian Burke has concerns if the city runs out of underground water. He feels that we are relying on one  
7 source of water and he feels the city needs to keep its options open. He feels that if he were building a new  
8 home, he would like the lines installed for that reason.

9 Mayor Shelley reminded council and the public that this requirement is only for new development. The  
10 cost to install within existing homes would be extremely high and the government funding wouldn't cover  
11 the costs.

12 Paul Squires reported that the government has cut funding as of right now but the department of interior  
13 and the federal government is under contract to complete it. Delay of funding could be pushed out to  
14 2025.

15 Dale Bigler does like the idea of keeping the options open of the CUP water. He feels the city is not  
16 eliminating this option but that it's not economically feasible.

17 Mayor Shelley reported the city does not have a final dollar amount on CUP water over which the city  
18 would have no control of what happens with the water.

19 Jim Chase stated that Spanish Fork has metered pressurized irrigation and the cost was almost as much as  
20 culinary. If the city were to have a pressurized irrigation system, the cost would probably be more than  
21 culinary.

22 Brittany Thompson questioned that if the pressurized irrigation infrastructure is put in now, how long is  
23 the system good for if it sits dry without water?

24 Mayor Shelley responded that future construction could cut into the dry lines costing time and money to  
25 get lines repaired.

26 Sean Nielsen reported that the lines rely on the water pressure to maintain stability and if they sit dry they  
27 will collapse.

28 Brian Burke questioned how much a pressurized irrigation system costs per residence.

29 Dean Ingram responded it costs approximately \$3,000.00-4,000.00 per lot. From a Developers side, he  
30 feels if there is a plan that something is coming, it makes sense. But to pay for something that may or may  
31 not come, that's hard to require. Professionals are hired to do studies and therefore a decision needs to be  
32 made if it will be a requirement or not.

33 Lucretia Thayne feels that it's a heavy burden to put on new homeowners. Every time you turn around,  
34 there is another required regulation that is being put in place. Why try to make it more expensive for  
35 people to live?

36 Jim Chase appreciates Mr. Squires and Mr. Burke's opinion as he feels they are legitimate. If this  
37 requirement is eliminated and change is necessary in the future, it can be changed then. He feels the right  
38 thing to do is eliminate the extra costs on the new homes and move forward.

39 Nelson Abbott referred to the aquifer that is underground. If it goes dry, there will be no water of any  
40 source.

41 Ty Ellis feels that if pressurized irrigation is not metered, people will use it as a free for all which is anti-  
42 conservation. Looking twenty years out is hard to tell what the water demands will be and therefore  
43 cannot be planned for.

44 Brian Burke pointed out that Utah is the second driest state and he feels that the city's options shouldn't be  
45 limited. Water is so important that all options should be explored even if it costs a little more and the city  
46 needs to prepare for the long-term.

47 Mayor Shelley stated the concept of secondary water is for outside irrigation. Our primary concern is what  
48 water is brought into the home.

49 Lucretia Thayne agrees with the concerns of redundancy. It would be wiser to invest in an extra well as  
50 opposed to a secondary water system.

51 Shay Stark stated the secondary water would come from Strawberry Reservoir and run through the  
52 Highline Canal. This would incur maintenance costs. The main point is that the city would pay for the  
53 water but they wouldn't own the water or the water rights. Only a certain amount would be able to be  
54 used. Also, there is a requirement included of 13% conservation. At build out, the city would need an



1 additional well. If 13% is conserved, the well would not be needed. The issue to be concerned about is  
2 culinary water and not the secondary water for yards.

3 Mayor Shelley closed the public hearing at 7:45 pm.  
4  
5

6 **ELK RIDGE**  
7 **CITY COUNCIL MEETING**  
8 **September 8, 2015**  
9

10 **TIME AND PLACE OF MEETING**

11 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for  
12 Tuesday, September 8, 2015, at 7:00 PM; this meeting was preceded by a Public Hearing at  
13 6:00 PM and City Council Work Session Meeting at 6:15 PM. The meetings were held at the  
14 Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.  
15

16 Notice of the time, place and Agenda of these Meetings, were provided to the Payson  
17 Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on  
18 September 4<sup>th</sup>, 2015.  
19

20 **ROLL CALL**

21 Mayor: Hal Shelley

22 Council Members: Nelson Abbott, Paul Squires, Brian Burke, Dale Bigler, Brittany Thompson.

23 Others: Melanie Hoover, *Deputy Recorder*; Royce Swensen, *Recorder*; Shay Stark, *City Planner*;

24 Cheri Rhodes, *Deputy Sheriff*

25 Public: Ty Ellis, Jamie Towse, Jim Towse, Trent Jessee, Lucretia Thayne, Jim Chase, JoAnn Bigler, Paul  
26 Crook, Sean Nielsen, Dean Ingram, Dylan Christensen  
27

28 **CITY COUNCIL WORK SESSION**

29 1. DISCUSSION OF SPEED TABLES ON SKY HAWK WAY.

30 Mayor Shelley reported that some residents have asked for speed tables on Quail Run and Bear Hollow,  
31 also Sky Hawk Way to help slow traffic. The first option is to enforce the speed but this is almost  
32 impossible with only a part time officer patrolling the city. Speed tables could work. He recommended to  
33 put them in where the trails cross Bear Hollow, running east and west and stripe it as a pedestrian crossing  
34 and installing another one likewise on Quail Run and Sky Hawk Way. The speed signs still need to be  
35 installed but through residential zones the speed limit is 25 mph. This is a budgetary situation where the  
36 cost of speed tables is not budgeted and they cost approximately \$16,000.00 each. Canyon View Drive,  
37 Hillside Drive, Oak Ridge Drive and Park Drive are also high speed zones. He has asked several times in  
38 the newsletter to have residents slow down.

39 Nelson Abbott stated there is a perception that tickets aren't given and wondered if he could get a report on  
40 how many tickets are written.

41 Mayor Shelley reported that the Sheriff has been giving tickets and that she responded to 66 calls last  
42 month and this makes it difficult for her provide traffic control on only part time hours.

43 Dean Ingram suggested talking to your neighbors and asking them to slow down which would eliminate the  
44 residential speeding problem. He feels the collector roads need enforcement.  
45

46 2. ACCEPTANCE OF PERMANENT CHANGE APPLICATION FOR DEAN INGRAM WATER RIGHTS.

47 Shay Stark reported on the 108 acre feet of new water rights in which a change application was previously  
48 applied for. The state has now transferred those rights to the city. Tony Fuller and Craig Neeley felt that the  
49 council should look at them and officially accept them. There are conditions that come in with all rights and  
50 therefore this could make council aware of these specific conditions. These haven't been brought forward  
51 in the past but Mr. Stark feels this would be a good process. The condition with these water rights are from  
52 the north east area of Utah Lake. As these rights are moved into the city, the state has an initial amount  
53 requested. As the transfer moves, a certain portion is taken out by the state to hopefully protect themselves

1 from moving numbers without physically moving the water and not impairing the aquifer. The city has to  
2 also have a plan for the impairment to mitigate it. Holding onto the CUP water shares may be beneficial as  
3 this will be the easiest way to handle any impairment issues if needed. Other mitigation issues may be  
4 conservation. The city will have protests when the new well is to be drilled and therefore a mitigation or  
5 impairment plan needs to be in place. The law states that if an impairment is brought forward, it would be  
6 their burden of proof to prove the impairment.

7 Brittany Thompson questioned how many acre feet of water that our aquifer is deemed to have?

8 Shay Stark responded that this is a question to ask the state.

9 Brittany Thompson asked how water rights based on first in time would apply to owners or shareholders if  
10 the aquifer ran dry?

11 Shay Stark responded the city owns the shares. If we were all on separate wells, then it would be longer  
12 ownership righted. Inside the city, the water rights are a large pool so to speak. If there were desperate  
13 times, the state could come back to say recent water rights could not be utilized. The city would then  
14 eliminate outdoor water usage, not individual resident usage.

15  
16 3. HARRISON HEIGHTS PHASE 5 FINAL APPROVAL.

17 Shay Stark presented an overhead view of Harrison Heights Phase 5 final plat. This is an extension of  
18 Christley Lane to the north and ties into Sky Hawk Way. The city's sewer system comes down where  
19 Christley Lane runs through the backyards of phase 2. Harrison Heights Phase 5 will re-route the sewer  
20 down Christley Lane out to 11200 South. The original line can be abandoned and the three man holes can  
21 be removed. This will be an easier maintenance issue in the future. This was originally approved as a phase  
22 of Doe Hill Estates and the water line originally came down Christley Lane. This phase was designed by  
23 the street location and the grades of the street. This phase meets the requirement of code and it has been  
24 approved by the Planning Commission. All issues have been taken care of in TRC meetings. Brittany  
25 Thompson questioned if there are any exceptions in this phase. Shay Stark replied that there are not any  
26 exceptions.  
27

28 Mayor Shelley closed the City Council Work Session at 7:15 pm.

29  
30 **ELK RIDGE**  
31 **CITY COUNCIL MEETING**  
32 **September 8, 2015**  
33

34 **TIME AND PLACE OF MEETING**

35 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for  
36 **Tuesday, September 8, 2015, at 7:00 PM**; this meeting was preceded by **a Public Hearing at**  
37 **6:00 PM and City Council Work Session Meeting at 6:15 PM.** The meetings were held at the  
38 Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.  
39

40 Notice of the time, place and Agenda of these Meetings, were provided to the Payson  
41 Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on  
42 September 4<sup>th</sup>, 2015.  
43

44  
45 **ROLL CALL**

46 Mayor: Hal Shelley

47 Council Members: Nelson Abbott, Paul Squires, Brian Burke, Dale Bigler, Brittany Thompson.

48 Others: Melanie Hoover, *Deputy Recorder*; Royce Swensen, *Recorder*; Shay Stark, *City Planner*;

49 Cheri Rhodes, *Deputy Sheriff*

50 Public: Ty Ellis, Jamie Towse, Jim Towse, Trent Jessee, Lucretia Thayne, Jim Chase, JoAnn Bigler, Paul  
51 Crook, Sean Nielsen, Dean Ingram, Dylan Christensen  
52

53 **OPENING REMARKS** An invocation was offered by Dale Bigler and he led those present in the Pledge of  
54 Allegiance, for those who wished to participate.

1  
2 **PLEDGE OF ALLEGIANCE**

3  
4 **AGENDA TIME FRAME**

5 **NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE AGENDA TIME**  
6 **FRAME, ADJUSTING THE START TIME TO 7:20 PM.**

7 **VOTE:            AYE (5)            NAY (0)**  
8  
9

10 **PUBLIC FORUM**

11 Mayor Shelley asked the public if they have any comments.

12 Jamie Towse heard rumors of some employees being fired or quitting and wondered if council wanted to  
13 address the public on this issue. Also, she asked if there any better plans on spending in the future so the  
14 city doesn't run short this next year.

15 Mayor Shelley responded that Linda Copper retired and Rex Davis was let go. As for saving money for the  
16 city, there is not a day that goes by that the city doesn't watch expenditures and income closely. Royce  
17 Swensen has assisted in passing developer costs to developers therefore not being paid by the city. City  
18 administration is trying as hard as they can to regularly communicate with Council and Public Works to  
19 save money by doing as much in house as they can.

20 Jamie Towse stated it has been previously discussed to have the amount allotted for each approved item  
21 within the budget available to the public and to have the minutes created in a format for easily accessibility  
22 to search by topic.

23 Mayor Shelley responded the city hasn't gone to that extent yet. The budget is online and available to the  
24 public which lists amounts on purchases allotted.

25 Jamie Towse questioned if there has been any accountability for the computer program that was given to  
26 Public Works to track maintenance and upkeep as that was expensive.

27 Mayor Shelley responded that the program tracks water and sewer and there is not a spreadsheet to track  
28 maintenance on vehicles however maintenance is being done. If anyone wants a copy of the minutes, it's  
29 available on the city website, on YouTube and a grammar request can be made for an audio copy as well.

30 Dale Bigler reported on parks that he applied for a grant to qualify for a Tree City USA that will allow the  
31 city to purchase 44 trees this year. Prep work on the trail on Alpine has started. The trail to Alexander will  
32 be bladed and the road base can then be hauled in. The way these projects are planned saves the city a lot of  
33 funds. The new public works employee is doing a great job and the parks look great. The sprinkler system  
34 in the Elk Ridge Meadows park has been redone and hydro-seeded. Several bids were obtained in order to  
35 save a lot of funds on these projects. Mr. Bigler knows he can go to Royce Swensen at any time to find out  
36 if funds are available for projects. Major changes in the city operation have changed immensely and have  
37 been much more professional. Citizens aren't aware of grants and the good changes being made but things  
38 are a lot better regarding city operation.

39 Paul Squires stated that he is at the end of his term and feels he can speak freely. He feels the Mayor has  
40 skirted around Jamie Towse's initial question and feels the people have a right to know.

41 Mayor Shelley reminded Mr. Squires that any discussion on that topic was held in closed session and is not  
42 for public information. Any discussion beyond will not occur.

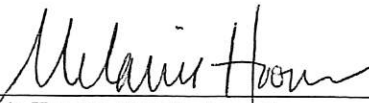
43 Dale Bigler agreed that this discussion is not appropriate.

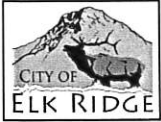
44 Mayor Shelley reported the city property where the gravel pit was located will be listed for sale. There is a  
45 balance on the loan of approximately \$500,000.00. To come up with dollars for the city center that was to  
46 be built there will take too long. There are several parks to maintain therefore the decision was made by the  
47 council to sell the property and council still needs to decide on a selling price in a closed session meeting.  
48 By selling the property takes \$76,000.00 out of the city's expense column per year. If the property can be  
49 sold for a profit, those funds can go into the Capital Facility Plan funds or whichever fund is in need.

50 Dale Bigler reported at the time the property was purchased, the parks below were within an HOA and not  
51 available to all residents. Now the city owns the parks and they are accessible for everyone. Therefore he  
52 feels there is not a need for an additional park.  
53

1  
2  
3 ADJOURNMENT  
4

5 Mayor Shelley adjourned this meeting at 8:30 pm.  
6  
7

8  
9  
10   
11 \_\_\_\_\_  
12 Melanie Hoover, Deputy Recorder  
13  
14  
15  
16  
17  
18



**ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651**

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

**NOTICE & AGENDA**

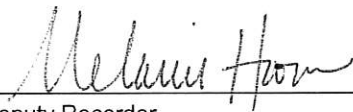
Notice is hereby given that the **regular City Council Meeting scheduled for 7:00 PM on Tuesday, September 22, 2015, is hereby CANCELLED**, by order of Mayor Hall Shelley.

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

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

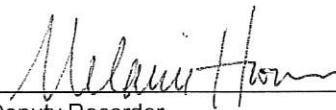
**CANCELLED**

Dated this 21<sup>st</sup> day of September, 2015.

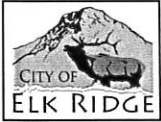
  
\_\_\_\_\_  
Deputy Recorder

**CERTIFICATION**

I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Cancellation of the regularly scheduled City Council Meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on September 21, 2015.

  
\_\_\_\_\_  
Deputy Recorder





**ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651**

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

**NOTICE & AGENDA**

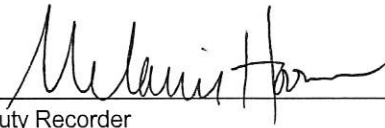
Notice is hereby given that the **regular City Council Meeting scheduled for 7:00 PM on Tuesday, October 13, 2015, is hereby CANCELLED**, by order of Mayor Hal Shelley.

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

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

**CANCELLED**

Dated this 13<sup>th</sup> day of October, 2015.

  
\_\_\_\_\_  
Deputy Recorder

**CERTIFICATION**

I, the undersigned, duly appointed and acting City Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Cancellation of the regularly scheduled City Council Meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on October 13<sup>th</sup>, 2015.

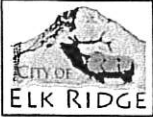
  
\_\_\_\_\_  
Deputy Recorder

C

0

C





**ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651**  
t.801/423-2300 [staff@elkridgecity.org](mailto:staff@elkridgecity.org) [www.elkridgecity.org](http://www.elkridgecity.org)

### **NOTICE & AMENDED AGENDA**

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, October 27, 2015, at 7:30 PM**; which will 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 COUNCIL WORK SESSION AGENDA ITEMS:**

1. Agenda Format Change, *see attachment*
2. Seth Waite, Fire Chief – Presentation on Fire Department/Ambulance
3. Senior Overlay Zone Change Request - Recommendation from Planning Commission, *see attachment*
4. Harrison Heights Phase 4, Lot Line Adjustment Discussion for Lot 23
5. Harrison Heights Phase 7, Final Plat Approval, *see attachment*
6. Amendment of Preliminary Plat for Elk Ridge Meadows Phases 5-10, *see attachment*
7. Amended Development Agreement for Elk Ridge Meadows Phases 5-10, *see attachment*
8. Elk Ridge Meadows Phase 7 Final Plat approval, *see attachment*
9. City Celebration Discussion
10. Exploratory Well
11. Utah County/Everbridge Alert System
12. Scholarship Discussion

#### **7:30 PM - REGULAR COUNCIL MEETING AGENDA ITEMS:**

- Opening Remarks and Pledge of Allegiance - Invitation
- Approval/Agenda Time Frame
- Public Forum
- 1. Scholarship Decision to Establish a Resolution
- 2. Appoint Jan Butler as Treasurer
- 3. Senior Overlay Zone Change Request Approval - recommendation from Planning Commission
- 4. Harrison Heights Phase 4, Lot Line Adjustment for Lot 23
- 5. Harrison Heights Phase 7, Final Plat Approval
- 6. Amendment of Preliminary Plat for Elk Ridge Meadows Phases 5-10
- 7. Amended Development Agreement for Elk Ridge Meadows Phases 5-10
- 8. Elk Ridge Meadows Phase 7, Final Plat Approval
- 9. Horizon View Farms Development Agreement, *see attachment*
- 10. Harrison Heights Phase 1 and 2, Final Acceptance and Durability, *see attachment*
- 11. Water Allocation for Harrison Heights Phase 5, *see attachment*
- 12. Water Allocation for Harrison Heights Phase 7, *see attachment*
- 13. Sewer Project, Ratify Poll Vote
- 14. Award Goosenest Sewer Extension Project Bid, Ratify Poll Vote
- 15. City Celebration
- 16. Exploratory Well
- 17. Utah County/Everbridge Alert System
- 18. Department Reports:
  - A. Administrative & Planning Commission – Mayor Shelley
  - B. Office Administration – Royce Swensen
  - B. Roads & Storm Drain - Cody Black
  - C. Parks, Trails & Recreation - Cody Black
  - D. Water & Public Safety - Cody Black
  - E. Sewer, Sanitation & SESD - Cody Black
  - F. Economic Development & Code Enforcement: - Mayor Shelley
- 19. Check Register/Payroll Approval for August and September, 2015, *see attachment*
- 20. Approval of August 4, 6 and 11, 2015 minutes, *see attachments*
- 21. Closed Session if necessary
- 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 23<sup>rd</sup> day of October, 2015.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder

CERTIFICATION

I, the undersigned, duly appointed and acting Deputy Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on the 23<sup>rd</sup> day of October, 2015.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder

ELK RIDGE  
CITY COUNCIL MEETING  
October 27, 2015

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, October 27, 2015, at 7:30 PM; this meeting was preceded by a City Council Work Session Meeting 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 these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on 23<sup>rd</sup> day of October, 2015.

ROLL CALL

*Mayor:* Hal Shelley  
*Council Members:* Brian Burke, Dale Bigler, Nelson Abbott, Brittany Thompson, Paul Squires  
*Others:* Melanie Hoover, *Deputy Recorder:* Royce Swensen, *Recorder*  
*City Planner:* Shay Stark  
*Deputy Sheriff:* Cheri Rhodes  
*Public:* Paul Crook, Brent Skipper, Don Hooks, Rosalie Hooks, JoAnn Bigler, Jim Chase, Richard Dougan, Dean Ingram, Tricia Thomas, Becky Shelley, Trent Jessee, Erin Clawson

CITY COUNCIL WORK SESSION

6:00 pm

1. AGENDA FORMAT CHANGE.

Mayor Shelley reported he wants each department head to make reports at council meetings. He encouraged Council to keep in touch with city staff as he feels the department reports are an administrative responsibility. If there are concerns or things that need to be discussed, council is to make city staff aware and it can be addressed in council meetings. He feels this is more efficient and is a more appropriate approach on how a city government should operate.

2. SETH WAITE, FIRE CHIEF – PRESENTATION ON FIRE DEPARTMENT/AMBULANCE.

Seth Waite reported he has always tried to improve emergency services for the city since he was appointed over 18 years ago. He presented an overhead power point. He listed the Fire Departments 1-15 year goals created in 1998. A major first milestone and goal that was met was to get the city rated through ISO. That immediately dropped individual home owners insurance rates almost in half. He appreciates the completion of remodel of the fire station. He listed the Fire Department's 1-10 year goals and reported one of the main goals he hopes to achieve soon is to start basic ambulance service. He hopes that most of these goals will be achieved within the year. He presented a list of projected growth benefits and first referred to individual costs for residents to transport by ambulance that would be cut if Elk Ridge had their own operating ambulance. He also referred to keeping the ISO ratings to keep individual insurance costs down. Ambulance revenue will supplement the department budget as well. He presented a slide of projected growth items. He referred to the growth of the city increasing. The department will come to the point of needing a second engine at the approximate cost of \$750,000.00 to keep the current ISO rating. Brittany Thompson would like to know how much development, house numbers or buildings can occur before ISO ratings change. Chief Waite was told we are at borderline right now and will obtain those numbers. If the department can budget for future costs by saving funds each year, this would help greatly to cover costs. He presented a slide on projected growth revenue and referred to the billing per transport the city would generate approximately 20% of the fire department budget. Emergency Services are part of our lives now. The public counts on these services. How we plan for, organize and execute our city emergency services is our choice. Dale Bigler would like to know the difference between ISO rating numbers and dollar amounts on individual insurance premiums. Nelson Abbott reported the city is currently rated at a 5 and the only way we can go lower is to have a fulltime ladder truck with other recommendations the

city can't afford to have. Brian Burke asked what the time frame is on getting the ambulance running. Chief Waite responded that it's ready to go, he just needs EMT staff to be trained. He feels that 8 or 9 more people are needed but day time on call hours are harder to staff and hopefully he will have enough personnel within the year. The State needs to be shown that there is enough personnel to obtain a license to fully operate. Heather Abbott reported she is over scheduling and needs more people to volunteer. The day shift and Saturdays are hard to fill and the time commitment requires a lot of hours.

3. SENIOR OVERLAY ZONE CHANGE REQUEST – RECOMMENDATION FROM PLANNING COMMISSION.

Mayor Shelley reported the recommendation came from Planning Commission to approve the senior overlay zone request. Shay Stark stated this parcel is just west of Shuler Park. This is brought to council to consider whether to apply a senior overlay zone. He presented an overhead view of a rough concept on what may or may not happen. He asked if council feels this is zoning change is desirable, and if it would fit in the community in this location. This parcel is 15.46 acres and is currently zoned as R1-15,000. If this were approved, the developer's proposal is 60 units, ¼ acre per dwelling. This would be similar to R1-12,000 which is all per code. There is a requested exception to the required maximum of 6 acres and 24 units. If this is approved, the city is granting higher density which means more sewer and water will be used. He would like to see the whole project at the preliminary level so that he can determine what the issues with utilities will be in speaking with the engineer and public works. He would ask if this is granted, to also accept the exception to turn in conceptual of the 15.46 acres and 60 units. The developer may turn in different phases at final application process. Brittany Thompson has some concerns. She likes the whole project presented at once. Her first concern is the density to go down from 1/3 acre lots down to ¼ acre lots. She feels the city should stick to the master plan and make the developer stick with the 1/3 acre lots. Her second concern would be the increased need for emergency services. Her third concern is the private drive connecting to Park Drive as proposed in the plan and should not be allowed in the city. Dale Bigler feels it would be good for the city to approve the senior overlay zone having an HOA to maintain the private drives and landscaping. The open space as required in the middle would be beneficial as well. He feels this plan fits well in the area by the golf course and would be an attractive addition to the city. Brian Burke is concerned that our general plan is out of sync with the codes. Shay Stark responded that if the senior overlay is applied, the current ¼ acre lots is allowed as part of the overlay as stated in the code. The general plan is consistent with that. The only zones that the overlay zone can be applied is the R1-12,000 and the R1-15,000. Nelson Abbott reported when the senior housing zone overlay was created, the intent was not to have R1-15,000 go down to R1-12,000. He feels this should be taken out of the code. He has concerns on the private road for emergency vehicles. If a private drive is necessary, it needs to be wide enough. He feels a retirement zone for the city is a great idea for older residents to be able to stay in the city.

Brent Skipper stated this will be a great asset for the community and the concerns council has can be addressed. He referred to the fact that he is meeting the codes and it meets the general plan as well. He has chosen this area to allow retired residents a convenient place to live. Even though this is for seniors, the residents will still be active within the community. He feels an HOA will fit perfectly.

4. HARRISON HEIGHTS PHASE 4, LOT LINE ADJUSTMENT FOR LOT 23.

Nelson Abbott questioned where the lot is being adjusted. Shay Stark presented an overhead view and referred to lot 23. The design of the roundabout ended up being wider than initially planned with the sidewalk included. In order to maintain code at minimum of 20,000 square feet, the adjustment is 3 feet on the side of the lot.

5. HARRISON HEIGHTS PHASE 7, FINAL PLAT APPROVAL

1 Shay Stark presented an overhead view of the final plat. This is an extension of Christley Lane to  
2 Armstrong Drive. There are 8 lots in the plat. This ties in the sewer from Armstrong into the new line  
3 being connected. It also ties in the water to other subdivisions. Brittany Thompson questioned if there  
4 are any exceptions on frontages. Shay Stark responded all lots meet code.  
5

6 6. AMENDMENT OF PRELIMINARY PLAT FOR ELK RIDGE MEADOWS PHASES 5-10.

7 Shay Stark referred to the original concept that was approved. The phases have been amended to 11  
8 phases, instead of 10. All of Elk Ridge Drive will be completed in phase 7 where in the previous plat,  
9 half would have been completed in phase 7 and half in phase 8. Elk Ridge Drive needs to be  
10 completed at the top. When phase 8 is completed, the transitions will be put into place. This will  
11 eliminate the need to close the road and allow traffic to be directed to make the transaction easier.  
12 Silver Wolf Road will be re-routed to correct slope and drainage issues. The park that was to go in is  
13 exchanged for 10 lots, bringing the number of lots from 87 to 97. Brittany Thompson questioned the  
14 street naming for Cotton Tail Lane and Quaking Aspen Lane and wondered if they should be named  
15 the same street for emergency services. Shay Stark responded that North/South streets are named  
16 differently than East/West streets. This is a unique area in addressing and this should be run by Seth  
17 Waite, Fire Chief. Dean Ingram pointed out there are only 3 houses on Cotton Tail Lane as this is  
18 where the school will be located. Nelson Abbott stated that from a responders view, this is not an  
19 issue. Dean Ingram will change the street name if necessary.  
20

21 7. AMENDED DEVELOPMENT AGREEMENT FOR ELK RIDGE MEADOWS PHASES 5-10.

22 Mayor Shelley complimented Shay Stark on the expertise and time he has put into making this  
23 development agreement work. Shay Stark stated that 1) the main purpose of this development  
24 agreement was to pull the neighborhood park out of the project and direct the cost of that park into  
25 other city parks. This includes the reinstatement of the park impact fee to cover part of the Developers  
26 in-lieu payments for parks, a mechanism for the Developers cash payment, and the granting of 10  
27 additional building lots in place of the neighborhood park. This allows the city to collect impact fees  
28 on these ten lots and the roads, sewer and water lines are already in place around the park. This will  
29 be additional revenue for the city. 2) The elimination of the water system infrastructure upgrade  
30 payments and subsequent Developer reimbursement. The original 2005 annexation development  
31 agreement included the water tank and water line that was required to put in new development. The  
32 city didn't have the funds to pay for that therefore the arrangement to have the developer pay back per  
33 phase a certain amount of money towards the tank and water line. This would help the city to pay the  
34 bond amounts. After the first two phases were built, the project went bankrupt. Therefore the city was  
35 stuck with the bonds and wasn't receiving the funds from the developer. The city had to find other  
36 ways to make the payments. Currently, the developer pays roughly \$30,000 per phase to the city. The  
37 city holds onto it and pays it back as building permits are issued eliminating the bond payments. The  
38 proposed amendment is to eliminate the payment up front along with the reimbursement method at  
39 the time of building permits. 3) The islands on Elk Ridge Drive will be landscaped by the city in the  
40 future. The developer has agreed to install the curb wall and pipe sleeves under the road so that the  
41 time the city landscapes, water will be accessible eliminating the cost of tearing up the road. 4) A new  
42 Pressure Reducing Valve Station will be needed once the water is tied in to maintain two different  
43 pressure zones. The City will pay half and the developer will pay the other half. This is impact fee  
44 eligible money and has been budgeted in the current city budget. 5) Explanation of the payment  
45 mechanism for the \$150,000.00 toward the roundabout and entry monument to be paid by the  
46 Developer of Horizon View Farms. Brittany Thompson referred to the original development  
47 agreement started with 122 acres. With the current plan, how many unit houses are planned in the 122  
48 acres? Shay Stark responded that including Horizon View Farms, there are 263 homes. Out of 122  
49 acres, 25% required open space. There is 91 acres left for homes. Shay Stark responded that the  
50 density is based on overall 122 acres going down to the 7,000 square foot lot and referred to this  
51 being in the code. Nelson Abbott referred to the property where the school will go as the additional  
52 acreage. The school property is considered open space at approximately 15 acres. The area along the  
53 trails and property dedicated to the city is considered open space. Brittany Thompson referred to the  
54 city's obligation regarding the \$700,000.00 water tank and water line and development. She



1 questioned the agreement refers to reimbursements and Nelson Abbott reminded her the money was  
2 paid up front and is to be reimbursed to the developer. He is not sure if the money was reimbursed,  
3 but knows the money was collected. Monies now will be paid at the time of impact fees instead of  
4 collecting money and reimbursing. Discussion ensued on the payments made and reimbursed to the  
5 developer.  
6

7 8. ELK RIDGE MEADOWS PHASE 7 FINAL PLAT APPROVAL

8 Shay Stark presented an overhead view of the final plat. This phase is along Elk Ridge Drive,  
9 constructs Elk Ridge Drive and includes 23 lots. This includes the construction of Silver Wolf Road  
10 to tie into phase 6. Trail and sidewalk converge will occur in this phase. Brittany Thompson  
11 questioned the roundabout width. She referred to the road narrowing into the roundabout. Shay Stark  
12 responded this slows traffic and the narrowed area is the bike path which connects to the sidewalk  
13 eliminating bikes in the roundabout. Dean Ingram stated the roundabout plans went to 3 different  
14 engineers and Aqua Engineering used a transportation engineer to review the plans as well. Shay  
15 Stark responded that a standard lane is 12 feet and the narrowest part of the roundabout is 15 feet.  
16 Inside the roundabout is 20 plus feet. Brittany Thompson asked Dean Ingram for an update on  
17 erosion control and revegetation retention. Nelson Abbott reminded Brittany that all the information  
18 is on the state website and has been reviewed in all TRC's. Shay Stark stated this phase has been  
19 reviewed more than any development. He then presented an overhead view of the erosion control and  
20 revegetation retention in this phase. He explained the Federal Law's requirement of a Storm Water  
21 Protection Plan (SWPP) which requires every developer to produce. As the city planner, he reviews  
22 all site plans to approves all drainage prior to issuing building permits per lot.  
23

24 9. CITY CELEBRATION DISCUSSION.

25 Mayor Shelley stated that discussion has ensued on whether to move the city celebration ahead a  
26 couple of weeks. He wants the celebration to be a success and in the past, the celebration has been  
27 scheduled at the same time as other main events within the community. He feels too many people are  
28 out of town and doesn't think the 4<sup>th</sup> of July weekend would be a success. After council elections, he  
29 would like to revisit this to determine a council member to be responsible over the celebration and to  
30 determine the date.  
31

32 10. EXPLORATORY WELL.

33 Royce Swensen reported that when council was updating/approving the Capital Facilities Plan, one of  
34 the main issues in the water section was redundancy and trying to be proactive by addressing the  
35 redundancy issue and drill an exploratory well. Through research, this process will cost  
36 approximately \$170,000.00 but he thinks the city is at a prime time when new development growth  
37 can take care of this as it is impact fee eligible. Through discussion, the better place for the  
38 exploratory well is to go lower where the city owns the land and power will not be an issue. If we  
39 were to go high, we would have to run power and purchase property. The load on the current well  
40 with the expense that is incurring determines there is a need for redundancy. If it is dealt with now,  
41 impact fees will be collected to pay for the cost of a well in the future. Mayor Shelley reported there  
42 are 2-3 sites that have been looked at that are within the same water aquifer. The preferred location is  
43 to be drilled on the northwest corner of the soccer field park in phase 2. We have to decide what is to  
44 be done for redundancy. The Cloward well is running 24/7 in the summer months. Are we willing to  
45 commit to the well down the road? There is no reason to explore the well if it won't be put into action  
46 in the future. Brittany Thompson wondered if the well was drilled at the top of Elk Ridge, the city  
47 wouldn't have to have a dedicated pumping line and the electrical costs to pump. Why are the upfront  
48 costs cheaper? Nelson Abbott stated the biggest cost to run power to the top would be electrical  
49 which code requires 3 phase and buried lines which will cost \$1.5 million which is just an upfront

1 cost. Brittany Thompson stated future hillside development will be put in, and wondered if the city  
2 could connect at build out. Nelson Abbott and Shay Stark responded that there would be an additional  
3 well needed at that point as well. The well necessary is to cover what is already built/already planned  
4 to be built. Royce Swensen responded that the two issues with going high is that we have to go deeper  
5 and there is more of a risk at not hitting water, plus additional expense. Brittany Thompson asked if  
6 there are dollar amounts on the cost to look at for a timeline to receive costs? Shay Stark and Nelson  
7 Abbott responded that the costs are included in The Capital Facilities Plan which is a higher costs.  
8 Nelson Abbott stated that this is a matter of putting facilities in the plan as we grow. The more we  
9 grow the deeper we will need to go for water.

10  
11 11. UTAH COUNTY/EVERBRIDGE ALERT SYSTEM.

12 Mayor Shelley reported the city's contract is up with Parlant, our city notification system. The cost  
13 per year was \$1,100.00 per year for Parlant. The Everbridge System is contracted with the County  
14 and most cities in the county are on this system. The costs are \$536 twice this year, totaling \$1,072.00  
15 for the first year and \$536 per year thereafter. This system has high ratings and he recommends  
16 contracting through them.

17  
18 12. SCHOLARSHIP DISCUSSION.

19 Mayor Shelley asked Council to move forward with a proposal to create a resolution to allow the city  
20 to collect funds by donations. Because it would be coming into the city, a budget item would need to  
21 be created and there would need to be a way to distribute the dollars. He has sought advice from  
22 Curtis Roberts, the City Financial Director. He stated the proposal has been to have 3 citizens and 2  
23 elected officials on the committee. They would bring forward to the council on who would be eligible  
24 and the chair would be a resident, not an elected official. Dale Bigler feels this would be received well  
25 and several residents would donate to this fund. Mayor Shelley said city staff would administer the  
26 funds which would be a minor burden and could possibly be reimbursed from the funds collected.  
27 Nelson Abbott feels it's not the role of government for the city to have a scholarship fund. He feels  
28 donations should be made to current scholarship funds within the community instead.

29  
30 Mayor Shelley closed the City Council Work Session at 8:00 pm.

31  
32 **ELK RIDGE**  
33 **CITY COUNCIL MEETING**  
34 **October 27, 2015**  
35

36 **TIME AND PLACE OF MEETING**

37 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for  
38 **Tuesday, October 27, 2015, at 7:30 PM;** this meeting was preceded by a **City Council Work**  
39 **Session Meeting at 6:00 PM.** The meetings were held at the Elk Ridge City Hall, 80 East Park  
40 Drive, Elk Ridge, Utah.

41 Notice of the time, place and Agenda of these Meetings, were provided to the Payson  
42 Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on the 23<sup>rd</sup>  
43 day of October, 2015.

44  
45 **ROLL CALL**

46 *Mayor:* Hal Shelley

47 *Council Members:* Brian Burke, Dale Bigler, Nelson Abbott, Brittany Thompson, Paul Squires

48 *Others:* Melanie Hoover, *Deputy Recorder;* Royce Swensen, *Recorder*

49 *City Planner;* Shay Stark

50 *Deputy Sheriff;* Cheri Rhodes

51 *Public:* Paul Crook, Brent Skipper, Don Hooks, Rosalie Hooks, JoAnn Bigler, Jim Chase, Richard Dougan,  
52 Dean Ingram, Tricia Thomas, Becky Shelley, Trent Jessee, Erin Clawson  
53



1 **OPENING REMARKS** An invocation was offered by Erin Clawson and Mayor Shelley led those present in the  
2 Pledge of Allegiance, for those who wished to participate.

3  
4 **PLEDGE OF ALLEGIANCE**

5  
6 **AGENDA TIME FRAME**

7 **NELSON ABBOTT MOVED, PAUL SQUIRES SECOND, TO ADJUST THE START TIME OF**  
8 **THE CITY COUNCIL MEETING TO 8:00 PM.**

9 **VOTE:** **AYE (5) NAY (0)**

10  
11 **PUBLIC FORUM**

12 Mayor Shelley asked the public for comment.

13 Don Hooks is not in favor of the HOA plans for the new development as he feels they fall apart. He is  
14 concerned on the traffic impact that the development will have on Elk Ridge Drive. He is concerned about  
15 water. If the city is low on water, why are they allowing development causing more expense for wells? This  
16 will impact residents and he doesn't want city bills to be increased.

17 Jim Chase questioned status on the stoplight on where Elk Ridge Drive connects to the highway. Mayor  
18 Shelley responded that the traffic study was completed but a second study needed to be performed. He  
19 requested the study to be done during school hours. He is still waiting to hear back from the county and will  
20 keep pushing this issue. Brian Burke was told that the situation may not be taken care of until Salem Parkway  
21 is completed. Mayor Shelley was told that sometimes traffic lights cause more accidents.

22 Jim Chase feels the senior overlay zone request would be a good fit in the community as there is a demand  
23 and need for it. He senses from council there are some challenges that could be reviewed and resolved. He is  
24 concerned about the private road in regards to snow removal in the plan and suggests it to be a public  
25 roadway.

26 Roaslie Hooks stated that in regards to the senior housing overlay zone request, most seniors have family  
27 visit and is concerned about parking, specifically in the winter months. She sees this becoming a problem.  
28 She watches the traffic on Elk Ridge Drive and there are no sidewalks. She is concerned for children and  
29 joggers. She feels with another subdivision added, can there be a trail on Elk Ridge Drive to accommodate  
30 pedestrians. Mayor Shelley responded that a trail system is in the plan and the city needs to collect the dollars  
31 before it can be built.

32 Erin Clawson feels Brittany Thompson needs to consider the roundabout size to allow larger fire response  
33 vehicles that may come from other cities to assist. She also feels the Brittany Thompson should talk to the  
34 landowners in the top of Elk Ridge to see if they want to develop to assist in the water situation. She also  
35 wondered if council wanted to address the public in regards to rumors she heard of events within the city  
36 office. Mayor Shelley responded that what she has heard was rumors. Any issues have been dealt with on the  
37 proper levels and have moved forward in the appropriate fashion. He stated any details were discussed in  
38 closed session and are not to be discussed. Nelson Abbott responded that as soon as the problem was brought  
39 to attention, action was immediately taken. He also referred to what she heard as rumors. Mayor Shelley  
40 stopped this discussion as it has been taken care of and is frustrated that these rumors are going around since  
41 all discussions were held in closed session and should not have been discussed.

42  
43 1. **SCHOLARSHIP DECISION TO ESTABLISH A RESOLUTION.**

44 Mayor Shelley feels it would be a great idea for the city to support students. Dale Bigler is also in support.

45 **DALE BIGLER MOVED, PAUL SQUIRES SECOND, TO PROCEED WITH A RESOLUTION TO**  
46 **ESTABLISH A SCHOLARSHIP FUND FOR ELK RIDGE CITY CITIZENS.**

47 **VOTE:** **AYE (4) NAY (1)**

48 **NELSON ABBOTT VOTED NAY WITHOUT FURTHER COMMENT.**

49  
50 2. **APPOINT JAN BUTLER AS TREASURER.**

51 **NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPOINT JAN BUTLER AS THE**  
52 **CITY TREASURER.**

1 VOTE: AYE (4) NAY (1)  
2 BRITTANY THOMPSON VOTED NAY AS SHE FEELS THERE SHOULD BE ACCOUNTING  
3 QUALIFICATIONS REQUIRED.  
4

- 5 3. SENIOR OVERLAY ZONE CHANGE REQUEST APPROVAL – RECOMMENDATION FROM  
6 PLANNING COMMISSION.

7 Dale Bigler reported that he attended the Planning Commission Meeting where this was discussed and stated  
8 their recommendation was brought to the council for approval.

9 DALE BIGLER MOVED, PAUL SQUIRES SECOND, TO APPROVE THE SENIOR OVERLAY  
10 ZONE CHANGE REQUEST AS DISCUSSED AND PRESENTED.

11 VOTE: AYE (2) NAY (3)  
12 BRIAN BURKE, NELSON ABBOTT, BRITTANY THOMPSON VOTED NAY  
13

14 Brent Skipper stated the reason why projects like this require more density is the nature of a senior housing  
15 project is to be more affordable. There is a huge demand for senior housing that will be needed here. He is  
16 ready to provide this type of housing for those currently living in the city and those wanting to move to the  
17 city. The pocket parks will be open space. He feels the traffic will be a minimal impact on the city. There  
18 will be a two car garage on each unit with parking space therefore parking will not affect the city. If there  
19 is a concern for emergency response on the private road, he is willing to change those plans. Nelson Abbott  
20 stated his main concern was the private road. At the time of city celebration, he can foresee residents parking  
21 on the private road therefore resulting in towing and this will not go over well. His only problem is with the  
22 private road and feels it needs to be a city street. Brent Skipper said he would commit to eliminating the  
23 private road.  
24

25 NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE SENIOR OVERLAY  
26 ZONE CHANGE REQUEST SUBJECT TO THERE BEING PUBLIC ROADS THROUGH THE  
27 WHOLE DEVELOPMENT AND ACCEPT THE EXCEPTION TO THE CODE'S MAXIMUM  
28 PARCEL SIZE OF 6 ACRES AND 24 UNITS ALLOWING A PRELIMINARY PLAT  
29 APPLICATION FOR THE ENTIRE 15.46 ACRES AND A TOTAL OF 60 UNITS.

30 VOTE: AYE (3) NAY (2)  
31 BRITTANY THOMPSON AND BRIAN BURKE VOTED NAY WITHOUT FURTHER  
32 COMMENT.  
33

- 34 4. HARRISON HEIGHTS PHASE 4, LOT LINE ADJUSTMENT FOR LOT 23.

35 NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE HARRISON  
36 HEIGHTS PHASE 4 LOT LINE ADJUSTMENT FOR LOT 23.

37 VOTE: AYE (5) NAY (0)  
38

- 39 5. HARRISON HEIGHTS PHASE 7, FINAL PLAT APPROVAL.

40 NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE HARRISON  
41 HEIGHTS PHASE 7 FINAL PLAT APPROVAL.

42 VOTE: AYE (5) NAY (0)  
43

- 44 6. AMENDMENT OF PRELIMINARY PLAT FOR ELK RIDGE MEADOWS PHASES 5-10.  
45

46 DALE BIGLER MOVED, NELSON ABBOTT SECOND, TO APPROVE THE AMENDMENTS TO  
47 THE PRELIMINARY PLAT FOR ELK RIDGE MEADOWS PHASES 5-10.

48 VOTE: AYE (4) NAY (0) ABSTAINED (1)

49 PAUL SQUIRES ABSTAINED FROM VOTING WITHOUT FURTHER COMMENT.

- 50 7. AMENDED DEVELOPMENT AGREEMENT FOR ELK RIDGE MEADOWS PHASES 5-10.

1 Brittany Thompson has questions on the neighborhood park. She feels the 1.94 acre park property  
2 appraisal was low for Elk Ridge at \$50,000.00 per acre. She would like another appraisal or negotiation  
3 on this issue. Dean Ingram stated he provided everything that was asked of him and provided the  
4 appraisal. Brian Burke suggested another appraisal at the city's expense. Brittany Thompson wants  
5 explanation on why the city is giving Dean Ingram \$138,000.00 to landscape the trail and additional  
6 density. Shay Stark responded the city is not giving the funds to Dean Ingram, this is the amount it will  
7 cost him to landscape the trail. He then explained that after Elk Ridge Meadows Phases 5-10 was  
8 conceptually approved, the city later recognized additional costs to landscaping the trails. It wasn't  
9 required at the time. Now that the landscaping is required, the park impact fees were agreed to be waived  
10 to help offset the landscaping costs to the developer. Now, the proposal is to reinstate the park impact  
11 fee. The benefit to the city is that the city gets the money quicker to spend on other parks starting at  
12 building permit #30. He then explained that additional density comes from open space and parks. Nelson  
13 Abbott reminded Council that this development included phases 1-5 and some of the open space and  
14 impact fees. All of those impact fees were to cover the costs of all of the development. Dean Ingram  
15 stated this has been going on for a long time. Shay Stark has put hours into the agreement. This park  
16 property is in the middle of a development which the location is taken into consideration. Brittany  
17 Thompson feels the city planner and engineer haven't included the council at all. Dean Ingram responded  
18 this appraisal has been brought before council months before. Brittany Thompson feels more work needs  
19 to be done before the contract is signed. She feels there needs to be multiple bids, discussion, and  
20 negotiations. Mayor Shelley feels so many issues have been addressed. He has sat down with Shay Stark  
21 and penciled out all dollars and this agreement is the end result. His perception is that the city is ahead  
22 and this is a value to the city. Brittany Thompson stated she would be happy to meet with Shay and Dean  
23 to go over this. Mayor Shelley reminded council that this is not just about the appraisal amount. There  
24 is compensation in regards to the expanded trail along Elk Ridge Drive that Dean doesn't have to pay  
25 for and he has been willing to carry the cost. There is far more to look at than just cash. Dean Ingram  
26 responded the road is a million dollars and he is covering the costs. The developer is only required to  
27 put in roads that is pertinent to the subdivision, not the entire city. He feels that there is so much that has  
28 been put into this project to benefit the city at his cost which he is willing to do. He reminded Brittany  
29 that this appraisal has been before her and she could have gotten an appraisal a long time ago. He feels  
30 he has bent over backwards to push this along and benefit the city. He feels it is disheartening and  
31 sickening that he has given everything the city has asked and to have this situation occur is frustrating.  
32 He has the choice to follow the agreement and put the park in. Tricia Thomas feels that that in the heart  
33 of all this, it is offensive that Brittany Thompson is questioning Dean Ingram's integrity. He is a fair  
34 business man and does this for a living and Brittany shouldn't question his integrity. Dean Ingram stated  
35 that numbers have changed and numbers were meticulously gone over. Shay Stark stated this agreement  
36 hasn't been presented to council yet because it's not to come forward until it's completed. All the way  
37 through this process, he has involved the council more than typically done. In this case, this appraisal  
38 has been through council. There was a discussion on this a couple months ago as well as other items  
39 within the agreement. He has sat down with Dale on several occasions. Dale Bigler stated initially he  
40 had a concern on the appraisal amount. With the additional 10 lots, the city will get impact fees. He  
41 decided the agreement is fair. The location and fact that it is raw ground makes the appraisal a fair price.  
42 Nelson Abbott stated Dean Ingram is doing things for the city's benefit. If another developer came in  
43 and the city told him to put in a road and entry to the city, they would tell the city to go fly a kite. The  
44 city would then be bearing 100% cost of the road. Also, the city will be collecting impact fees on the  
45 additional 10 lots in approximately \$100,000.00, additional property tax, contributing members of our  
46 community. He has worked with this appraiser before and he is a good honest man. He would never  
47 compute his integrity. He feels it is a fair market value. He also looked up property values in raw ground  
48 comparable and it's appraised at about \$29,000.00 per acre. He is ready to vote and make this happen.  
49 He took the time to go through all old development agreements and this finished product is much more  
50 organized. He feels that if additional appraisals are recommended, then they are stepping over dollars to  
51 save dimes. Dean Ingram feels that if additional appraisals are required for the property then he wants  
52 additional appraisals on landscaping/planter strips as well. Shay Stark reminded council that when the  
53 school land was negotiated to sell, property was credited to the developer as open space. The school  
54 wasn't required to put in part of Elk Ridge Drive or to pay into anything else. Mayor Shelley reminded

Council that the developer can just put in a park. This would be a cheaper option for him to put in the park strips. What will change if additional appraisals are obtained?

**NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE AMENDED DEVELOPMENT AGREEMENT FOR ELK RIDGE MEADOWS PHASES 5-10.**

**VOTE: AYE (3) NAY (2)**

**PAUL SQUIRES, BRITTANY THOMPSON VOTED NAY**

**BRITTANY THOMPSON VOTED NAY AS SHE FEELS THAT TWO ADDITIONAL APPRAISALS ARE NECESSARY TO MAKE SURE THE PRICE IS FAIR. PAUL SQUIRES VOTED NAY WITH NO FURTHER COMMENT.**

**8. ELK RIDGE MEADOWS PHASE 7, FINAL PLAT APPROVAL.**

**DALE BIGLER MOVED, NELSON ABBOTT SECOND, TO APPROVE THE ELK RIDGE MEADOWS PHASE 7 FINAL PLAT APPROVAL WITH THE CONDITION THAT THE FIRE CHIEF EVALUATE THE FIRE HYDRANT PLACEMENT.**

**VOTE: AYE (5) NAY (0)**

**9. HORIZON VIEW FARMS DEVELOPMENT AGREEMENT**

Shay Stark reminded council that this agreement was set up to specify how the developer will pay his portion of the roundabout. The city will collect a roundabout impact fee with each building permit issued and the city will then reimburse Dean Ingram (monthly) these funds at the time the roundabout is built. This is based on \$150,000.00 with no time limits. If Horizon View Farms Plat B is not completed in a timely manner (within 2 years), this can be brought before council to be re-evaluated and an extension would need to be requested by the developer. Mayor Shelley reminded Council repayment stays with the land, not the developer.

**NELSON ABBOTT MOVED, BRIAN BURKE SECOND, TO APPROVE THE HORIZON VIEW FARMS DEVELOPMENT AGREEMENT.**

**VOTE: AYE (5) NAY (0)**

**10. HARRISON HEIGHTS PHASE 1 AND 2, FINAL ACCEPTANCE AND DURABILITY.**

Shay Stark reminded council these two phases were completed in May. He referred to the letter with the final inspection date of May 1, 205 and therefore durability begins at this date.

**NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE HARRISON HEIGHTS PHASE 1 AND 2 FINAL ACCEPTANCE AND DURABILITY PERIOD EFFECTIVE MAY 1, 2015.**

**VOTE: AYE (5) NAY (0)**

**11. WATER ALLOCATION FOR HARRISON HEIGHTS PHASE 5**

Shay Stark recommends the allocation of 18.291 acre feet of water for Harrison Heights Phase 5 from water rights that Dean Ingram has within the city.

**BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO APPROVE 18.29 ACRE FEET OF WATER FOR HARRISON HEIGHTS PHASE 5 SUBDIVISION FROM WATER RIGHT NUMBER 59-5886.**

**VOTE: AYE (5) NAY (0)**

**12. WATER ALLOCATION FOR HARRISON HEIGHTS PHASE 7**

**BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO ALLOCATE 10.133 ACRE FEET OF WATER FOR HARRISON HEIGHTS PHASE 7 FROM WATER RIGHT NUMBER 59-5886.**

**VOTE: AYE (5) NAY (0)**

1  
2 13. SEWER PROJECT, RATIFY POLL VOTE.

3 Mayor Shelley stated this needs to be ratified by poll vote to obtain a bid for the sewer project to allocate  
4 the funds.

5  
6 VOTE: PAUL SQUIRES AYE  
7 BRIAN BURKE AYE  
8 NELSON ABBOTT AYE  
9 BRITTANY THOMPSON AYE  
10 DALE BIGLER AYE  
11

12 14. AWARD GOOSENEST SEWER EXTENSION PROJECT BID, RATIFY POLL VOTE.

13 Mayor Shelley stated this needs to be ratified by poll vote to award the sewer bid to Taurus Construction  
14 Company. Their bid came in at approximately \$165,000.00 and recommendation letters were reviewed.  
15

16 VOTE: PAUL SQUIRES AYE  
17 BRIAN BURKE AYE  
18 NELSON ABBOTT ABSTAINED  
19 BRITTANY THOMPSON AYE  
20 DALE BIGLER AYE  
21

22 15. CITY CELEBRATION.

23 Nelson Abbott feels when the new council is in a decision can be made at that time.  
24

25 NO ACTION TAKEN AT THIS TIME.  
26

27 16. EXPLORATORY WELL.  
28

29 NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE BID PROCESS  
30 FOR AN EXPLORATORY WELL.

31 VOTE: AYE (5) NAY (0)  
32

33 17. UTAH COUNTY/EVERBRIDGE ALERT SYSTEM.  
34

35 BRITTANY THOMPSON MOVED, NELSON ABBOTT SECOND, TO CHANGE OUR ALERT  
36 SYSTEM FROM PARLANT/BLACKBOARD TO EVERBRIDGE AT \$536.00 ANNUAL FEE  
37 AFTER THE FIRST YEAR.

38 VOTE: AYE (5) NAY (0)  
39

40 18. DEPARTMENT HEAD REPORTS

41 A. Administrative & Planning Commission – Mayor Hal Shelley

42 Mayor Shelley reported a combined council and planning commission meeting will be held in  
43 January to review the City's Master Plan. The planning commission has already been asked to  
44 review the plan.

45 B. Office Administration – Royce Swensen

46 Royce Swensen reported that Brianne Bailey has been hired as Planning Commission  
47 Coordinator. He reported the Meet the Candidates Night will be this Thursday from 6:00-8:00.  
48 He reported that the City Office is sponsoring an Immunization Clinic for the County this  
49 Friday for residents to obtain their flu shots and/or other immunizations. He reported the new  
50 Everbridge System allows residents to log in and create their account to select how they would  
51 like to receive city notifications.

52 C. Roads and Storm Drains – Cody Black (absent)

53 Mayor Shelley reported that High Sierra was paved on Saturday. Brian Burke had strong  
54 feelings on the agenda format change. He feels the council should report on their department



1 as it's a time for their accountability. He planned on reporting on the High Sierra road project  
2 at tonight's meeting. Mayor Shelley hopes that council will contact various departments for  
3 reports on their department. Dale Bigler feels that this format change will help projects to get  
4 completed by following up on scheduled events with reports. Nelson Abbott feels this format  
5 change will work. The specific duties each council member has will still be reported by council.  
6 This will drive and drill down accountability. He doesn't feel it diminishes council's  
7 responsibility. This format is to improve the process to provide accountability. He is  
8 comfortable with what this is designed to do and supports the change. Brittany Thomspson feels  
9 this will provide better integration with City Council and City Staff. Council is still responsible  
10 to communicate with departments. Council can always add to the reports as they are presented.  
11 Mayor Shelley reported the crack seal on the roads will be done this fall. The cold weather  
12 helps the cracks to widen to then be filled and sealed. He also reported the vac truck should be  
13 here by the end of next week. He is working with organizations to write up a declaration to the  
14 county to widen and re-align the Salem Canal Road/11200 south to have it included in the  
15 county budget.

16 D. Parks, Trails, & Recreation – Cody Black (absent)

17 Dale Bigler reported 16 trees were planted around the playground area in the Elk Ridge  
18 Meadows. The grant for \$7,400.00 was approved which will allow 45-50 trees to be purchased.  
19 This is a matching grant so \$10,000 will need to be budgeted next year and the refund will then  
20 be distributed to cover most of the costs. Dale Bigler stated he is impressed with the YouTube  
21 broadcasting.

22 E. Water, Public Safety – Cody Black (absent)

23 No report given.

24 F. Sewer, Sanitation & SESD – Cody Black (absent)

25 Nelson Abbott presented council documents with figures on the Payson City Bond, monies the  
26 city collects and monies the city pays Payson City. Based on the information, there probably  
27 won't be another sewer rate increase and the city is not being subsidized. This issue will be  
28 addressed sometime next year. There will more than likely be a rate fee with flow charges. He  
29 reported that in order for him to serve on the SESD board, he has to attend a certification the  
30 day after the election.

31 G. Economic Development & Code Enforcement – Mayor Shelley

32 No report given.

33  
34 19. CHECK REGISTER/PAYROLL APPROVAL FOR AUGUST AND SEPTEMBER, 2015.

35 Nelson Abbott had questions on payment to Gametime check #15690 and on the health insurance cost  
36 going up. He would like a representative from the trust come to give the city options on different  
37 insurance companies. Royce Swensen responded the check to Gametime was for the base for the  
38 dinosaur in Shuler Park. Brittany Thompson questioned the check for Utahrunning.com. Mayor Shelley  
39 responded it was for the fun run for the city celebration.

40 **BRIAN BURKE MOVED, DALE BIGLER SECOND, TO APPROVE THE CHECK**  
41 **REGISTER/PAYROLL FOR AUGUST AND SEPTEMBER 2015.**

42 **VOTE: AYE (5) NAY (0)**

43  
44 20. APPROVAL OF AUGUST 4, 6, 11, 2015 MINUTES.

45  
46 **NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE CITY COUNCIL**  
47 **MEETING MINUTES FOR AUGUST 4, 6, 11, 2015.**


48 **VOTE: AYE (5) NAY (0)**

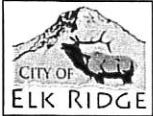
49  
50 21. CLOSED SESSION IF NECESSARY.

51 Mayor Shelley and City Council did not go into closed session.  
52  
53

1 ADJOURNMENT  
2  
3

4 Mayor Shelley adjourned this meeting at 10:15 pm.  
5  
6

7   
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder



**ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651**  
t.801/423-2300 [staff@elkridgecity.org](mailto:staff@elkridgecity.org) [www.elkridgecity.org](http://www.elkridgecity.org)

#### **NOTICE & AGENDA**

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, November 10, 2015, at 7:00 PM;** which will 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 COUNCIL WORK SESSION AGENDA ITEMS:**

1. Cheri Rhodes, Utah County Sheriff Report
2. Elk Ridge Meadows, Phase 7, Water Allocation, *see attachment*
3. Retirement Contribution Compliance Statement for Audit Report
4. Scholarship Resolution Review, *see attachment*
5. Elections – Conclusion of Canvassing
6. City Owned Property Description

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

- Opening Remarks and Pledge of Allegiance - Invitation
- Approval/Agenda Time Frame
- Public Forum
- 1. Elk Ridge Meadows, Phase 7, Water Allocation Approval
- 2. Retirement Contribution Compliance Statement for Audit Report
- 3. Scholarship Resolution Review and Permission to Proceed
- 4. City Owned Property Description
- 5. Department Reports:
  - A. Administrative & Planning Commission – Mayor Shelley
  - B. Roads, Storm Drain, Parks, Water, Sewer, Sanitation, Trails & Recreation: Cody Black, Public Works
- 6. Approval of Check Register and Payroll for October 2015, *see attachment*
- 7. Approval of Minutes from August 25, 2015, *see attachment*
- 8. Closed Session
- 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 6<sup>th</sup> day of November, 2015.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder

#### **CERTIFICATION**

I, the undersigned, duly appointed and acting Deputy Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Agenda was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on the 6<sup>th</sup> day of November, 2015.

  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder



C

O

C

**ELK RIDGE  
CITY COUNCIL MEETING  
November 10, 2015**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, November 10, 2015, at 7:00 PM**; this meeting was preceded by a **City Council Work Session Meeting 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 these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on 6<sup>th</sup> day of November, 2015.

**ROLL CALL**

*Mayor:* Hal Shelley

*Council Members:* Brian Burke, Dale Bigler, Nelson Abbott, Brittany Thompson, Paul Squires

*Others:* Melanie Hoover, *Deputy Recorder:* Royce Swensen, *Recorder*

*Deputy Sheriff:* Cheri Rhodes

*Public:* Cameron Ringger, Amber Ringger, Jim Chase, Ty Ellis, Tricia Thomas, Erin Clawson, Quinton Christley, Kara Cook, Spencer Cook

**CITY COUNCIL WORK SESSION**

6:00 pm

**1. CHERI RHODES, UTAH COUNTY SHERIFF REPORT.**

Cheri Rhodes, Deputy Sheriff, presented an overhead view in regards to our city's services with the Utah County Sheriff's Office. The city contracts with the Sheriff's Office which includes 1) 20 hours per week 2) 24 hour patrol coverage 3) Animal Control 4) Detectives 5) Search and Rescue 6) K9 Unit 7) Responding to details 8) Assisting Medical and Fire 9) Traffic Enforcement 10) Follow up on existing cases 11) Proactive enforcement 12) Presentations 13) Reports. She stated the main complaint with residents is speed control. Response calls are priority over traffic enforcement and her daily schedule is crammed at just 20 hours per week. She reported on the speed trailer results from April 2015 that was set up on Elk Ridge Drive. Out of 32,180 cars surveyed, 513 cars exceeded 10-20 mph over the speed limit. There were only 10 cars that's speed exceeded 20 mph over the limit. Compared to previous years, traffic is slowing down. The average of contracted officers is 1 officer per 1,500 residents. Elk Ridge's population is approximately 3,200. According to standard numbers, 2 full time deputies should be assigned to this area which would provide adequate coverage. She stated that in order to keep up with the growth of the city, increased law enforcement is necessary. She stated that a lot of suspicious activities are being reported on social media. She does not review social media and if there are suspicious activities, these need to be reported to dispatch. Residents are more than welcome to email her as well.

**2. ELK RIDGE MEADOWS, PHASE 7, WATER ALLOCATION.**

Mayor Shelley stated the allocation of water is consistent of what has been done in the past.

**3. RETIREMENT CONTRIBUTION COMPLIANCE STATEMENT FOR AUDIT REPORT.**

Mayor Shelley reported that during the audit, a request was made to find where the retirement contribution was put into practice. The city was unable to locate the date therefore a statement needs to be formally made to be able to include it in the audit report.

**4. SCHOLARSHIP RESOLUTION.**

Mayor Shelley asked council if there were any questions on the draft resolution for a scholarship. This has been reviewed by Curtis Roberts, the city's financial director and he feels it has been created correctly. Paul Squires stated that some residents have contacted him with concerns about who should

1 receive the scholarship. He does not support it. Nelson Abbott feels this should be handled by  
2 someone other than the city and that it is not the proper role of government. Brittany Thompson asked  
3 if it could be set up by private individuals. Mayor Shelley responded that residents would be on the  
4 board. He has had a few residents come forward stating they would like to donate to a scholarship  
5 fund. Dale Bigler feels that it should be presented in the city newsletter and request feedback from  
6 residents before a decision is made. Brian Burke asked if other cities have scholarship funds. Mayor  
7 Shelley responded that multiple city's do have scholarships. He feels this is doable and a positive  
8 thing for the city. Dale Bigler does not see a problem with the resolution.  
9

10 5. ELECTIONS.

11 Mayor Shelley stated the conclusion of the canvassing has to occur on or before November 17<sup>th</sup>. The  
12 results has to be official and the council is to verify the votes. He is requesting council to meet on  
13 November 17<sup>th</sup> around at 7:00 pm. Paul Squires cannot commit at this time.  
14

15 6. CITY OWNED PROPERTY DESCRIPTION.

16 Mayor Shelley reported the survey results of all the city property has been completed. The total  
17 number of acreages needs to be looked at, each parcel needs to be looked at, and a minimum dollar  
18 amount needs to be determined. This will need to be re-recorded with corrected parcel amounts.  
19 Nelson Abbott reported there are 18.39 acres total. Mayor Shelley reported that less than a half-acre  
20 goes toward a portion of the roundabout.

21 Mayor Shelley closed the City Council Work Session at 7:00 pm.

22  
23 **ELK RIDGE**  
24 **CITY COUNCIL MEETING**  
25 **November 10, 2015**  
26

27 **TIME AND PLACE OF MEETING**

28 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for  
29 **Tuesday, November 10, 2015, at 7:00 PM**; this meeting was preceded by a **City Council Work**  
30 **Session Meeting at 6:00 PM**. The meetings were held at the Elk Ridge City Hall, 80 East Park  
31 Drive, Elk Ridge, Utah.

32 Notice of the time, place and Agenda of these Meetings, were provided to the Payson  
33 Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on the 6<sup>th</sup>  
34 day of November, 2015.  
35

36 **ROLL CALL**

37 *Mayor:* Hal Shelley

38 *Council Members:* Brian Burke, Dale Bigler, Nelson Abbott, Brittany Thompson, Paul Squires

39 *Others:* Melanie Hoover, *Deputy Recorder*; Royce Swensen, *Recorder*

40 *Deputy Sheriff:* Cheri Rhodes

41 *Public:* Cameron Ringger, Amber Ringger, Jim Chase, Ty Ellis, Tricia Thomas, Erin Clawson, Quinton  
42 Christley, Kara Cook, Spencer Cook  
43

44 **OPENING REMARKS** An invocation was offered by Nelson Abbott and Cameron Ringger led those present in  
45 the Pledge of Allegiance, for those who wished to participate.  
46

47 **PLEDGE OF ALLEGIANCE**  
48

49 **PUBLIC FORUM**

50 Mayor Shelley asked the public for comment.

51 Dennis Jacobsen stated that he heard the city is not going to require new development to install pressurized  
52 irrigation. He feels this will put the cost back on residents someday. He wonders why council would agree to  
53 this. Mayor Shelley responded that the study shows the cost to bring the pressurized irrigation to the city  
54 would be more expensive than using the current culinary water. The main purpose for pressurized was to

1 save money for residents and to preserve aquifers. Brittany Thompson stated she was told by the city's  
2 engineers that if the system was installed now and was not used, the system would be compromised and may  
3 not be good in 20 years. Dale Bigler stated that originally he was in favor of a secondary water system. Every  
4 city that has a system has their own water source and Elk Ridge does not. When the city has to buy the water,  
5 pump the water and install the system, this would cost the city almost double than just using the culinary  
6 water system. Also, water sources for pressurized irrigation can dry up. Brittany Thompson told Mr. Jacobsen  
7 that if he wants the numbers from the study provided by the engineer's, she has them for him. She read the  
8 numbers to include: 1) An additional well would cost \$4.6 million plus \$111,000.00 operation and  
9 maintenance costs per year. 2) The ULS Pipeline for irrigation would cost \$3.4 million with \$197,000.00  
10 operation and maintenance cost per year. 3) The Highline Canal, for irrigation would cost \$4.7 million with  
11 \$348,000.00 operating and maintenance costs per year. Nelson Abbott stated that an option has been left on  
12 the table to utilize water rights to help recharge the aquifer. He feels the state will mandate to conserve and  
13 the only way to make people to conserve is to make it expensive. There will be additional redundancy on the  
14 current water system too. He is more than happy to sit down with Mr. Jacobsen to go over the study. The  
15 direction the city has gone is the most cost effective and the best option for the residents.  
16

17 1. ELK RIDGE MEADOWS, PHASE 7, WATER ALLOCATION APPROVAL.

18 **NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO ALLOCATE THE 18.220 ACRE**  
19 **FEET OF WATER FROM THE WATER RIGHTS TRANSFERRED FROM THE DEVELOPER**  
20 **TO THE CITY FROM THE NORTH JORDAN IRRIGATION COMPANY FOR ELK RIDGE**  
21 **MEADOWS PHASE 7.**

22 **VOTE:** AYE (5) NAY (0)  
23

24 2. RETIREMENT CONTRIBUTION COMPLIANCE STATEMENT FOR AUDIT REPORT.

25 Dale Bigler clarified this retirement contribution is for the state retirement. Cody Black stated there is  
26 not a match for 401 K investments from the city. Mayor Shelley reported this statement has to be made  
27 for audit purposes for State compliance.

28 **BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, THAT THE ELK RIDGE CITY'S**  
29 **POLICY IS TO CONTRIBUTE 100% RETIREMENT CONTRIBUTION TO THE STATE FUND**  
30 **FOR FULL TIME EMPLOYEES OF ELK RIDGE CITY.**

31 **VOTE:** AYE (5) NAY (0)  
32

33 3. SCHOLARSHIP RESOLUTION REVIEW AND PERMISSION TO PROCEED.

34 Brittany Thompson feels it would be great to have a scholarship fund for residents by the residents.  
35 Mayor Shelley knows of a couple of residents who are willing to serve on the committee and he can ask  
36 them if they want to take over the scholarship. Dale Bigler would like to see a response from the  
37 residents. He is willing to participate. Mayor Shelley asked council to talk with residents to get an idea  
38 of their feelings about a scholarship.

39 **NO ACTION TAKEN AT THIS TIME.**  
40

41 4. CITY OWNED PROPERTY DESCRIPTION.

42 Mayor Shelley stated the property needs to be verified before an action is taken. He wants to make sure  
43 the plans the city has are consistent with the property description. The dollar amounts will need to go  
44 into closed session at the next council meeting.  
45

46 **NO ACTION TAKEN AT THIS TIME.**  
47

48 5. DEPARTMENT HEAD REPORTS

49 A. Administrative & Planning Commission – Mayor Hal Shelley

50 Mayor Shelley stated he has nothing specific to discuss.

51 B. Roads, Storm Drain, Parks, Water, Sewer, Sanitation, Trails & Recreation- Cody Black, Public  
52 Works Director.

1 Cody Black reported that his department's main goal is to get ready for winter. All plow trucks  
2 are ready to go. Well houses have been winterized. The sewer project is ahead of schedule and  
3 will be completed in 30 days instead of 45 days. The project is running smooth with a good  
4 contractor. The parks are getting ready for winter by mowing and cutting the flowers out. The  
5 Pavilion has been winterized, locked up with the water shut off. The sewer vac truck will be  
6 received within the month. The sewer system should be jetted by spring. Brian Burke asked  
7 about a crack seal machine. Cody Black responded that the rental machines have been  
8 unavailable to the city and has requested a reservation for spring. Brian Burke asked if the city  
9 is going to buy their own crack seal machine. Cody Black responded that the budget and prices  
10 are being reviewed. Dale Bigler wants on record to have action items documented with specific  
11 due dates to be completed. Cody Black reported High Sierra has been draining properly and  
12 was a successful project. Paul Squires the chairman of SUVWMA has resigned. He received  
13 an email from the secretary and read it aloud. Dale Bigler reported that 16 trees have been  
14 planted in the new park. The plan is to plan an additional 33 trees in the spring. He met with  
15 Cody Black to discuss a proposed parking area by the city park and Ingram Field. He would  
16 like this on the Capital Facilities Plan as well as the planter strips on the new entrance to the  
17 city. Cody Black would like the area north of Sky Hawk landscaping costs and pavilion put  
18 into the Capital Facilities Plan. Dale Bigler would like an action item to be made to put excess  
19 equipment online to sell. Cody Black reported the Dodge was listed and sold. The ten wheeler  
20 was on but didn't sell and he will re-advertise at a later date. Dale Bigler would like the heater  
21 posted for sale. He has talked with Jim Chase who has experience in a utility management  
22 program to track maintenance on city equipment and Jim has offered his services to the city.  
23 Cody Black explained the GIS System and how it operates. Mayor Shelley asked Cody Black  
24 to get with Jim Chase to come up with a concept on tracking maintenance. Dale Bigler would  
25 like to get the Sky Hawk sign up. Cody Black responded it is ready and waiting to be shipped  
26 out of Salt Lake. Dale Bigler provided copies of proposed landscape code changes he has  
27 prepared and went over them. Brittany Thompson feels the code changes would help water  
28 conservation and eliminate code enforcement work load. Nelson Abbott struggles with forcing  
29 residents to install yards and the city needs to be patient and time will allow residents to do so.  
30 The current code allows two years to install a yard. He feels that residents should be able to  
31 landscape their yards the way they want to and they may not like the way the builders put it in.  
32 This costs them additional funds to re-landscape their yards. He feels that residents should have  
33 the right to do what they want with their property. Brittany Thompson feels it necessary to  
34 landscape up front and feels it would eliminate the amount of time and money into code  
35 enforcing.

36  
37 6. CHECK REGISTER/PAYROLL APPROVAL FOR OCTOBER, 2015.

38 Discussion and clarification on certain checks were made. Nelson Abbott suggested the city to look at  
39 the Pelorus software program as he feels it worth the look. Royce Swensen has already reviewed this  
40 and will schedule an appointment to meet with Pelorus. Brittany Thompson asked if there could be a  
41 breakdown on revenue from Developers compared to payments made to Aqua Engineering. Nelson  
42 Abbott responded Pelorus may have the capability to do so.

43 **NELSON ABBOTT MOVED, BRIAN BURKE SECOND, TO APPROVE THE CHECK**  
44 **REGISTER/PAYROLL FOR OCTOBER 2015.**

45 **VOTE: AYE (5) NAY (0)**

46  
47 7. APPROVAL OF August 25, 2015 MINUTES.

48 Brian Burke pointed out a typo on page 2 line 15 that needs to be changed from modern to moderate.

49 **NELSON ABBOTT MOVED, BRIAN BURKE SECOND, TO APPROVE THE CITY COUNCIL**  
50 **MEETING MINUTES FOR AUGUST 25, 2015.**

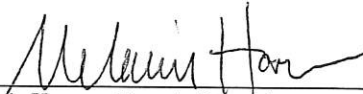
51 **VOTE: AYE (5) NAY (0)**

52  
53 8. CLOSED SESSION IF NECESSARY.

54 Mayor Shelley and City Council did not go into closed session.

1  
2  
3 ADJOURNMENT  
4

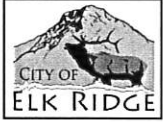
5 Mayor Shelley adjourned this meeting at 8:00 pm.  
6

7  
8   
9 \_\_\_\_\_  
Melanie Hoover, Deputy Recorder

C

O

C



**ELK RIDGE - 80 East Park DR - Elk Ridge, UT - 84651**

t.801/423-2300 - f.801/423-1443 - email [staff@elkridgecity.org](mailto:staff@elkridgecity.org) - web [www.elkridgecity.org](http://www.elkridgecity.org)

#### **NOTICE & AGENDA**

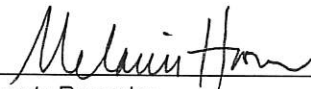
Notice is hereby given that the **regular City Council Meeting scheduled for 7:00 PM on Tuesday, December 8, 2015, is hereby CANCELLED**, by order of Mayor Hal Shelley.

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

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

**CANCELLED**

Dated this 4<sup>th</sup> day of December, 2015.

  
\_\_\_\_\_  
Deputy Recorder

#### **CERTIFICATION**

I, the undersigned, duly appointed and acting Deputy Recorder for the municipality of Elk Ridge, do hereby certify that a copy of the Notice of Cancellation of the regularly scheduled City Council Meeting was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on December 4<sup>th</sup>, 2015.

  
\_\_\_\_\_  
Deputy Recorder



C

O

C