



**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, January 12, 2016, 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. Presentation of Plaques to Brian Burke and Paul Squires.
2. City Celebration – Decision of Date and Finalize Format.
3. Interlocal Agreement Discussion, *see attachment*
4. Curtis Roberts, Financial and Audit Presentation

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

- Opening Remarks and Pledge of Allegiance - Invitation  
Approval/Agenda Time Frame
1. City Celebration - Decision of Date and Finalize Format.
  2. Pelorus Accounting System - Ratify Poll Vote
  3. Acceptance of Financial
  4. Curtis Roberts, Training
  5. Approval of Check Register and Payroll for November 2015 and December 2015, *see attachments*
  6. Approval of Minutes from September 8, October 27, November 10, 2015, *see attachments*
  7. 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 8<sup>th</sup> day of January, 2016.

  
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 January, 2016.

  
Melanie Hoover, Deputy Recorder

**ELK RIDGE  
CITY COUNCIL MEETING  
January 12, 2016**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, January 12, 2016, 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 8<sup>th</sup> day of January, 2016.

**ROLL CALL**

*Mayor:* Hal Shelley

*Council Members:* Nelson Abbott, Brittany Thompson, Ty Ellis, Tricia Thomas (Dale Bigler absent)

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

*Financial Director:* Curtis Roberts

*Deputy Sheriff:* Cheri Rhodes

*Public:* Jake Clark, Josh Abbott, William Kent Aston, Jay Finch, Zac Finch, Landon Finch, Brian Burke, Sandra Burke, Paul Crook, Logan Boswell, Jim Chase, Trenton Tasker, Deborah Squires, Richard Dougan

**CITY COUNCIL WORK SESSION**

6:00 pm

**1. PRESENTATION OF PLAQUES TO BRIAN BURKE AND PAUL SQUIRES.**

Mayor Shelley presented Brian Burke with a plaque and extended his appreciation for his time on the City Council. He also presented a plaque to Deborah Squires for her husband Paul Squires, and extended his appreciation for his time on the City Council. Deborah reported that Paul is ill and was unable to attend the meeting tonight.

**2. CITY CELEBRATION – DECISION OF DATE AND FINALIZE FORMAT.**

Mayor Shelley has asked Tricia Thomas to oversee the city celebration. He would like a committee with a chair to oversee the celebration. In the past, there have been complications with the timing of the celebration as it falls on the same weekend as girl's camp which is the last weekend in June. He requested a review of the date change and the format of the celebration. Brittany Thompson feels moving the celebration to the 4<sup>th</sup> of July weekend would be a good idea depending on what the city wants to have happen with the celebration. Ty Ellis leans toward a small town celebration closer to the 4<sup>th</sup> of July weekend. Nelson Abbott stated he would like to keep this a small town celebration and wants the city to get back to this. He feels the date should be left when it is and have Tricia be in charge. Tricia Thomas will contact the stake presidency to see if they can change the stake girl's camp weekend so that it won't conflict with the celebration weekend. Mayor Shelley asked Tricia to start putting together a committee and to come back with some ideas on celebration events. The consensus is to come back to a family oriented small town celebration. He stated Royce Swensen can meet with Tricia to provide budget information to her. Nelson Abbott requested a member of the Fire Department to be on the committee.

**3. INTERLOCAL AGREEMENT DISCUSSION.**

Mayor Shelley referred to the agreement that was provided to council regarding annexation and development boundaries with Payson. He feels area locations are hard to define on the agreement. He feels this agreement may be an issue if some properties included in the agreement want to be annexed into the city. Nelson Abbott reported this agreement has been in place since 2005 and has recently resurfaced and stated this agreement is a starting point. The way this contract is written, it gives the city an opportunity to sit down with Payson to reaffirm, revise and clarify the annexation and development boundaries. This could provide a better tax base for the city. Ty Ellis would like to be

1 Deputy Sheriff: Cheri Rhodes  
2 Public: Jake Clark, Josh Abbott, William Kent Aston, Jay Finch, Zac Finch, Landon Finch, Brian Burke,  
3 Sandra Burke, Paul Crook, Logan Boswell, Jim Chase, Trenton Tasker, Deborah Squires, Richard Dougan  
4

5 **OPENING REMARKS** An invocation was offered by Ty Ellis and Kent Aston led those present in the Pledge of  
6 Allegiance, for those who wished to participate.  
7

8 **PLEDGE OF ALLEGIANCE**  
9

10 **AGENDA TIME FRAME**

11 **BRITTANY THOMPSON MOVED, NELSON ABBOTT SECOND, TO ADJUST THE START**  
12 **TIME OF THE CITY COUNCIL MEETING TO 7:10 PM.**

13 **VOTE:** AYE (4) NAY (0) (DALE BIGLER ABSENT)  
14

15 1. CITY CELEBRATION – DECISION OF DATE AND FINALIZE FORMAT.

16 **NO ACTION TAKEN AT THIS TIME.**  
17

18 2. PELORUS ACCOUNTING SYSTEM – RATIFY POLL VOTE.

19 Mayor Shelley reported this new system will be more effective and at a lower cost than the system  
20 currently used.

21 **VOTE:** AYE (3) NAY (0) (DALE BIGLER ABSENT)  
22 NOT ELIGIBLE (2)  
23

24 NELSON ABBOTT (AYE)  
25 BRITTANY THOMPSON (AYE)  
26 MAYOR SHELLEY (AYE)  
27 TRICIA THOMAS (NOT ELIGIBLE)  
28 TY ELLIS (NOT ELIGIBLE)

29 3. ACCEPTANCE OF FINANCIAL.

30 Brittany Thompson asked if the acceptance could be tabled to have time to review the document. Curtis  
31 Roberts responded the numbers are solid and has been subject to a third party audit. All expenditures  
32 have already been approved and this request is for an acceptance that the city has received it. This is  
33 more of a formality that the financial statements have been prepared, audited and presented. Nelson  
34 Abbott suggested if necessary, take the numbers of the financial statement and compare them to the  
35 budget.

36 **NELSON ABBOTT MOVED, TY ELLIS SECOND, TO ACCEPT THE ELK RIDGE CITY**  
37 **FINANCIAL STATEMENTS ENDING FISCAL YEAR JUNE 30, 2015.**

38 **VOTE:** AYE (4) NAY (0) (DALE BIGLER ABSENT)  
39

40 4. CURTIS ROBERTS TRAINING.

41 Curtis Roberts presented council with a handout titled Types of Funds which defines and describes types  
42 of governmental and types of proprietary funds. Governmental Funds include: General Fund, Special  
43 Revenue Fund, Capital Project Fund and Debt Service Fund. He explained how governmental funds are  
44 funded through taxes. Proprietary Funds include: Enterprise Fund and Internal Service Fund. He  
45 explained how enterprise funds are assessed and collected by fees. He explained how to properly move  
46 dollars from fund to fund if necessary. He explained how impact fees are collected and spent. He  
47 explained how the capital projects fund is savings for future projects within the city. He explained  
48 assigned and unassigned fund balances listed on page 13 of the financial statement (discussed in the  
49 work session). As part of the budget process and in order to comply with state law, he asked the council  
50 to remember to include the statement "we authorize the finance director (with specific dollars and  
51 funds)" to be made in the approval and/or adoption of budgets. He explained government finances and



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**6:00 PM - CITY COUNCIL WORK SESSION AGENDA ITEMS:**

1. Review General/Master Plan, *see link on city website*
  - A. Zoning/Map
  - B. Commercial
  - C. Parks/Trails
  - D. Cemetery
  - E. Other
2. 2016-2017 Budget
3. Planning Commission

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

- Opening Remarks and Pledge of Allegiance - Invitation  
Approval/Agenda Time Frame
1. Ratify Poll Vote, Disposition of City Property
  2. Department Reports:
    - A. Administrative & Planning Commission, Water – Mayor Shelley
      1. Action Item Report
      2. Stop Light at Elk Ridge Drive and Hwy 198
      3. Elk Ridge Drive Expansion
      4. SUVMWA/Mt Nebo Water Agency
    - B. Roads & Storm Drain - Cody Black
      1. GIS Update
      2. VAC Truck Update
    - C. Parks, Trails & Recreation - Cody Black
      1. Update on Trails Grant
    - D. Sewer, Sanitation & SESD - Cody Black
    - E. Economic Development & Code Enforcement: - Mayor Shelley
  3. Approval of Minutes from January 12, 2016, *see attachment*
  4. Closed Session if Necessary
- Adjournment

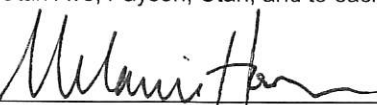
Handicap Access, Upon Request. (48 Hours Notice)

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Dated this 22<sup>nd</sup> day of January, 2016.

  
\_\_\_\_\_  
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 22<sup>nd</sup> day of January, 2016.

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



ELK RIDGE  
CITY COUNCIL MEETING  
January 26, 2016

**TIME AND PLACE OF MEETING**

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**ROLL CALL**

*Mayor:* Hal Shelley

*Council Members:* Nelson Abbott, Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler

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

*Public Works Director:* Cody Black

*Deputy Sheriff:* Cheri Rhoades

*Public:* Richard Dougan, Paul Crook, Jim Chase

**CITY COUNCIL WORK SESSION**

6:00 pm

**1. REVIEW GENERAL/MASTER PLAN.**

Dale Bigler stated that all City Council should be required to read and understand the General Plan as a lot of their decisions are guided by this plan.

Mayor Shelley reported the General Plan was created in 2010 and it is time to review it. He asked to start at the beginning and asked council to point out what they feel needs attention and then prioritize/make recommendations.

Ty Ellis feels the general plan was not well written. The land use issues are spread out in multiple sections and feels it should be condensed. He would like to look at the objectives, policies and implementation areas that the city wants to follow. He feels the Capital Facilities plan should correlate with the Master Plan. He feels this is a good starting point but that consolidation needs to happen.

Mayor Shelley pointed out the Master Plan doesn't have dollars/budget tied to it and that's where the Capital Facilities comes into the plan.

Brittany Thompson feels the goals needs to be looked at along with the projects. Do these projects accomplish the goals the city is trying to meet? If so, set an exact time line of the cost and how much needs to be saved per year to pay for the project at the time it could be completed.

Mayor Shelley reminded council that their responsibility as the legislative body is to look at this document and approve it. The Capital Facilities plan is created by Cody Black and Royce Swensen, directed by the City Planner and approved by Council. The direction would need to be given to them to help figure out how the General Plan can work and how to find resource so that the plan can be implemented.

Mayor Shelley referred to page 5. The population has changed and wondered if a new survey would have the same results. He referred to the line that the city would encourage economic growth. Dale Bigler referred to the line that stated property owners and residents must assume responsibility for maintaining private property. Ty Ellis referred to the economic growth statement and feels it should be stricken. He questions the last sentence in regards to zoning and feels that once the city has set the zoning, the owners need to be supportive. He agreed with Dale Bigler in regards to the private property statement. Mayor Shelley feels the economic development needs to be looked at because the city continues to grow and this is a major point he would like to address.

Mayor Shelley referred to page 6 regarding the city maintaining a sound tax base and feels this statement needs to be reviewed.

1 Mayor Shelley referred to page 21. Ty Ellis referred to number 6 and requested to take out the  
2 secondary water phrase.

3 Mayor Shelley referred to page 22 under the objectives section, part A regarding to review of the city  
4 codes. He explained how land use code changes goes before Planning Commission first to obtain  
5 information and opinions. He suggested looking at land use and other codes. Staff sees the  
6 inconsistencies and brings the issues to council. Brittany Thompson feels that a section of code could  
7 be discussed at every council meeting. Mayor Shelley explained how code changes are very  
8 expensive and would need to be planned strategically. The codes are implemented at the time of  
9 approval and submitted for changes when a group of changes needs to be submitted. He referred to  
10 the implementation section referring to the forest service statement. The city does not have an access  
11 point to the forest service since the city is bounded by private property and asked is this is an issue the  
12 city wants to pursue. Nelson Abbott stated that when the south part of the city gets developed, access  
13 could be given at that point.

14 Mayor Shelley referred to page 23 under policies, section number 1 on the right regarding  
15 landscaping and nuisance laws and feels there is a lot of bias in this situation. If a code has a valid  
16 function, the city needs to know how to enforce it. There is currently only 5 hours allotted for the  
17 code enforcement officer. Ty Ellis feels that if a code is on the books and someone complains of a  
18 violation, the city is obligated to solve the problem. Mayor Shelley responded that staff tries really  
19 hard to solve code problems. Brittany Thompson stated that residents are upset that codes don't get  
20 enforced and feels the city has a reputation that Elk Ridge doesn't care and won't do anything about  
21 it. She feels this council needs to change this. She feels that under policies, on the right, number 2  
22 should include private properties and real estate to be well maintained as well. Nelson Abbott referred  
23 to the implementation section, last statement regarding map and rank areas. He feels it's not  
24 reasonable for all residents to pay storm drain fees when not everyone has curb and gutter. Cody  
25 Black stated that a small portion of the storm drain actually goes to curb and gutter costs and most of  
26 the funds is set aside for future improvements. Mayor Shelley explained how Cody looks at the areas  
27 of the city that needs curb and gutter. That is how areas are determined and costs and engineering are  
28 calculated at that point.

29 Mayor Shelley referred to page 27. He referred to the statement under the economic development  
30 vision "residential development does not provide enough tax revenue to cover the cost of essential  
31 government services." He stated that what the city collects in taxes is what is paid out. Savings for the  
32 city is minimal. The city is not going to provide the services with any degree of security in case of an  
33 emergency on the basis of property tax. Dale Bigler stated that when the State Economic  
34 Development Evaluator gave the city advice, he stated that a gas station would be the most viable and  
35 will generate the most tax income to the city than any other one entity. He and Tricia Thomas would  
36 be in favor of seeing a gas station in the city. If the city could generate \$200,000.00 per year in sales  
37 taxes, it would be worth the cost to perform a study and this would need to be included in the budget.  
38 Tricia Thomas brought up the issue that those residents who dispute a gas station in town need to  
39 consider whether they want their property taxes to go up or a gas station in the city.

40 Mayor Shelley referred to page 31 regarding transportation. The city is currently working within the  
41 code at what they can do in regards to future roads in town.

42 Nelson Abbott referred to page 33, roadway classification and feels it is not current and does not  
43 reflect what the current classifications are. At the time this was discussed, he feels the planner  
44 classified everything bigger than needed. Do we want faster speeds and to maintain more roads? He  
45 feels planning commission needs to look at this closely and maybe shifting the classifications down  
46 one level. Whatever is put in the general plan, future councils and residents may reap the cause and  
47 effect of those decisions. He feels this a major area of the plan that needs attention.

48 Mayor Shelley referred to page 34. Brittany Thompson would like the consideration of pocket parks  
49 to be included. Dale Bigler feels that residents want to have a connection for all trails.

50 Mayor Shelley referred to page 36, policies, on the right, number 3 in regards to work with Salem  
51 City to create a better connection, this is an official state policy and this is intertwined with County.  
52 Dale Bigler referred to the first statement in the implementation section and asked is someone is  
53 assigned to the regional transportation committee as he feels someone should be assigned. Cody  
54 Black responded that he attends those meetings. Mayor Shelley stated that no one has been officially  
55 assigned.

Nelson Abbott stated that if money is set aside each year, an opportunity will present itself and if we have the money, we can take advantage of the opportunity.  
Ty Ellis stated that in regards to equipment purchases, he needs to justify to himself and residents on buying outright versus leasing options.

3. PLANNING COMMISSION.

Mayor Shelley introduced Paul Crook who was present as a new Planning Commission Member. Kelly Liddiard has other obligations and will no longer serve on the Commission. He stated that Gregg Anderson is also a new Planning Commission Member. He will present this information to the Planning Commission on Thursday.

Mayor Shelley closed the City Council Work Session at 9:06 pm.

**ELK RIDGE  
CITY COUNCIL MEETING  
January 26, 2016**

**TIME AND PLACE OF MEETING**

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**ROLL CALL**

Mayor: Hal Shelley  
Council Members: Nelson Abbott, Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler  
Others: Melanie Hoover, Deputy Recorder; Royce Swensen, Recorder  
Public Works Director: Cody Black  
Deputy Sheriff: Cheri Rhoades  
Public: Richard Dougan, Paul Crook, Jim Chase

**OPENING REMARKS** An invocation was offered by Mayor Shelley and Ty Ellis 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 ADJUST THE START TIME OF THE CITY COUNCIL MEETING TO 9:06 PM.**

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

1. RATIFY POLL VOTE, DISPOSITION OF CITY PROPERTY.

Mayor Shelley reported the vote was to send to the Planning Commission the ideas relative to the disposition of what to do with the city property and to look at the options, to evaluate, consider and offer their insights.

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

1 Ty Ellis noted a correction on page 3 under number 2. Under the ratify poll vote, the wordage should be  
2 abstain, not obtain. Also, Ty Ellis and Tricia Thomas' vote should be listed as not eligible, instead of  
3 abstained.

4 **NELSON ABBOTT MOVED, BRITTANY THOMPSON SECOND, TO APPROVE THE CITY**  
5 **COUNCIL MEETING MINUTES FOR JANUARY 12, 2016 AS AMENDED.**

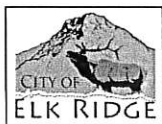
6 **VOTE: AYE (5) NAY (0)**

- 7  
8 4. CLOSED SESSION IF NECESSARY.  
9 Closed session was not necessary.

10  
11 ADJOURNMENT

12  
13 Mayor Shelley adjourned this meeting at 10:00 pm.

14  
15   
16 \_\_\_\_\_  
17 Melanie Hoover, Deputy Recorder



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

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, February 9<sup>th</sup>, 2016, 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:**

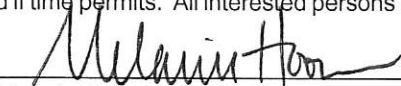
1. Mt Nebo Water Agency Presentation
2. Landscaping Code Changes, *see attachment*
3. City Property Re-Zoning, to Planning Commission, *see attachment*
4. Name Elk Ridge Meadows Parks, Phases 1 and 2
5. General Plan Ideas, Plan and Recommendations
6. Planning Commission Stipend

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

- Opening Remarks and Pledge of Allegiance - Invitation  
Approval/Agenda Time Frame
1. Ratify Poll Vote, Planning Commission Members (Brittany Thompson to Abstain)
  2. Appoint Treasurer
  3. Appoint Recorder
  4. Appoint Mayor Tempore
  5. Resolution to Appoint SUVMWA/Mt. Nebo Water Agency Members
  6. Discuss and Appoint 3 Voting Members for Utah County Leagues of Cities and Towns for the Legislative Policy Committee.
  7. Elk Ridge City Scholarship, Discussion and Action
  8. City Property Re-Zoning, to Planning Commission
  9. Department Reports:
    - A. Administrative & Planning Commission, Water – Mayor Shelley
      1. Action Items Report
      2. Report on C.A.N.S.
      3. Council Training Items
      4. T.I.P. Grants Result
    - B. Roads & Storm Drain - Cody Black
    - C. Parks, Trails & Recreation - Cody Black
    - D. Sewer, Sanitation & SESD - Cody Black
    - E. Economic Development & Code Enforcement - Mayor Shelley
      1. Funds in Budget for Code Enforcement
  10. Approval of Minutes from January 26, 2016, *attachment will be sent upon availability*
  11. Closed Session if Necessary
- Adjournment

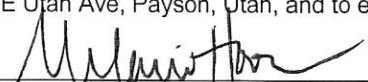
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Dated this 8<sup>th</sup> day of February, 2016.

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

#### **CERTIFICATION**

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

ELK RIDGE  
CITY COUNCIL MEETING  
February 9, 2016

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, February 9, 2016, 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 February 5<sup>th</sup>, 2016.

ROLL CALL

*Mayor:* Hal Shelley  
*Council Members:* Nelson Abbott, Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler  
*Deputy Recorder:* Melanie Hoover, *Recorder:* Royce Swensen  
*Deputy Sheriff:* Cheri Rhoades  
*Public:* Richard Dougan, Paul Crook, Jim Chase, Brent Ventura, Chris Hansen, Tyler Coon, Jayden Brian, Lucretia Thayne

CITY COUNCIL WORK SESSION

6:00 pm

1. MT NEBO WATER AGENCY PRESENTATION.

Brent Ventura; Mt Nebo Water Agency, Tyler Coon; Goshen Valley Local District, Chris Hansen; Central Utah Water Conservancy District, were present and are all on the technical committee for Mt. Nebo Water Agency.

Brent Ventura stated that the presentation is to provide information to see if the city would like to support Mt. Nebo Water Agency.

Chris Hansen presented handouts to council. He stated the agency is interlocal, was created roughly 2 years ago and was brought together with Payson, Salem, Spanish Fork, in conjunction with Utah County, Goshen Valley Local District and Central Utah Water Conservancy District. Each of those entities has a seat on the board, Utah County has 2 seats, Strawberry/High Line Canal also has a seat on the board. He stated Mt. Nebo Water Agency was founded to look at and protect the needs of water in South Utah County. This isn't an agency about the High Line Canal Company. There is an operating cost associated with being a part of the agency. He presented a map with the agency's service area.

Brent Ventura presented a map of the agency's study area. The purpose of the study is to collect all existing studies inside the study boundary and get an idea of what data exists. Then, the agency would take the summarized existing data and fill in the gaps, add to it, to create a comprehensive study to see where we are at on water resources and how we share and utilize it in the future. Mr. Ventura presented the proposed phase 2 scope of work including administration, demographics and define water needs. He then stated that the agency needs assistance in identifying the value of work that each member agency has already contributed in the form of previously completed studies. He referred to Exhibit 7 in regards to the spreadsheet on the conceptual fee estimate.

Nelson Abbott questioned why the city would need to be a member if we don't get water from the canal.

Mr. Ventura responded that this study is for southern Utah County as a whole, and not just the canal. This study will estimate the growth and how much water will be needed in the future.

Mayor Shelley stated the city has a recent Capital Facilities Plan that can be provided to the agency which includes future water usage for the city. He needs to understand where SUVMWA stands in this situation as the city is unaware of their stance.

Mr. Ventura stated he is unaware of their stance as well.



occupancy but that becomes a separate issue from the rest of the city that's already in place. The city will then have to look at how many are currently in violation in the city. How can this be addressed? Once this is done, then he recommends starting from square one to effectively change the code with modifications and deletions and whatever makes sense.

Dale Bigler feels that what the council wants the city to look like needs to be decided.

Mayor Shelley responded that everyone's idea of what they want the city to look like may be different. He would love the city to be nice, clean and beautiful but what might be for one, may not be for another. He doesn't disagree with the concept but feels that it needs a careful approach.

Nelson Abbott suggested accommodating the lowest common denominator that works for everyone.

Brittany Thompson feels the code should be as is, including a front landscaping requirement at the time of certificate of occupancy and a requirement for a backflow preventer.

Tricia Thomas also suggested removing a lot of code requirements.

Mayor Shelley asked each council member to go through the codes and give their ideas of additions and eliminations to Jim Chase and Dale Bigler at the next City Council Meeting.

### 3. CITY PROPERTY RE-ZONING, TO PLANNING COMMISSION.

Mayor Shelley stated the last planning commission meeting in regards to the re-zoning of the city property went off track. The way it should have been presented was to see if the city's presentation of what to do with the city property complies with city code. Their view was on their opinion of what they think. He feels it was a well discussed meeting but the issue at hand wasn't dealt with. The idea was to re-zone the red house area and acreage and to re-zone and develop 4 lots. There is 4.71 acres retained as public zoning for an undetermined purpose at this point. Planning Commission felt the civic center should remain in the plan. A couple residents in opposition stated they bought their property with a promise that the park would go in. He reminded them if there is not a recorded plat or contract, ideas don't exist and sometimes plans have to be changed because it makes sense. He then addressed the issues of the cost of a new park and the funds the city currently owes on the property. Brittany Thompson pointed out the two parks in Elk Ridge Meadows the city had to take over and the cost of an additional park is not feasible. She stated that Council needs to do what's best for the entire city and plans change over the years.

Mayor Shelley asked Planning Commission and the public to figure a way on how to afford a park. Is being out of debt what the city wants or does the city want to provide an amenity? If the city builds a civic center, rental funds on events could be collected but the money to build the building needs to be available. If the city wants to get out of debt, take the idea back to Planning Commission and see if it complies with code.

Tricia Thomas pointed out there is still public zoned land available to build a civic center left over if the proposed re-zoning changes were made.

Ty Ellis is in support of building a new multi-function civic center/town hall and having the fire department take over the current city office. He feels the current building for the city office is not sufficient for the needs of Elk Ridge.

Mayor Shelley stated the loan on the property would be paid off in 7 years with funds collected from sales tax.

Brittany Thompson feels the city does not need that amount of park space. She feels a civic center would be great and feels if enough of the property could be sold to retire the bond, the city could save for the down payment of a civic center and loan payments could possibly be made by renting the building out. If the 4 lots were sold, the city would still have 6.7 acres.

Mayor Shelley stated this issue will be tabled for council to be able to consider what they want to do and to obtain more input from more residents.

### 4. NAME ELK RIDGE MEADOWS PARKS, PHASES 1 AND 2.

Mayor Shelley proposed to rename Elk Ridge Meadows Phase 2 park to Bigler Park. He feels that Dale Bigler has spent a lot of time and effort and has the desire to make the parks right.

Nelson Abbott feels another name to consider is the Cloward's since they have donated ground to the city. He feels the community should be involved to pick a name for one park, if not both.

Brittany Thompson feels that the community should have a say but that Bigler Park really needs to be considered since Dale and his wife have done a lot for the community.



1 **OPENING REMARKS** An invocation was offered by Tricia Thomas and Dale Bigler 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 **BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO ADJUST THE START TIME**  
8 **OF THE CITY COUNCIL MEETING TO 8:04 PM.**

9 **VOTE:** **AYE (5)** **NAY (0)**  
10

- 11 1. RATIFY POLL VOTE, PLANNING COMMISSION MEMBERS (BRITTANY THOMPSON TO  
12 ABSTAIN).

13 **VOTE:** **AYE (4)** **NAY (0)** **ABSTAINED (1)**  
14

15 **TRICIA THOMAS** **(AYE)**  
16 **TY ELLIS** **(AYE)**  
17 **NELSON ABBOTT** **(AYE)**  
18 **DALE BIGLER** **(AYE)**  
19 **BRITTANY THOMPSON** **(ABSTAINED) DID NOT RESPOND TO VOTE**  
20

- 21 2. APPOINT TREASURER.

22 Mayor Shelley stated the function of the city treasurer is to be in charge of the deposits and investments  
23 for the city and is required by State statute. He proposed to have Jan Butler, who was previously  
24 temporarily appointed, to be appointed as the city treasurer. Her current position as city staff is to  
25 oversee the building permit department.

26 Brittany Thompson feels that an appointed city treasurer should have an accounting/financial  
27 background.

28 Royce Swensen stated that as a team, city staff works together and he recommends Jan Butler and feels  
29 she would be a good fit. He oversees the treasurer and as she prepares the necessary reports, he reviews  
30 them for accuracy. She fills out an annual report of deposits and bank accounts and there are no funds  
31 to invest for the city at this time. Approval would be necessary from Council to invest funds.

32 Mayor Shelley was told by David Church, city attorney, that any city council member or resident could  
33 be appointed.

34 Dale Bigler feels that Jan Butler would be a good fit.

35 Royce Swensen agrees.  
36

37 **NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPOINT JAN BUTLER AS CITY**  
38 **TREASURER.**

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

40 **BRITTANY THOMPSON VOTED NAY AS SHE FEELS THERE SHOULD BE AN**  
41 **ACCOUNTING/FINANCIAL BACKGROUND REQUIREMENT FOR THE CITY TREASURER.**  
42

- 43 3. APPOINT RECORDER.

44 Mayor Shelley proposed to appoint Royce Swensen as City Recorder.

45 **DALE BIGLER MOVED, NELSON ABBOTT SECOND, TO APPOINT ROYCE SWENSEN AS**  
46 **CITY RECORDER.**

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

- 49 4. APPOINT MAYOR TEMPORE.

50 Mayor Shelley stated the mayor tempore would take responsibility to assume the mayor's position if  
51 he is unable to do so or were to resign.

1 Mayor Shelley stated there are loopholes in the code. The County Attorney has been contacted by  
2 Sheriff Rhoades and he suggested starting the civil process. Since power tools, dirt bikes, etc. are  
3 allowed, the code violation cannot be specifically defined.

4 Mr. Brian pointed out the immediate health concern code is in violation.

5 Mayor Shelley wants to make sure he is on solid ground before a cease and desist is issued and that a  
6 certified decibel meter may need to be used. He will contact the city attorney for advice. He would like  
7 an amicable solution in this matter. He suggested to council that the code be re-written to avoid  
8 circumstances like this.

9 Ty Ellis suggested getting a certified decibel meter to get an accurate reading.

10 Mr. Brian asked this to be expedited as this is a health issue.

11  
12 7. ELK RIDGE CITY SCHOLARSHIP, DISCUSSION AND ACTION.

13 Mayor Shelley feels a scholarship is valid to consider and that it won't take any dollars from the city  
14 and will prove that the city is in support of the youth. A board including residents would be appointed  
15 to administer scholarships. Nebo School district offers a program to administer and collect the funds  
16 and provide the scholarship.

17 Brittany Thompson offered to contact the Nebo School District to obtain information on how they can  
18 assist in administering a city scholarship and will report back at the next city council meeting.

19 **NO ACTION TAKEN AT THIS TIME.**

20  
21 8. CITY PROPERTY RE-ZONING, TO PLANNING COMMISSION.

22 Mayor Shelley requested to push this back until a survey is obtained from the residents.

23 **NO ACTION TAKEN AT THIS TIME.**

24  
25 9. DEPARTMENT REPORTS:

26 A. Administrative & Planning Commission, Water- Mayor Shelley

27 Mayor Shelley has had discussion on ideas for a cemetery and will bring the information  
28 forward at a later date.

29 1. Action Items Report

30 Mayor Shelley contacted Mountain Land for census information and will provide that  
31 information at a later date.

32 Mayor Shelley reported that the maintenance costs for wells cannot be given as Cody  
33 Black is absent from tonight's meeting.

34 Mayor Shelley stated that the date for the city celebration meeting has been discussed  
35 earlier and will be posted once it's determined.

36 Mayor Shelley reported that the ULC&T members were determined earlier in this  
37 meeting.

38 2. Report on C.A.N.S.

39 Melanie Hoover explained how the new Everbridge Alert System (C.A.N.S.) works.

40 3. Council Training Items.

41 Mayor Shelley reminded council that if they are appointed to represent the city in different  
42 situations, to make sure they are representing the city and not to give personal opinion.  
43 Their duty is to obtain information to bring back to council. Also, if they choose to attend  
44 a public meeting as a private citizen, to make sure they are not representing the city but  
45 as an individual.

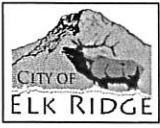
46 4. TIP Grants Result

47 Mayor Shelley reported that the city did not get the grant for the trails. The city scored  
48 high enough to move to the next phase of the application. The concept of the trails will  
49 continue. He has been told by the County that the widening of Elk Ridge Drive has been  
50 funded and will be done. He has been pushing for sooner than the proposed 3 years.

51 B. Roads & Storm Drain – Cody Black (absent)

52 C. Parks, Trails & Recreation – Cody Black (absent)

53 Dale Bigler reported he talked with Mountain Land and obtained a map of the city's roads. He  
54 would like to see a proposal of which roads needs work and when.



**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, February 23<sup>rd</sup>, 2016, 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. Interlocal Agreement Discussion, *see attachment*
2. Cemetery Discussion
3. Truck Purchase

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

- Opening Remarks and Pledge of Allegiance - Invitation  
Approval/Agenda Time Frame
1. Department Reports:
    - A. Administrative & Planning Commission, Water – Mayor Shelley
      1. Action Items Report
        - a. Ty Ellis Report on Survey
        - b. Brittany Thompson Report on Contact Nebo School District in regards to Scholarship
        - c. Tricia Thomas Report on City Celebration Meeting
        - d. Mayor Shelley Report on Phone Conversation with City Attorney
      2. Council Training Items
        - a. You Tube Recordings
      3. Woodland Hills Boundary Discussion
      4. Information regarding Planning Commission Public Hearings
      5. Landscaping Code Amendment, recommendations/ideas from Council to be presented at next City Council Meeting.
    - B. Roads & Storm Drain - Cody Black
    - C. Parks, Trails & Recreation - Cody Black
    - D. Sewer, Sanitation & SESD - Cody Black
    - E. Economic Development & Code Enforcement - Mayor Shelley
  2. Truck Purchase
  3. Harrison Heights Phase 4, Acceptance of Entrance into Durability, *attachment will be sent upon availability*
  4. Approval of Minutes from February 9, 2016, *attachment will be sent upon availability*
  5. 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 19<sup>th</sup> day of February, 2016.

  
\_\_\_\_\_  
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 19<sup>th</sup> day of February, 2016.

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

ELK RIDGE  
CITY COUNCIL MEETING  
February 23, 2016

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, February 23, 2016, 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 February 19<sup>th</sup>, 2016.

**ROLL CALL**

*Mayor:* Hal Shelley

*Council Members:* Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler, Nelson Abbott (absent)

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

*Public Works Director:* Cody Black

*Public:* Paul Crook, Colby Call, Morgan Turner, Reed Johnson, Trent Turner, Tyler Johnson, Spencer Peterson, Dallin Peterson, Jim Chase, Steven Petersen, Richard Dougan

**CITY COUNCIL WORK SESSION**

6:00 pm

1. INTERLOCAL AGREEMENT DISCUSSION.

Mayor Shelley referred to the agreement that was presented to Council. This agreement was created in 2005 between Elk Ridge and Payson. He feels there is weakness in descriptions of the properties stated. The basic idea of the agreement is that the property on Elk Ridge Drive West (except for Goosenest Drive, Elk Horn Drive and to the South) is an annexation area for Payson. The properties East and North of 11200 South (except the area from 1600 East to the boundaries of Elk Ridge Meadows Phase 1) is an annexation area for Salem. And basically, the properties East of our current boundary of Woodland Hills is an annexation area for Woodland Hills. He drew a basic map on the whiteboard of the properties in which the agreement considers Payson annexation areas. The agreement states the city will not attempt to annex this area, commonly referred to as Haskellville. This is an interlocal agreement with Payson, not Salem or Woodland Hills. He and Royce Swensen received a request from Payson to meet with them in regards to annexation, the sewer plant and water. He also heard there was a possibility of the Allred's annexing into Elk Ridge and not Payson. He contacted the Allred's and their response was that they want to remain county property for tax purposes. Lee Haskell brought the idea before Payson to annex his property into Elk Ridge instead of Payson. Their administration is not necessarily opposed to the idea. Elk Ridge has agreed to entertain the idea and this may be an option. The value to Elk Ridge City would be property tax.

Brittany Thompson asked if the property tax received would cover the cost for the city to provide services to the homes and feels this needs to be considered before considering future annexation of property.

Mayor Shelley responded that the current property tax rate does not cover all the services the city has to provide. There will need to be a lot of detail brought forward to see if it's worthwhile. Property owners have certain rights in regards to annexation and it's basically their choice. In regards to a sewer plant, Payson is waiting to hear if Salem will have their own plant. If Salem upgrades, there is a possibility that Elk Ridge could tie into their sewer. Infrastructure is already in place and it makes sense to stay where we are with Payson. In regards to water, ideas were just brainstormed. Payson has drilled their well by the Golf Course. They need to build another tank up high. One way or another, the city needs to do something for back up, if not for supply. We could possibly look into connecting to Payson and we would need to pursue the dollar issues, the feasibility, the volumes and the size of the tank. Our City Engineer feels we should continue with the test well to determine if the need to connect to Payson is there.

1 Discussion

2 (Not on Agenda)

3 Brittany Thompson reported she had a resident come to her in regards of an idea for a tri-city  
4 recreation center for Salem, Woodland Hills and Elk Ridge at the area located near 11200 South and  
5 Loafer Canyon Road. She wondered if Council would be interested in having the resident bring  
6 forward a presentation. The resident does not have cost information. As a city on our own, we cannot  
7 afford a recreation center. She clarified this is just an idea right now.

8 Mayor Shelley reminded council that this might affect the plans for the city's civic center, if one were  
9 to be built in the future.

10 Tricia Thomas feels that numbers need to be presented before any ideas are considered and likes the  
11 idea.

12 Ty Ellis worries about three public entities trying to be in sync with each other.

13 Discussion

14 (Not on Agenda)

15 Dale Bigler presented a city road map that Mountain Land created for him. He would like to get  
16 together with Ty and Cody to notate the years the different roads were installed/overlayed and the  
17 ages of the roads. If this can be worked through, Mountain Land can present a final map with this  
18 information included. This map includes the existing and future trail systems, roads and city  
19 boundaries.

20 Mayor Shelley responded this would be very helpful for budgeting purposes and gives clarity to  
21 council on status of city roads.

22 Dale Bigler requested to meet with Ty and Cody soon to plan future time lines to maximize the  
23 lifetime of roads and to create a road maintenance schedule. He feels this is a good time to do some  
24 road work as oil prices are down right now.

25 Cody Black responded that he has the recommendations from the Utah Asphalt Association but does  
26 not have a set schedule on road maintenance.

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

28  
29 **ELK RIDGE**  
30 **CITY COUNCIL MEETING**  
31 **February 23<sup>rd</sup>, 2016**  
32

33 **TIME AND PLACE OF MEETING**

34 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for  
35 **Tuesday, February 23<sup>rd</sup>, 2016, at 7:00 PM;** this meeting was preceded by a **City Council Work**  
36 **Session Meeting at 6:00 PM.** The meetings were held at the Elk Ridge City Hall, 80 East Park  
37 Drive, Elk Ridge, Utah.

38 Notice of the time, place and Agenda of these Meetings, were provided to the Payson  
39 Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on February  
40 19<sup>th</sup>, 2016.  
41

42 **ROLL CALL**

43 *Mayor:* Hal Shelley

44 *Council Members:* Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler, Nelson Abbott (absent)

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

46 *Public Works Director:* Cody Black

47 *Public:* Paul Crook, Colby Call, Morgan Turner, Reed Johnson, Trent Turner, Tyler Johnson, Spencer  
48 Peterson, Dallin Peterson, Jim Chase, Steven Petersen, Richard Dougan  
49  
50

- 1 Tricia Thomas reported the meeting is scheduled for Thursday, February 25 at 6:00  
2 pm. She has asked and advertised for anyone who would like to help with the city  
3 celebration to attend.
- 4 d. Mayor Shelley Report on Phone Conversation with City Attorney  
5 Mayor Shelley reported he received a draft letter from David Church in regards to  
6 which direction to take in regards to the alleged noise code violation discussed in the  
7 last city council meeting.  
8 Tricia Thomas has had residents come to her in regards to the construction noise  
9 made in the same area as the alleged noise code violation. She feels that the city  
10 cannot just go after one person. To be fair, the whole issue would need to be  
11 addressed.  
12 Mayor Shelley reminded council that there are so many codes and ordinances that are  
13 to be applied and administered across the entire city. Sometimes it gets isolated in an  
14 area. Some of them are egregious and some are obvious. He has moved forward with  
15 this very carefully and has taken this to the city attorney for the best guidance. This  
16 doesn't mean the letter needs to be sent. He would like a way to amicably solve these  
17 issues. It may not be probable but feels that it is possible. Right now, he is the code  
18 enforcer in absentia since there is only 5 hours allotted for our current code  
19 enforcement officer.  
20 Tricia Thomas wants to make sure this is not a personal vendetta and does not want  
21 the city to give the perception of backing such vendetta. She is glad steps are taken  
22 and hopes the actions taken are fair for everyone.  
23 Mayor Shelley stated there have been personal vendettas in the past and the city needs  
24 to be careful on how to respond.
- 25 2. Council Training Items.  
26 Mayor Shelley stated that some of the comments made at the last meeting had some  
27 privacy issues that were possibly violated and are broadcasted on YouTube. If legal  
28 issues are to be discussed, it should be held in a closed session. He stated that when  
29 statements are made, council needs to be careful when stating names as there can be  
30 repercussions that city does not want to deal with.
- 31 3. Woodland Hills Boundary Discussion.  
32 Mayor Shelley has spoken with Mayor Lauritzen of Woodland Hills. He will be bringing  
33 forward a specific concept in regards for a boundary re-alignment they are interested in.  
34 He let Mayor Lauritzen know that we need to see something specific before a request for  
35 a change in boundary lines will be put on an agenda. Services and benefits to the city need  
36 to be addressed and it needs to be practical. He would like a field trip so that council can  
37 understand with boots on the ground, not just on paper.
- 38 4. Information Regarding Planning Commission Public Hearings.  
39 Mayor Shelley recommended that City Council attend the Planning Commission Public  
40 Hearings as private citizens to obtain information first hand. There will be a public hearing  
41 on an annexation concept and another hearing on amending the transportation map in the  
42 general plan.
- 43 5. Landscaping Code Amendment, recommendations/ideas from Council to be presented at  
44 next City Council Meeting.  
45 Dale Bigler stated he appreciates the feedback and review in regards to the proposed  
46 landscaping code amendments. He presented the draft with changes included. He referred  
47 to the code requiring yards to be installed within two years. This issue is not being  
48 enforced and wondered if it should be removed from code.  
49 Brittany Thompson feels the code within the Hillside residential zone requiring natural  
50 vegetation left alone should be left in the codes.  
51 Dale Bigler read the proposed code changes. He feels there should be a two tree  
52 requirement in planter strips throughout all new development, not just the PUD overlay  
53 zones.  
54 Jim Chase recommended putting in an effective start date on code changes.



1 Brittany Thompson wanted more information on who Mr. Thorpe is.

2 Mayor Shelley responded and stated why he recommends to have him appointed as the alternate.

3 Brittany Thompson has concerns with an imminent project going in and appointing someone who is so  
4 closely involved with the project.

5 Mayor Shelley reminded Brittany Thompson that the Planning Commission's job is to see if future plans  
6 are compliant with the codes of the city. The final decision is made by council.

7 Tricia Thomas feels that it could be good to have someone involved to relay information to residents. She  
8 told the mayor that she trusts his judgment and agrees to have Mr. Thorpe appointed as the Planning  
9 Commission Alternate.

10 Mayor Shelley stated the request to appoint Mr. Thorpe will be on the next city council agenda.

11  
12 4. APPROVAL OF MINUTES FROM FEBRUARY 9, 2016.  
13

14 **NO ACTION TAKEN AT THIS TIME. ITEM TABLED UNTIL THE NEXT CITY COUNCIL**  
15 **MEETING TO ALLOW COUNCIL MORE TIME TO REVIEW THE MINUTES.**

16  
17 5. CLOSED SESSION IF NECESSARY.

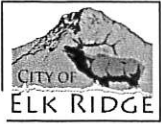
18 Closed session was not necessary.

19  
20 ADJOURNMENT

21  
22 Mayor Shelley adjourned this meeting at 8:30 pm.

23  
24   
25 \_\_\_\_\_  
26 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, March 8, 2016, at 7:00 PM;** which will be preceded by a **City Council Work Session at 5:30 PM.** The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

**5:30 PM - CITY COUNCIL WORK SESSION AGENDA ITEMS:**

1. Site Visit
  - A. Hillside Drive Road Connection/Slope
  - B. Parkside Cove
  - C. City Property
  - D. County Property 11200 South and Elk Ridge Drive
2. Discussion on Site Visits
3. Seth Waite/Fire Department, ISO Presentation
4. Deputy Cheri Rhoades, Noise Ordinance Presentation
5. Scholarship Resolution Discussion

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

- Opening Remarks and Pledge of Allegiance - Invitation  
Approval/Agenda Time Frame  
Public Forum
1. Appoint Bruce Thorpe as Planning Commission Alternate
  2. Harrison Heights Phase 4, Acceptance into Durability, *see attachment*
  3. Amend General Plan in regards to Hillside Drive Road Connection, Recommendation from Planning Commission, *see attachments*
  4. Parkside Cove Preliminary Plat Approval, *see attachments*
  5. Award Bid for Exploratory Well, *see attachment*
  6. Department Reports:
    - A. Administrative & Planning Commission, Water – Mayor Shelley
      1. Action Items Report, *see attachment*
      2. Council Training Items
        - a. Documents provided to Council in or before meetings to be provided to staff as well.
        - b. Public Forum Discussion
    - B. Roads & Storm Drain - Cody Black
    - C. Parks, Trails & Recreation - Cody Black
    - D. Sewer, Sanitation & SESD - Cody Black
    - E. Economic Development & Code Enforcement - Mayor Shelley
  7. Approval of Minutes from February 9, 2016, and February 23, 2016, *see attachments*
  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 4<sup>th</sup> day of March, 2016.

  
\_\_\_\_\_  
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

**ELK RIDGE  
CITY COUNCIL MEETING  
March 8, 2016**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, March 8, 2016, at 7:00 PM**; this meeting was preceded by a **City Council Work Session Meeting at 5:30 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 March 4<sup>th</sup>, 2016.

**ROLL CALL**

*Mayor:* Hal Shelley

*Council Members:* Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler, Nelson Abbott

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

*Public Works Director:* Cody Black

*Deputy Sheriff:* Cheri Rhoades

*Fire Chief:* Seth Waite

*Public:* Becky Shelley, Richard Dougan, Paul Crook, Brent Skipper, Brian Burke, David Clark, Stacey Petersen, Jim Chase, Kim Christensen, Carrie Christensen, Allan Knuteson, Shawn Eliot, Ryan Cloward, Rob Fitzgerald

**CITY COUNCIL WORK SESSION**

5:30 pm

1. SITE VISIT

A. HILLSIDE DRIVE ROAD CONNECTION/SLOPE.

B. PARKSIDE COVE

C. CITY PROPERTY

D. COUNTY PROPERTY 11200 SOUTH AND ELK RIDGE DRIVE

2. DISCUSSION ON SITE VISITS.

A. Hillside Drive Road Connection/Slope.

B. Parkside Cove.

Cody Black stated that he feels that Hillside Drive needs to connect to Elk Ridge Drive as per the Master Plan. This has been the city's future plan on how the city was laid out for future development and was planned as an emergency exit for southern city residents.

Shay Stark stated that the senior housing overlay zone that was applied has a requirement that the streets cannot have over a 6% grade. If the city council approves the road connection, there will be slopes over the 6% grade up to 8% grade and an exception would need to be made if approved. The city street ordinances allows local streets up to 12% grade. There isn't additional exceptions that would need to be made. The question is which is more important - the connectivity of the road or meeting the code of the senior overlay zone.

Dale Bigler doesn't like to see a dead end street in regards to maintenance and snow plowing. He feels the road needs to connect through to Elk Ridge Drive. He likes the idea of the senior overlay housing development. This is an attractive appeal to the use of the land in that area.

Brittany Thompson feels the plan doesn't fit this part of the city's master plan in regards to city slope codes. As far as the road being connected, speed is an issue but this is a neighborhood/enforcement issue. She doesn't feel the amount of traffic will be increased that much but feels that the road does need to be connected for an emergency exit.

Nelson Abbott stated that he doesn't know why the grades and slopes within the senior housing overlay are any different than the rest of the city. They should all be the same and our code isn't what it should be. The code was written for the city to be able to control what happens and to allow

1 that brings water down runs below the city's water tank and down below in that direction. The  
2 engineers have taken precautions to allow the flow to continue.  
3 Brittany Thompson asked what the cost to the city would be if the connection is allowed versus if the  
4 connection is not allowed. Cost also needs to be considered in this discussion.  
5 Cody Black responded that whatever is on the developer's property is covered by the developer.  
6 Anything that is off the development would be paid for by the city.  
7 Shay Stark stated that the tie in to Hillside Drive includes a vertical curve which will extend into the  
8 city's right-of-way. If the connection is required, the developer will have to cover the cost of the  
9 vertical connection on city property. This would be minimal costs compared to the recommended  
10 relocation and creation of the new permanent turnaround cost to the city if the road is not connected.

11 (out of order) C. City Property.

12 Tricia Thomas feels the 4 lots should be sold and the city should keep the rest of the property for the  
13 future.

14 Brittany Thompson agrees with Tricia and feels that by keeping the 6.7 acres, that's plenty of room to  
15 build a civic center and a park when the city has the money. By eliminating the debt on the property  
16 the funds could then be saved to go towards the civic center and/or park.

17 Mayor Shelley stated this is the only sizable property the city owns and there is a sizable debt as well.  
18 The load is paid through a sales tax revenue bond and is projected to be paid off in 6 years at  
19 \$77,000.00 per year that the city could save. It would be nice not to have a debt of \$500,000.00 and  
20 put the yearly payments toward future projects.

21 Ty Ellis feels the city could sell the 4 lots, reduce the debt and retain the acreage. It wouldn't make  
22 sense to have to acquire property later when the city has the property now.

23 (out of order) D. County Property 11200 South and Elk Ridge Drive.

24 Mayor Shelley reported this is county property. The proposal is to have the property be zoned as  
25 commercial if it ever were to be annexed into the city. There was a public hearing with Planning  
26 Commission in this regards. The property owners have a concern that the acreage is too much land to  
27 be zoned commercial. The sales tax generated from businesses would be beneficial for the city. The  
28 types of businesses need to be beneficial to the city as well. He asked for continued discussion to be  
29 held at a later time.

30  
31 3. SETH WAITE/FIRE DEPARTMENT, ISO PRESENTATION.

32 Seth Waite presented council with a report on the city's ISO rating in response to Brittany  
33 Thompson's questions in a previous meeting. He reported that the fire department is already to the  
34 point of needing a new fire truck. The city has a lack of personnel issue as personnel is considered in  
35 the evaluation and point rating system. He explained the point system and how the ISO rating is  
36 determined. The city's current ISO rating is a 5. The city is only 7 points away to get a rating of 4.  
37 Our city has a better than average rating as most ratings country wide are between 5-9. The easiest  
38 way to get more points for the better rating is to have an extra engine and personnel on hand to avoid  
39 Payson responding. The report he presented is an overview. He has an appointment for next week to  
40 meet with them to help the city get a better point rating plan for the future. The ISO rating is  
41 significant to residents as it keeps the cost of homeowner's insurance down. The higher the ISO rating  
42 the higher the homeowner has to pay on insurance.

43 Tricia Thomas asked how often the city is rated.

44 Seth Waite responded the city is rated every 5 years. The next rating should be in 2019 and a request  
45 for a sooner rating can be made. Every rating point change makes a difference on homeowner's  
46 insurance. What is the city willing to spend to get the rating lowered? Population, building and  
47 numbers of response calls has an impact on the rating system.

48  
49 4. DEPUTY CHERI RHOADES, NOISE ORDINANCE PRESENTATION.

50 Cheri Rhoades stated her presentation is in regards to current issues of a noise nuisance in a specific  
51 neighborhood. The question is if the situation is a nuisance or not. Two council meetings ago, a  
52 resident presented an issue of a health hazard in regards to noise. Some of the information received  
53 was not accurate. She wants council to understand the bigger picture. In March of 2015, the issue was  
54 presented to her and was not pursued due to lack of evidence of it being a nuisance and a repetitive

1  
2  
3 **OPENING REMARKS** An invocation was offered by Tricia Thomas and Brittany Thompson led those present in  
4 the Pledge of Allegiance, for those who wished to participate.

5  
6 **PLEDGE OF ALLEGIANCE**

7  
8 **AGENDA TIME FRAME**

9 **DALE BIGLER MOVED, BRITTANY THOMPSON SECOND, TO ADJUST THE START TIME**  
10 **OF THE CITY COUNCIL MEETING TO 8:00 PM.**

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

12  
13 **PUBLIC FORUM**

14 Mayor Shelley asked for comments to be brief. As for the format of all future agendas, if residents would  
15 like to speak in the public forum, they will need to make a request to the city along with the topic to be  
16 discussed by the Wednesday before Council Meeting. This is to keep discussions as civil as possible.

17  
18 Shawn Eliot feels the senior development code was originally written to be on a smaller parcel. He referred  
19 to 5 codes listed in his letter previously presented to council that need exceptions for this development to be  
20 approved. His main concern is there is already a collector system in place. He feels the hill will create more  
21 speed. If this road goes through, it will be a collector even though it is classified as a local street. If the road  
22 connection is not approved, a suggestion would be to have a wider pedestrian connection.

23  
24 Brian Burke feels Hillside Drive is a problem street in regards to speed. He has a problem with visibility  
25 with the road curve. He feels the city will have a real problem with speed and children that may wander into  
26 the road and enforcement is a problem since the city can't afford a full time sheriff. He feels that the Hillside  
27 Drive connection won't be the right plan for an emergency escape road.

28  
29 Rob Fitzgerald feels that this boils down to convenience versus code. He feels this will be a very long  
30 dangerous road. He feels that the city should make sure that it can live up to its codes. He feels that sooner  
31 or later someone will get hurt on this road and a lawsuit could come into place in regards to the codes that  
32 will be violated.

- 33  
34 1. **APPOINT BRUCE THORPE AS PLANNING COMMISSION ALTERNATE.**

35  
36 **NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPOINT BRUCE THORPE AS**  
37 **PLANNING COMMISSION ALTERNATE.**

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

- 39  
40  
41 2. **HARRISON HEIGHTS PHASE 4, ACCEPTANCE INTO DURABILITY.**

42 Mayor Shelley asked if the modifications in the letter are to the council's satisfaction.

43 Brittany Thompson questioned why number two is left definitive.

44 Tricia Thomas reminded Brittany that she requested the wordage to be included at the last meeting.

45 Mayor Shelley also reminded Brittany that time frames are weather permitted and may have to be an  
46 exception.

47 Brittany Thompson questioned why the durability doesn't start at time of acceptance by Council.

48 Cody Black responded that as per State and City Code, the durability starts at the time of final  
49 inspection.

50  
51 **BRITTANY THOMPSON MOVED, TY ELLIS SECOND, TO APPROVE THE HARRISON**  
52 **HEIGHTS PHASE 4 ACCEPTANCE INTO DURABILITY WITH THE EXCEPTION ON**

1 Brittany Thompson feels the intent of the code was not to have all the acreage together but to have  
2 pocket parks throughout the community.

3 Brent Skipper reminded her that when the senior overly zone and exception was approved last fall, the  
4 HOA discussed will maintain the green space as a selling point for low maintenance. A small unit  
5 development creates less viability.

6 Dale Bigler disagrees with Brittany and feels the plan fits in the view of what he would like to see in  
7 the city. If homes are put in instead, there will be no open space and more roads. He feels this will be  
8 one of the most attractive points and fit nicely within the city. There will be a tree line and fence with  
9 open space. Little developments in other city's usually aren't maintained by HOA's and tend to not  
10 maintain their aesthetics. He feels this plan is much better than putting in residential homes.

11 Tricia Thomas asked if parking is going to be an issue with visitors.

12 Brent Skipper responded that each unit will have a 22 foot wide, 24 feet deep two car garage with two  
13 parking space areas in front of the garage allowing 4 vehicles per property.

14 Brittany Thompson pointed out other areas in the city with less slope that would fit better for this type  
15 of development and feels it doesn't fit here in regards to the general plan.

16 Ty Ellis asked what the setbacks are.

17 Shay Stark responded the setbacks are at 20 feet.

18 Ty Ellis wondered if certain vehicles will fit in the driveway.

19 Cody Black responded the setback is to the right-of-way and there will be an additional 9 feet to the  
20 road.

21  
22 **NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO GRANT THE PRELIMINARY**  
23 **APPROVAL FOR THE PARKSIDE COVE PRELIMINARY PLAT SHEET 2 WITH HILLSIDE**  
24 **DRIVE CONNECTING.**

25 **VOTE: AYE (4) NAY (1)**  
26 **BRITTANY THOMPSON VOTED NAY**  
27

28 **5. AWARD BID FOR EXPLORATORY WELL.**

29 Cody Black stated two bids were submitted for the project. The recommendation is to go with Hydro  
30 Resources with their bid at approximately \$125,000.00. The city engineer has done background and  
31 recommendation checks on this company. He feels this bid is at a good number as it's lower than what  
32 he expected. This test well will be drilled at the south west corner of Elk Ridge Meadows Phase 2 park.  
33 Nelson Abbott asked how to keep people away after the test well is drilled and capped and asked if it  
34 would be fenced.

35 Cody Black responded it depends on what the city wants to do after the test well is done. If it produces  
36 like expected then we will proceed with drilling the actual well. If it doesn't produce, there is a line  
37 item on the bid to fill it back in so there wouldn't be a pipe sticking out.

38 Shay Stark responded that this can be kept within the well property site as a monitoring well. This gives  
39 a point to allow us to drop meters and sensors down to see what's happening with the aquifer and can  
40 be very valuable to the city.

41 Brittany Thompson is still not sure why we are drilling a well on the north end of town instead of the  
42 south end of town up Loafer Canyon. She feels that in the long run it would be a cheaper route to drill  
43 south.

44 Cody Black responded the city has consulted with a hydrologist and a geologist. Their recommendation  
45 is to drill north for best production and lift above. There is not water available up above as there is down  
46 below. All wells that have been drilled in town were looked at by the professionals and they decided  
47 down below at the north end of town is the best spot.

48 Mayor Shelley also responded that the water drainage will go to the lowest point of the valley. The  
49 perched aquifer gets drainage from what's up above, and not below. He would prefer to have it above  
50 but it is not possible.

51 Shay Stark responded that for redundancy, a lower well is needed. One of the goals was to have a well  
52 if Cloward well goes down, to produce the higher output. Up top will not produce the higher output. As  
53 the city grows in the future, another well will be needed for redundancy.

1 No report at this time.

2 D. Sewer, Sanitation & SESD – Cody Black

3 No report at this time.

4 E. Economic Development & Code Enforcement – Mayor Shelley

5 No report at this time.

6  
7 7. APPROVAL OF FEBRUARY 9, 2016 MINUTES.

8 Brittany Thompson requested a change to page 5 lines 26 and 39 to include accounting/financial.

9 **NELSON ABBOTT MOVED, BRITTANY THOMPSON SECOND, TO APPROVE THE MINUTES**  
10 **FROM FEBRUARY 9, 2016.**

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

12  
13 APPROVAL OF FEBRUARY 23, 2016 MINUTES.

14 **BRITTANY THOMPSON MOVED, TY ELLIS SECOND, TO APPROVE THE CITY COUNCIL**  
15 **MEETING MINUTES FROM FEBRUARY 23, 2016.**

16 **VOTE: AYE (4) NAY (0) ABSTAINED (1)**

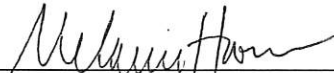
17 **NELSON ABBOTT ABSTAINED AS HE WAS UNABLE TO ATTEND THE FEBRUARY 23, 2016**  
18 **CITY COUNCIL MEETING.**

19  
20 8. CLOSED SESSION IF NECESSARY.

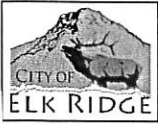
21 Closed session was not necessary.

22  
23 ADJOURNMENT

24  
25 Mayor Shelley adjourned this meeting at 8:30 pm.

26  
27   
28 \_\_\_\_\_  
29 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 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. County Property Annexation Discussion
2. Disposition of City Property
3. Budget Discussion, *attachment will be sent upon availability*

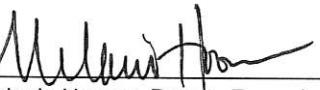
Handicap Access, Upon Request. (48 Hours Notice)

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 March, 2016.

  
\_\_\_\_\_  
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 22<sup>nd</sup> day of March, 2016.

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



ELK RIDGE  
CITY COUNCIL MEETING  
March 24, 2016

**TIME AND PLACE OF MEETING**

This **Work Session** of the Elk Ridge City Council, was scheduled for **Thursday, March 24, 2016, at 6:00 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 to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on March 22<sup>nd</sup>, 2016.

**ROLL CALL**

*Mayor:* Hal Shelley

*Council Members:* Tricia Thomas, Ty Ellis, Nelson Abbott, Brittany Thompson, Dale Bigler

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

*Public Works Director:* Cody Black

*Public:* Jim Chase, Paul Crook

**OPENING REMARKS** An invocation was offered by Brittany Thompson.

**CITY COUNCIL WORK SESSION**

6:00 pm

1. **COUNTY PROPERTY ANNEXATION DISCUSSION.**

Mayor Shelley stated that Council needs to make a decision soon. He reported the required public hearing has already been held in a Planning Commission Meeting. His proposal is to include in the master plan part or all of the county property commercial if it ever were to be annexed into the city. The plan for the city that was envisioned 20 years ago may not be the same today and the results of the survey will help with the decision to be made.

Brittany Thompson suggested having a commercial code in place.

Mayor Shelley responded that Planning Commission is already discussing this issue.

Nelson Abbott stated the code already has types of businesses that have been zoned out of our city. Some residents have concerns of another PUD with substantial density. He stated that PUD may need to be eliminated from the code to avoid these issues. The Master Plan needs to reflect what the city wants and the code needs to support that.

Mayor Shelley is not ready to remove the code, but stated that it may need to be refined and re-structured to avoid unintended consequences. There are areas where a PUD can be a benefit to the city.

2. **DISPOSITION OF CITY PROPERTY.**

Mayor Shelley stated that as they go through the budget tonight, they will see that there needs to be an increase in income to the city somehow. Selling part of the city property is a good option but that a determination of what the property would be used for needs to be decided. Is a civic center a viable option? The decision on what to do with the property needs to be made and a specific plan needs to be in place.

Dale Bigler feels council needs to look at selling the 4 lots and keeping the left over acreage for future city use/amenities.

Ty Ellis leans toward selling the 4 lots and keeping the rest of the property. Rather than using the funds to pay off the bond, use the funds to build a civic center. He feels the city needs to look forward. Is the current council room sufficient for the needs of the city?

Nelson Abbott stated that when the city property was purchased, the intent was to commit sales tax revenue to make the payment, and then when it's paid off, save the funds for a new city center. He feels the city should consider the interest rate, look at the numbers and make a decision from that point.

1 Mayor Shelley stated the \$7,000.00 to seal trails has been included in the budget. A previous quote  
2 was given to seal the Elk Ridge Meadows Phase 1 and Phase 2 (approximately ¾ mile) trails at  
3 \$16,000.00. Trails would need to be sealed every 5 years. (\$7,000.00 included in budget)  
4 Discussion ensued on new park projects: pavilion with restrooms and storage (approximately  
5 \$60,000.00) and park parking lot (unable to obtain an estimate since the size and exact location of the  
6 parking lot is unknown). These costs could be covered by park impact fees as long as they are in the  
7 capital facilities plan. After the initial build, the general fund will have to cover the cost of  
8 maintenance. (not included in budget)  
9 Cody Black asked Dale Bigler if he is applying for the matching grant for the trees this next year. If  
10 so, the \$7,000.00 needs to be included in the budget. Dale responded that he is not sure since he  
11 doesn't know where he would plant them. (not included in budget)  
12 Mayor Shelley stated the additional trails in the amount of \$30,000.00 is included in the budget. This  
13 will pay for approximately 200 yards of trails. If curb, gutter and sidewalks were to be installed, it  
14 would cost a lot more money and the general plan would need to be changed. This can be paid for  
15 with park impact fees. (\$30,000.00 included in budget)  
16 Mayor Shelley stated the tennis court wall needs repair and the cost would be approximately  
17 \$5,000.00. (not included in budget)  
18 Mayor Shelley stated the lights for Shuler Park to flood the field would cost approximately \$20-  
19 \$25,000.00 and would allow residents to use the field at night. (not included in budget)  
20 Mayor Shelley stated the wildflower park area is located in Elk Ridge Meadows Phase 2. This is the  
21 open space where the disc golf course is. He asked if the city should landscape this area and if so, it  
22 would need to be included the budget. (not included in budget)  
23 Dale Bigler suggested filling in the dirt area of the public works parking lot with crushed asphalt. In  
24 order to gravel the parking lot, it would cost about \$4,000.00 compared to the estimated \$15-  
25 20,000.00 to asphalt the parking lot. He offered to get a bid on the cost of asphalt grindings. (not  
26 included in budget)  
27 Mayor Shelley stated the fence at the public works is necessary for security and an estimate can be  
28 obtained at a later date. (not included in budget)  
29 Mayor Shelley stated the public works storage shed is necessary and the cost is approximately \$30-  
30 40,000.00 and agrees with Brittany to have all items stored in one location. (not included in budget)  
31 Mayor Shelley stated the public works property in loafer canyon has a well on it and needs to be  
32 maintained. This is one area to utilize for sand, gravel and pipe storage. This could be a storage yard  
33 with no shed necessary. The well is already fenced off. (not included in budget)  
34 Mayor Shelley stated the cost for a new civic center would be approximately \$2.5 million. It would  
35 cost approximately \$60,000.00 to begin the architecture drawings. (not included in budget)  
36 Ty Ellis would like a starting point and see if any resident would like to donate some concept  
37 drawings. This is an approximate 8 year project and feels there needs to be a starting point. He  
38 requested putting \$5,000.00 in the budget to help cover the cost of a starting point for the civic center.  
39 Mayor Shelley stated the city property discussion was just made and move to the next line item.  
40 Mayor Shelley reported that a private owned cemetery ideas are still in progress. (not included in  
41 budget)  
42 Mayor Shelley stated the time to digitize records is coming. A software program would need to be  
43 purchased in order to do so. The cost would be approximately \$3-4,000.00. (not included in budget)  
44 Mayor Shelley stated the UTV/Parks Maintenance Vehicle is needed and would cost approximately  
45 \$20,000.00 and would last approximately 30 years. (not included in budget).  
46 Mayor Shelley stated the parks are aerated twice per year. The city has been borrowing Salem's free  
47 of charge. The city has over 17 acres of parks and most of it is grass. An aerator would cost  
48 approximately \$5,000.00. (not included in budget)  
49 Mayor Shelley reported discussion has been made in the past to purchase a crack seal machine. A new  
50 machine would cost approximately \$40,000.00 and would last approximately 15 years. The city has  
51 rented one and that costs \$2-5,000.00 per year. (not included in budget)  
52 Mayor Shelley referenced the ongoing equipment replacement costs-trucks, mowers, street sweeper,  
53 etc. and stated that its impossible to know a dollar amount. Cody Black stated the next piece of  
54 equipment that will need replacement is the street sweeper. Ty Ellis suggested that whenever a new  
55 piece of equipment is purchased, a plan needs to be in place for replacement.

1  
2 Mayor Shelley asked council to review the current budget and see if there's any sections to cut or add  
3 to. The reality is that Royce Swensen has carefully reviewed all expenditures and if anything was able  
4 to be cut, it has already been done.  
5

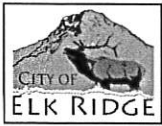
6 Brittany Thompson has obtained information regarding costs in road maintenance in Michigan and  
7 has obtained a quote from Eckles regarding the costs relating to asphalt maintenance. She would like  
8 this format/procedure to be tracked by the city.  
9

10 Discussion ensued on how recycling helps the city and also on garbage rates.  
11

12 Nelson Abbott feels that if the city is to charge a fee, it needs to match what the city is trying to  
13 accomplish. He doesn't want to balance the budget with the water fund. The General Fund needs to  
14 be funded so there is enough revenue to run the day to day operations with the city. If a property tax  
15 increase is necessary, then so be it.  
16

17 Mayor Shelley adjourned the work session at 10:00 pm  
18  
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Melanie Hoover, Deputy Recorder  
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**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 Work Session at 7:00 PM on Thursday, March 31, 2016.** The meeting will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

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

1. Budget Discussion

Handicap Access, Upon Request. (48 Hours Notice)

All interested persons are invited to attend this meeting.

Dated this 29<sup>th</sup> day of March, 2016.

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 March, 2016.

Melanie Hoover, Deputy Recorder

**ELK RIDGE  
CITY COUNCIL MEETING  
MARCH 31, 2016**

**TIME AND PLACE OF MEETING**

This **Work Session** of the Elk Ridge City Council was scheduled for **Thursday, March 31, 2016 at 7:00 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 to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on March 29th, 2016

**ROLL CALL**

*Council Members:* Ty Ellis, Nelson Abbott, Tricia Thomas, and Dale Bigler

*City Recorder:* Royce Swensen

**OPENING REMARKS:** Nelson Abbott brought the meeting to order.

**CITY COUNCIL BUDGET WORK SESSION**

7:00 P.M.

1. WATER BUDGET

Ty Ellis presents budget proposal (see power point heretofore referred as pp) clarifying the budget from 2010 until present. Current water operating income is \$56,000 in the negative.

Royce Swensen said that in converting to Pelorus software, funds were named in different accounts.

Ty Ellis has determined (pp page 2015 Water Budget) that in matching the auditing report with the City's records, operating expenses are determined to be -\$70,000.

Nelson Abbott stated that numbers that are in water operating expenses probably should be accounted for somewhere else and not let the water department absorb those costs.

Ty Ellis said that the numbers may be off because he's not sure what expenses the auditor included in water operating costs. The auditor stated that The City should be running at 2 - 4% surplus which should be 11,000 plus. The City needs to make up \$81,000.

Nelson Abbott asked when it was that the City got away from running at a surplus.

Ty Ellis showed the number has been negative since 2013. To make up to the \$81,000 needed, The City should raise water rates by 15% to run at 2 - 4% surplus.

Dale Bigler stated that these numbers indicate the City hasn't made enough to run the city water.

Ty Ellis and Nelson Abbott state that if you don't figure in depreciation the City is doing fine, the City just doesn't have any savings to cover repairs.

Nelson Abbott suggested that the City began running in the red when they had to repair the well. Since that time costs have gone up because it costs more to pump the water than it used to.

The City is running over by 15 - 18%.

Tricia Thomas asked whether the average cost of water bill needs to increase, or the base.

1 that water less when it's raining. The City needs to know the usage in the park and  
2 determine whether system needs to be updated.

3 Royce Swensen said that the parks are metered so the City can determine how much is  
4 used on the parks.

5 Ty Ellis stated that he needs numbers from last year for park water usage.

6 Tricia Thomas asks if the City pays more for power during the day than at night.

7 Nelson Abbott answered not yet. SESD is looking at adjusting so the rates are lower at  
8 night.

9 Nelson Abbott and Ty Ellis asked for information from Royce Swensen in which Royce  
0 can provide the number of gallons invoiced per month last year.

1 Royce Swensen said the Average Home Usage during the month of August is about  
2 40,000 gallons.

3 Base fee for the first 12,000 gallons runs \$3 per thousand. So the next tier has to be  
4 more than that. Base fee doesn't change, but the first 12,000 gallons is \$1 per gallon. Is  
5 Nelson Abbott suggests \$12 mo increase on the base, \$1 per gallon for the first 12  
6 gallons and start the state required increased tier system at 12,001 gallons.

7 Royce Swensen Wanted to figure what the fixed costs are; what it costs to run the  
8 whole business, and what it takes to run on fixed costs only, divided by the households.

9 Ty Ellis suggested fixed costs include depreciation per home, administrative  
0 fees, and operating expenses. Divide that by households and then include in the base  
1 the 12k gallons of water. Everything used over that 12k falls into the tiered rate  
2 structure. That rate structure has to be greater than the cost of utilities to run it or the  
3 non-fixed costs to run it. And then you have to account for the additional 4%.

4 Royce Swensen said the base fee also must include a growth factor.

5 Nelson Abbott said The City can't adjust the rate for water like SESD does.

6 Ty Ellis asked how far out the City wants to take the rate change.

7 Consensus is 5 years, however with projected growth, the rate change should cover  
8 more than the 5 years.

9  
0 With the information Royce Swensen will be providing of the number of gallons invoiced  
1 per month last year, and using the formula of: Fixed costs( which includes depreciation,  
2 fixed administrative and operating expenses) divided by households and then including  
3 in the base 12k gallons of water; then any amount used over that 12k falls into the tiered  
4 rate structure which will be greater than the fixed and non-fixed cost of utilities to  
5 run it, plus accounting for the additional 4% needed; the issue of raising water rates will  
6 be solved for the next meeting.

7  
8 Snowbirds will still need to pay base rate. What they are paying is less than the fixed  
9 costs. It's a small percentage of the population.

0 Ty Ellis asked how much a well will cost and why does the City need a new well.

1 Royce Swensen answered Ty Ellis that well costs are 1.5 – 2 million and **redundancy** is  
2 the need for the new well.

3 Nelson Abbott mentions that the Capital Facility plan includes triggers that when  
4 population reaches a certain number that the City needs to drill another well, and when  
5 it gets to another certain population number, the City needs another tank, and those  
6 factors are included in the determination of the impact fees. Impact fees are covering  
7 the new well. 40% to redundancy – 60% to new growth. New well would cost \$2 Million.  
8 Existing residents would cover \$800,000 and the impact fees should cover the  
9 \$1.2 million.



Ty Ellis says the City needs to plan closer to the correct amount of income which he believes is \$50,000.

Replacing Cody Black is going to give the City extra in the budget.

Ty Ellis suggested income is \$320,000 due to sales tax, and is a number below the projected curve.

Dale Bigler suggests building permits aren't reliable.

Nelson Abbott thinks the City should hire its own building inspector; suggesting it would at least save the City money if not bring in money.

### Truck repairs

The City is over budget on repairs.

Royce Swensen brought up a leasing program through the state. No maintenance, vehicles are under warranty including 2 oil changes, tire rotation. The guys would have to not drive the vehicles out of the town.

After adjusting the income higher the City is only under budget \$4,000 rather than \$50,000, and that's with a full time sheriff.

Nelson Abbott doesn't believe the City needs a full time sheriff, but that neighbors taking care of neighbors will do the job better. Survey indicates citizens want better law enforcement. But under the current budget the City should take out the full time sheriff.

Dale Bigler believes the flashing speed trailer would fill that need. Ticket revenue is deducted from the bill charged for the sheriff.

Nelson Abbott wants to know who sets speeding ticket fines.

It was determined there needs to be a separate meeting for roads. Impact fees can be used for repairs.

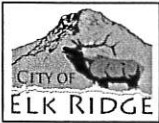
### Underfunded

- Roads
- Fire truck
- Equipment
- Shed(s)
- Park trail maintenance
- City office
- Digital records
- Fire Equipment
- Snow plow
- Parking lots

### Most important

1. Firetruck \$15,000 + \$10,000
2. Roads \$25,000 + \$10,000
3. SCBA \$10,000 + \$25,000
4. Equipment Replacement +\$33,000
  - \$1500 repair job needed
  - \$3500 repair job needed
  - Ty wants a replacement plan.
    1. Leasing – Buy – money up front
    2. 2 – year lease
5. Snow Removal/Boat tail +\$25,000





**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, April 12<sup>th</sup>, 2016, at 7:00 PM;** which will be preceded by a **City Council Work Session at 6:30 PM.** The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

**6:30 PM - CITY COUNCIL WORK SESSION AGENDA ITEMS:**

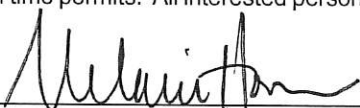
1. Signage Code Discussion
2. Speed on Elk Ridge Drive
3. Crestview Subdivision Discussion, *see attachments*

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

- Opening Remarks and Pledge of Allegiance - Invitation  
Approval/Agenda Time Frame
1. Kelly Acres, Preliminary/Final Approval, *see attachments*
  2. City Property Decision
  3. County Property Annexation Decision
  4. Department Reports:
    - A. Administrative & Planning Commission, Water – Mayor Shelley
      1. Public Works Positions
    - B. Roads & Storm Drain – McKay Lloyd
    - C. Parks, Trails & Recreation – McKay Lloyd
    - D. Sewer, Sanitation & SESD – McKay Lloyd
    - E. Economic Development & Code Enforcement - Mayor Shelley
  5. Approval of Minutes from March 8, 2016, *see attachment*
  6. Closed Session if Necessary
- Adjournment

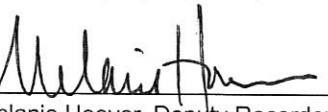
Handicap Access, Upon Request. (48 Hours Notice)

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 April, 2016.

  
\_\_\_\_\_  
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 April, 2016.

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

\*Please note: If you have an item that you would like to have discussed before the City Council, please contact the City Office by 4:00 pm the Wednesday prior to the meeting you would like to attend.

**ELK RIDGE  
CITY COUNCIL MEETING  
April 12<sup>th</sup>, 2016**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, April 12<sup>th</sup>, 2016, at 7:00 PM**; this meeting was preceded by a **City Council Work Session Meeting at 6:30 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 April 8<sup>th</sup>, 2016.

**ROLL CALL**

*Mayor:* Hal Shelley  
*Council Members:* Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler, Nelson Abbott  
*Deputy Recorder:* Melanie Hoover, *Recorder:* Royce Swensen  
*Public Works Director:* McKay Lloyd  
*Public:* Clayton Creek, Paul Crook, Rebecca Anderson, Erin Mecklenburg, Brant Ludwig, Spencer Strand, Terry Martens, Erik Strand, Jim Chase, Samuel Lofthouse, Jacob Watson, Ben Fisher, Mitchell Waite, John Lemmons, Jared Barton, Miranda Merrill, Dean Ingram

**CITY COUNCIL WORK SESSION**

6:30 pm

**1. SIGNAGE CODE DISCUSSION.**

Mayor Shelley reported that Planning Commission has been asked to review the city code on signage. These include temporary, real estate, and private business signs. There is a sign ordinance that restricts size and the entire code needs to be reviewed. He would like issues with the code addressed and corrected.

Dale Bigler feels the temporary signs shouldn't be restricted. He feels the larger permanent development signs need to be removed or obtain authorization to install them.

Nelson Abbott responded that as per city code, the development signs are allowed for approved developments. The non-political signs are not permitted within our code. He would be ok if no signs were allowed within the city as he feels they clutter and are unattractive. Temporary signs would be fine, just not left up over a long period of time.

Tricia Thomas feels that if the signs are on private property they should be permitted.

Nelson Abbott responded that most problem areas are within the city easements.

Mayor Shelley would like a time frame when the temporary signs should be taken down. As per city code, the only signs permitted besides development are those who have business licenses and can be placed on their property where the business is located.

**2. SPEED ON ELK RIDGE DRIVE.**

Mayor Shelley has some residents bring to his attention their concerns in regards to the speed limit that will be set on the new Elk Ridge Drive. The planters in the middle are for aesthetics and also for a traffic calming device. The speed limit planned was designed to be 30 mph.

Nelson Abbott feels that it's ridiculous to take the main road into town and dial the speed limit down to 30 mph. He feels when the road was designed and with the additional setbacks required, it was designed to be a 40 mph road.

Dale Bigler stated the road is 14 feet wide on each side with additional turn areas. He feels the speed should be 35 to 40 mph. He would like to see a safety island on Elk Ridge Drive and Sky Hawk Way. The design with the islands is a major speed reduction.

Mayor Shelley stated that when the school comes in, there will be crosswalk areas.

Mayor Shelley opened the discussion to the public.

Troy Tischner has concerns with the speed limit set at 40 mph. There are three homes along that road that don't have the extra setbacks. He feels that the area which is approximately less than a mile only

1 Dean Ingram replied that anytime an overlay is applied, setbacks change.  
2 Tricia Thomas asked if a fire truck would be able to get in and out of the access drive.  
3 Nelson Abbott replied that it would not be able to fit and this would be a big issue.  
4 Ty Ellis isn't in favor of these plans or the existing senior overlay zone code.  
5 Dean Ingram stated he will go back to the standard 1/3 acre lot if council doesn't agree with the plans.  
6 Nelson Abbott agrees with Ty Ellis and feels that Planning Commission needs to review the senior  
7 overlay zone codes and make adjustments.  
8

9 Mayor Shelley closed the City Council Work Session at 7:35 pm.

10  
11 **ELK RIDGE**  
12 **CITY COUNCIL MEETING**  
13 **April 12<sup>th</sup>, 2016**  
14

15 **TIME AND PLACE OF MEETING**

16 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for  
17 **Tuesday, April 12<sup>th</sup>, 2016, at 7:00 PM;** this meeting was preceded by a **City Council Work**  
18 **Session Meeting at 6:30 PM.** The meetings were held at the Elk Ridge City Hall, 80 East Park  
19 Drive, Elk Ridge, Utah.

20 Notice of the time, place and Agenda of these Meetings, were provided to the Payson  
21 Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on April  
22 8<sup>th</sup>, 2016.  
23

24 **ROLL CALL**

25 *Mayor:* Hal Shelley  
26 *Council Members:* Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler, Nelson Abbott  
27 *Deputy Recorder:* Melanie Hoover, *Recorder:* Royce Swensen  
28 *Public Works Director:* McKay Lloyd  
29 *Public:* Clayton Creek, Paul Crook, Rebecca Anderson, Erin Mecklenburg, Brant Ludwig, Spencer Strand,  
30 Terry Martens, Erik Strand, Jim Chase, Samuel Lofthouse, Jacob Watson, Ben Fisher, Mitchell Waite, John  
31 Lemmons, Jared Barton, Miranda Merrill, Dean Ingram  
32

33 **OPENING REMARKS** An invocation was offered by Brant Ludwig and Erik Strand led those present in the Pledge  
34 of Allegiance, for those who wished to participate.  
35

36 **PLEDGE OF ALLEGIANCE**  
37

38 **AGENDA TIME FRAME**

39 **BRITTANY THOMPSON MOVED, TY ELLIS SECOND, TO ADJUST THE START TIME OF**  
40 **THE CITY COUNCIL MEETING TO 7:35 PM.**

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

43 **1. KELLY ACRES, PRELIMINARY/FINAL APPROVAL.**

44 Shay Stark reported that Kelly Acres is a proposed subdivision of the pasture area in front of the  
45 Cloward residence on Goosenest Drive. The proposal is to create two one-acre lots. There will be an  
46 additional fire hydrant on the front of the private drive. All plans meet code. Discussion ensued.

47 **NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO APPROVE THE KELLY ACRES**  
48 **PRELIMINARY AND FINAL APPROVAL AS PRESENTED.**

49 **VOTE:** **AYE (5)** **NAY (0)**  
50

51 **2. CITY PROPERTY DECISION.**

52 Mayor Shelley stated that more input is necessary before a decision is made.

1 the water income therefore a 15% increase would be necessary. He reviewed the tier rates and reviewed the  
2 amounts collected in each tier rate. He presented a base rate of \$61 is needed to avoid going into the negative  
3 in the water fund. He reviewed the pumping costs associated. His calculations presented the bigger rate  
4 water users are subsidizing the base rate of all water users. Previously the city hasn't read during winter  
5 months. The goal is to read meters every month to get accurate monthly usage. The water for the parks has  
6 been subsidized and should be covered through the parks funds instead of the enterprise fund. In 2015,  
7 \$16,000 was taken from the water fund to pay for the watering of the parks. Discussion ensued on the tier  
8 rates and the numbers necessary to make the water fund balance. Now that the numbers are available and  
9 evaluated, options can be discussed.

10 Mayor Shelley excused himself from the meeting.

11 Further discussion ensued.

12  
13 5. APPROVAL OF MARCH 8, 2016 MINUTES.  
14

15 **BRITTANY THOMPSON MOVED, TY ELLIS SECOND, TO APPROVE THE MINUTES FROM**  
16 **THE MARCH 8, 2016 CITY COUNCIL MEETING.**

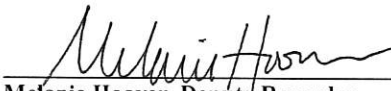
17 **VOTE: AYE (5) NAY (0)**  
18

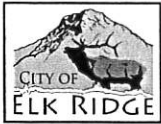
19 6. CLOSED SESSION IF NECESSARY.

20 Closed session was not necessary.

21  
22 ADJOURNMENT  
23

24 Nelson Abbott, Mayor Pro Tempore, adjourned this meeting at 10:10 pm.  
25

26  
27   
28 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**

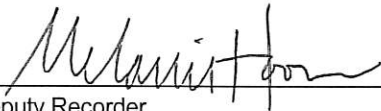
Notice is hereby given that the regular City Council Meeting scheduled for 7:00 PM on Tuesday, April 26, 2016, is hereby CANCELLED, by order of Mayor Hal Shelley.

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:**

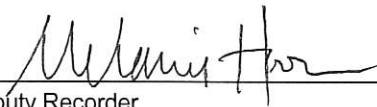
**CANCELLED**

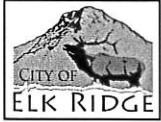
Dated this 25<sup>th</sup> day of April, 2016

  
\_\_\_\_\_  
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 April 25, 2016.

  
\_\_\_\_\_  
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**


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

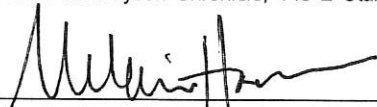
**CANCELLED**

Dated this 25<sup>th</sup> day of April, 2016

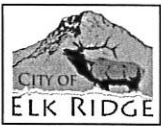
  
\_\_\_\_\_  
Deputy Recorder

**CERTIFICATION**

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\_\_\_\_\_  
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 Friday, April 29, 2016, 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. Open Space Landscaping Request from Residents
2. Police/Fire Impact Fee, *see attachment*
3. Mt. Nebo Water Meeting, *see attachment*
4. Survey Results
5. Update on City Celebration
6. Proposed Landscaping Code Amendment
7. Budget, *see attachment*

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

- Opening Remarks and Pledge of Allegiance - Invitation
- Approval/Agenda Time Frame
- Public Forum
- 1. Approval of Tyler Veach's Eagle Scout Project
- 2. Declare Vinyl Fencing as Surplus Property
- 3. Appoint Colin Logue, Planning Commission Alternate
- 4. Appoint Bruce Thorpe, Planning Commission
- 5. Premier Point Phase 1 Acceptance into Durability, *see attachment*
- 6. Parkside Cove Phase 1 Final Application Approval, *see attachments*
- 7. Proposed Landscaping Code Amendment Decision, *see attachments*
- 8. Mt. Nebo Water Decision
- 9. Department Reports:
  - A. Administrative & Planning Commission, Water – Mayor Shelley
  - B. Roads & Storm Drain – McKay Lloyd
  - C. Parks, Trails & Recreation – McKay Lloyd
  - D. Sewer, Sanitation & SESD – McKay Lloyd
  - E. Economic Development & Code Enforcement - Mayor Shelley
- 10. Approval of Minutes from March 24, 2016, *see attachment*
- 11. Closed Session if Necessary
- Adjournment

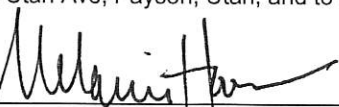
Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.  
Dated this 28<sup>th</sup> day of April, 2016.

  
\_\_\_\_\_  
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 28<sup>th</sup> day of April, 2016.

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

\*Please note: If you would like to address council in the Public Forum, you will be required to sign in and state the topic of your discussion by the time the regular council meeting begins. You will then be called upon at your time to speak. Comments are limited to 2 minutes.

**ELK RIDGE  
CITY COUNCIL MEETING  
April 29<sup>th</sup> 2016**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, April 29<sup>th</sup>, 2016, 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 April 28<sup>th</sup>, 2016.

**ROLL CALL**

*Mayor:* Hal Shelley

*Council Members:* Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler, Nelson Abbott

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

*Public Works Director:* McKay Lloyd

*Public:* Paul Crook, Richard Dougan, Matthew Doxey, Jim Chase, Ed Christensen, Jamie Waterman, Stacey Petersen, Jessica Morgan, Ciera Thayne, Lucretia Thayne, Sam Drown, Dean Ingram

**CITY COUNCIL WORK SESSION**

6:00 pm

**1. OPEN SPACE LANDSCAPING REQUEST FROM RESIDENTS.**

Matthew Doxey introduced himself and stated that he just recently moved into town. He referred to a meeting he had with Dale Bigler and a few residents. They have an interest in landscaping the 5 acres of open space area to the east of Horizon View Loop. He provided numbers on the cost at approximately \$50-55,000.00. A group of neighbors would help offset some of the costs to show their interest.

Dale Bigler suggested three phases to this project. He would like a specific bid for materials (approximately \$12,000.00) and could save money if the community could help with the labor.

Brittany Thompson asked what the purpose of landscaping would be. There is already a park, playground and field to play on. The city already has lots of parks and maintenance costs.

Greg Shelton asked why the city wants property that it doesn't do anything with. There are a lot of weeds and dirt there.

Mayor Shelley said this area was dedicated to the city in the past to be left as natural vegetation open space. This area of town grows a lot of weeds. This area needs to be utilized in a productive way whether it's a skate park, landscaped area, pavilion or parking lot.

Brent Wood remembered when he moved in the city requested residents to sign a deed dedicating this area to the city to create a park.

Mayor Shelley responded the property could have remained owned by the residents and they would have to take care of it. It was a better option to dedicate to the city to not burden the residents. The city did not have a plan of creating a park at the time the residents were approached due to the lack of funds in the budget. He appreciates that residents have come forward with a proposed plan. The retention pond has to remain there and cannot change its size and the ability to retain water cannot be taken away.

McKay Lloyd reported that the weeds were mowed twice last year. The retention pond is limited on what can be done due to its steepness.

Mayor Shelley pointed out the maintenance costs to the city in the future. The city is restricted on the amount of dollars that comes into the city due to property tax revenue only. He feels this should be looked at and other options that can be done to utilize it for public use. He asked that a committee be formed by volunteers to research areas that plans could be implemented here. Matthew Doxey agreed to create a committee of 5 along with Dale Bigler and Stacey Peterson to assist.

landscaping is installed. He feels that residents are in a hurry to move in and it takes time to decide what type of landscaping they want. He feels timing is the issue and residents can have more extravagant yards if given the time to do so.  
Tricia Thomas doesn't like the government telling residents how to landscape but when people can't self-govern, it takes resources from taxpayers.  
Brittany Thompson feels the deposit amount should be sufficient enough that residents will put in their yard for incentive to get their deposit back.  
Mayor Shelley has concerns with the time of the year resident's homes are completed and they may not be able to landscape a yard in the winter before they move in.

(Out of Order)

Mayor Shelley opened the meeting for public comment before the long budget discussion is had.  
Ed Christensen likes the idea of the option for the home buyer to put the deposit in and/or the inexpensive landscaping in before occupancy.  
Stacey Petersen clarified that Planning Commission voted the stipulation that those already in contract won't be affected by this code change.  
Melanie Hoover strongly opposes the requirement of a sprinkler system installed. If residents want to water with a hose, they should be able to water with a hose. Requiring yards to be installed does not make yards look nice. It's the individual yard maintenance that makes them look nice.  
Lucretia Thayne provided council with a letter she prepared in regards to her opposition of the proposed landscaping code amendments. She wants to know the principle behind this. This is too much government control. She doesn't feel residents should go in debt to finance yards since they are not a necessity. People plant trees over time, give them time to do so.

#### 7. BUDGET.

Mayor Shelley moved the budget discussion to the regular city council meeting.

Mayor Shelley closed the City Council Work Session at 8:12 pm.

### ELK RIDGE CITY COUNCIL MEETING April 29<sup>th</sup> 2016

#### TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, April 29<sup>th</sup>, 2016, 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.

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#### ROLL CALL

*Mayor:* Hal Shelley

*Council Members:* Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler, Nelson Abbott

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

*Public Works Director:* McKay Lloyd

*Public:* Paul Crook, Richard Dougan, Matthew Doxey, Jim Chase, Ed Christensen, Jamie Waterman, Stacey Petersen, Jessica Morgan, Ciera Thayne, Lucretia Thayne, Sam Drown, Dean Ingram

**OPENING REMARKS** An invocation was offered by Tricia Thomas and Tyler Veach led those present in the Pledge of Allegiance, for those who wished to participate.

1 NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO ACCEPT THE PREMIER POINT  
2 PHASE 1 FINAL ACCEPTANCE AND DURABILITY EFFECTIVE MARCH 25, 2016 AS  
3 WRITTEN.

4 VOTE: AYE (5) NAY (0)

5  
6 6. PARKSIDE COVE PHASE 1 FINAL APPLICATION APPROVAL.

7 Brittany Thompson questioned the improvement of the intersection of Elk Ridge Drive and Park Drive.  
8 She stated this is in our Capital Facilities Plan and is development driven.

9 Discussion ensued.

10 NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE PARKSIDE COVE  
11 PHASE 1 FINAL APPLICATION.

12 VOTE: AYE (4) NAY (1)

13 BRITTANY THOMPSON VOTED NAY BECAUSE THE PLANS ARE NOT WITHIN CODE.

14  
15 7. PROPOSED LANDSCAPING CODE AMENDMENT DECISION.

16 Brittany Thompson clarified that an option needs to be added to pay a landscaping deposit and have the  
17 landscaping done within a 1 year time frame.

18 Tricia Thomas suggested modifying the wordage requiring sprinkler systems for those who install  
19 xeriscape.

20 Ty Ellis has concerns that the PRV valve and backflow preventer needs to be included in the  
21 requirements.

22 NO ACTION TAKEN AT THIS TIME. CITY COUNCIL SENT THE CODE AMENDMENT  
23 CHANGES BACK TO PLANNING COMMISSION FOR REVIEW.

24  
25 8. MT. NEBO WATER DECISION.

26  
27 NO ACTION TAKEN AT THIS TIME.

28 (Out of Order)

29 BUDGET DISCUSSION.

30 Ty Ellis reported the following: With Royce Swensen's help, they reviewed and changed the general  
31 sale tax revenue to \$290,000.00 (page 1). He stated council decided on keeping the Sheriff at part time  
32 and change the amount to \$58,000.00 (page 4). He suggested bonding for the fire truck and this amount  
33 stays at zero (page 8). The bid for the snow plow needs to be changed to \$35,500.00 (page 6). He  
34 reported the SCBA equipment to change to \$30,000.00 (page 7). The only other change was to add a  
35 water bill of \$25,000.00 to the parks department (page 7). To offset the \$25,000.00 water bill, it needs  
36 to be taken out of the water department. After these changes, this puts the budget at \$45,718.00 under  
37 budget within the general fund. These amounts don't include the projects that need to be saved for  
38 future projects.

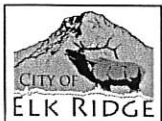
39 Royce Swensen reminded council the \$7,500.00 totaling \$15,000.00 on the trail sealing is included  
40 (page 7).

41 Nelson Abbott asked about the amount in difference of wages since previous employees have quit.  
42 Mayor Shelley responded that the employees need to be taken care of so the city can run. We lost Cody  
43 Black because he got offered more money elsewhere. He will fight for the employees with everything  
44 he can hoping to give each employee a small raise if possible once the budget is firm.

45 Royce Swensen stated the dollar amount hasn't changed in the budget from last year on employee  
46 wages.

47 Tricia Thomas feels that employees need to be taken care of because the city will lose money training  
48 new staff.

49 Royce Swensen stated the \$15,000.00 for the salt shed is included in the budget (page 7) and Ty Ellis  
50 asked if impact fees can cover this cost. Royce will look into this.



**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 May 10, 2016, 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. Ty Ellis Presentation of Survey Results
2. Naming of Elk Ridge Meadows Parks
3. Tentative Budget, *see attachment*
4. Truth in Taxation Hearing Discussion

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

- Opening Remarks and Pledge of Allegiance - Invitation  
Approval/Agenda Time Frame  
Public Forum
1. Ratify Poll Vote, County Recreation Grant
  2. Ratify Poll Vote, Water line through roundabout and Parkside Cove
  3. Naming of Elk Ridge Meadows Parks
  4. Appoint Bruce Thorpe, Planning Commission
  5. Appoint Colin Logue, Planning Commission Alternate
  6. Water Allocation for Kelly Acres, *see attachment*
  7. Mt. Nebo Water Association Decision
  8. City Property Decision
  9. County Property Annexation Decision
  10. Tentative Budget
  11. Truth in Taxation Hearing Decision
  12. Department Reports:
    - A. Administrative & Planning Commission, Water – Mayor Shelley
    - B. Roads & Storm Drain – McKay Lloyd
    - C. Parks, Trails & Recreation – McKay Lloyd
    - D. Sewer, Sanitation & SESD – McKay Lloyd
    - E. Economic Development & Code Enforcement - Mayor Shelley
  13. Approval of Minutes from March 31, 2016 and April 12, 2016, *see attachments*
  14. Closed Session if Necessary
- Adjournment

Handicap Access, Upon Request. (48 Hours Notice)

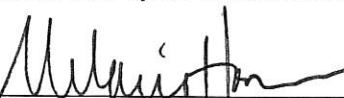
The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 6<sup>th</sup> day of May, 2016.

  
\_\_\_\_\_  
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 May, 2016.

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

\*Please note: If you would like to address council in the Public Forum, you will be required to sign in and state the topic of your discussion by the time the regular council meeting begins. You will then be called upon at your time to speak. Comments are limited to 2 minutes.

**ELK RIDGE  
CITY COUNCIL MEETING  
May 10<sup>th</sup>, 2016**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, May 10<sup>th</sup>, 2016, 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 May 6<sup>th</sup>, 2016.

**ROLL CALL**

*Mayor:* Hal Shelley  
*Council Members:* Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler, Nelson Abbott  
*Deputy Recorder:* Melanie Hoover, *Recorder:* Royce Swensen  
*Public Works Director:* McKay Lloyd  
*Deputy Sheriff:* Cheri Rhoades  
*Public:* Travis Tucker, Jessica Tucker, Paige Foster, Troy Foster, Ally Roylance, Jim Chase, Becky Shelley, Justin Meyer, Aaron Clawson, Jared Barton, Dallan Olson, Angelia Olson

**CITY COUNCIL WORK SESSION**

6:00 pm

1. **TY ELLIS PRESENTATION OF SURVEY RESULTS.**

Ty Ellis has not had the necessary time to prepare a summary of the results.  
Mayor Shelley suggested holding off on some important decisions until data is presented.  
No discussion held at this time.

2. **NAMING OF ELK RIDGE MEADOWS PARKS.**

Nelson Abbott feels it's hard to know where to draw the line on naming parks after certain individuals. He would like one of the parks to be a memorial park, named after a landmark, and having specific trees, playground equipment, benches etc. privately donated and named after certain individuals.  
Tricia Thomas agreed.  
Discussion ensued.

3. **TENTATIVE BUDGET.**

Mayor Shelley stated the tentative budget needs to be approved by the first city council meeting in June as per state statute.  
Nelson Abbott referred to page 3 line 41380, discretionary fund and asked if it should be kept in or not.  
Royce Swensen clarified it's defined as the Mayor's discretionary fund.  
Nelson Abbott referred to page 4 line 49330, attorney's fees.  
Mayor Shelley responded every year is different since the city cannot foresee legal fees and/or issues.  
Ty Ellis referred to page 5 line 55460, miscellaneous services and wondered why it was dropped to approximately half.  
Nelson Abbott clarified this cost was the 911 fee the fire department absorbed.  
Royce Swensen stated this was two payments that won't need to be paid again.  
Nelson Abbott referred to page 6 line 61800, loan/lease payments that was increased.  
Royce Swensen clarified this is the lease on the backhoe that went up.  
Tricia Thomas referred to page 1 line 31100, property tax income.  
Royce Swensen responded this number based on preliminary data from the county and he will not get the final number until June.



Nelson Abbott responded there haven't been a lot of road projects completed within the last few years.

Mayor Shelley referred to the email that Nelson Abbott sent for discussion. 1. He stated the \$13,000.00 was included in the budget and was not applied toward one particular project. There has to be buffers because it's impossible to know of emergency projects/overtime hours. 2. He presented a proposal of employee wages in regards to the budget. The amount proposed is \$6,000.00 less than what was in last year's budget and it includes raises for current employees. He wants to make sure employees are compensated as some employees have left to get paid more at other jobs. Brittany Thompson doesn't want staff to expect raises every year if it gets approved this year. Tricia Thomas feels it's only fair to give the raises as turn over costs the city more money. She stated that just because you can save money doesn't mean that it's right and she feels that people should get paid what they're worth. Ty Ellis would be disappointed to not be able to give a cost of living and merit raise. Mayor Shelley stated his recommendations are based on his observations. Tricia Thomas stated she trusts the mayor's judgment and if he recommends a raise, she supports that. Nelson Abbott wanted to clarify that every other aspect of this budget and wants employee wages/raises discussed since it's a big part of the budget. 3. The city property sales tax bond will be paid of November 20, 2022. Results from the survey can help determine what to do with the city property. Royce Swensen stated that in regards to the budget, council keeps ending the discussion with the general fund and the discussion on water needs to be made. Mayor Shelley stated he will schedule a meeting with our city engineer to discuss water.

4. TRUTH IN TAXATION HEARING DISCUSSION.

Mayor Shelley stated the deadline is June 12, 2016 to report to the County whether or not council will hold a truth in taxation hearing. There is more that needs to be discussed before a decision is made and council agreed to discuss this at a later date.

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

**ELK RIDGE  
CITY COUNCIL MEETING  
May 10<sup>th</sup>, 2016**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, May 10<sup>th</sup>, 2016, 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 May 6<sup>th</sup>, 2016.

**ROLL CALL**

Mayor: Hal Shelley

Council Members: Brittany Thompson, Ty Ellis, Tricia Thomas, Dale Bigler, Nelson Abbott

Deputy Recorder: Melanie Hoover, Recorder: Royce Swensen

Public Works Director: McKay Lloyd

Deputy Sheriff: Cheri Rhoades

Public: Travis Tucker, Jessica Tucker, Paige Foster, Troy Foster, Ally Roylance, Jim Chase, Becky Shelley, Justin Meyer, Aaron Clawson, Jared Barton, Dallan Olson, Angelia Olson

**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**

1  
2 5. APPOINT COLIN LOGUE, PLANNING COMMISSION ALTERNATE.  
3

4 DALE BIGLER MOVED, NELSON ABBOTT SECOND, TO REMOVE COLIN LOGUE AS A  
5 REGULAR PLANNING COMMISSION MEMBER AND TO APPOINT HIM AS THE  
6 ALTERNATE PLANNING COMMISSION MEMBER.

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

9 6. WATER ALLOCATION FOR KELLY ACRES.  
10

11 TY ELLIS MOVED, NELSON ABBOTT SECOND, TO ALLOCATE 4.78 ACRE FEET OF  
12 WATER FROM WATER RIGHT NUMBER 51-1912 TO KELLY ACRES SUBDIVISION.  
13

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

16 7. MT. NEBO WATER ASSOCIATION DECISION.

17 Nelson Abbott asked council to consider mitigation issues.

18 Brittany Thompson would hate to miss out on the city having a voting member/technical committee  
19 member and miss out on votes in the future. The \$5,000 would be the cost of the phase 2 study to be  
20 paid \$2,500 per year for the next two years.

21 Mayor Shelley requested this decision to be made at the next city council meeting to allow more time  
22 for research and thought.

23 NO ACTION TAKEN AT THIS TIME.  
24

25 8. CITY PROPERTY DECISION.

26 Mayor Shelley and Nelson Abbott recommended waiting for the survey results before a decision is  
27 made.  
28

29 NO ACTION TAKEN AT THIS TIME.  
30

31 9. COUNTY PROPERTY ANNEXATION DECISION.

32 Mayor Shelley recommended waiting for the survey results before a decision is made.

33 Tricia Thomas stated she would like commercial codes in place before a decision is made. She asked if  
34 the property owners could choose to annex into Salem instead? If commercial development is going to  
35 be there anyways, she would like Elk Ridge to benefit from this property instead of Salem or Payson.

36 Discussion ensued.

37 Mayor Shelley stated that there will be a time when the city cannot run on property tax only and this  
38 area might be the city's only option for economic development.

39 NO ACTION TAKEN AT THIS TIME.  
40

41 10. TENTATIVE BUDGET.

42 Mayor Shelley requested decision to be made at the next city council meeting for further discussion.  
43

44 NO ACTION TAKEN AT THIS TIME.  
45

46 11. TRUTH IN TAXATION HEARING DECISION.

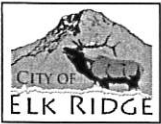
47 Mayor Shelley requested decision to be made at an extra city council meeting for further discussion to  
48 be held on May 17.

49 NO ACTION TAKEN AT THIS TIME.  
50

51 12. DEPARTMENT REPORTS:

52 A. Administrative & Planning Commission, Water- Mayor Shelley

53 No report at this time.



**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 Work Session at 7:00 PM on Tuesday, May 17, 2016.** The meeting will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

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

1. Tentative Budget Discussion

Handicap Access, Upon Request. (48 Hours Notice)

All interested persons are invited to attend this meeting.

Dated this 12<sup>th</sup> day of May, 2016.

  
\_\_\_\_\_  
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 12<sup>th</sup> day of May, 2016.

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

1 Elk Ridge

2 Special City Council Budget Work Meeting

3 May 17, 2016

4 Time & Place of Meeting

5 Scheduled for Tuesday, May 17, 2016, beginning at 6:30 to discuss the budget. Notice of the meeting was published on  
6 the city website.

7  
8 Roll

9 Mayor: Hal Shelley;

0 City Council: Tricia Thomas, Nelson Abbot, Brittany Thomson Ty Ellis, Dale Bigler

1 City Recorder: Royce Swensen

2 Prayer: Dale Bigler

3 Pledge of Allegiance

4 Purpose of the Meeting:

5 Budget

6 Cell Tower discussion, possible revenue maker.

7 It was determined that city code will allow for a tower with possible height restrictions. The City needs to check  
8 into codes for sure. It could be a good revenue stream.

9 Nelson Abbott stated that Dan Steele a resident installs cell towers.

0 Tricia Thomas asks about the size of tables that she wants to buy. Buying them is cheaper than renting.

1 Ty Ellis stated more information was needed for roads and equipment maintenance for the current budget.

2 Royce Swensen said that roads need repairing before a complete redo is needed. Echols gave suggestions on what is  
3 needed on each road for maintenance. Sealing is recommended for new roads within the first 2 years. "Mastic"  
4 is a new thing to keep the nice roads nice and should last for 8 years. Some roads (Hudson, Columbus etc.) need  
5 2" overlay. \$125,000 is never going to keep up with the necessary repairs to keep major repairs at bay.

6 Nelson Abbott stated that the road schools are helpful to teach employees of other ways to keep roads up than just  
7 replacing them.

8 Mayor Hal Shelley agreed that road schools are important and that Cody Black attended many and had discussed with  
9 McKay Lloyd what he learned. He mentioned that Shuler Lane needs a complete rebuild. He suggested talking to  
0 Payson City to help maintain that road because their big trucks going on that road to their storage facility  
1 are what is ruining the road. The City doesn't have money in current budget to do long range maintenance on  
2 the roads.

3 Royce Swensen said a 2" overlay would cost \$15,000 for (1000' on Columbus from Park to Magellan.) 3" overlay would  
4 be \$2 per square foot. Mastic replaces chip seal for roads with less traffic. Chip seal still needs to be used on  
5 high traffic roads. There are 3 categories for the roads, mastic, overlays and rebuilds. Rebuilds are \$3 per sq.  
6 foot.

**Sheriff:** Stays the same

**Fire Truck:** \$15,000 savings for maintenance of current trucks and to save for a new one.

Brittany Thompson: **Budget B Fire Truck** \$45,000.

Mayor Hal Shelley stated that Maple Lane is misaligned and needs to be fixed only when there is pushback from residents.

Brittany Thompson said the **Dugway** will cost at least \$200,000 if the City gets a grant.

Royce Swensen stated that the City needs to budget the costs of applying for grants.

Dale Bigler wants the walking trail on Salem Hills Drive to be finished before he's out of office. He suggested a 10' widening of the road with striping for the trail and should cost about \$25,000.

**Parks:** \$15,000 for playground safety. **Trail sealing:** \$27,000

Dale Bigler suggested the trail the City needs most to seal is in the new park because the sprinklers spray the trail all the time.

Ty Ellis mentioned the **Tennis court wall** has \$5,000 budgeted to repair it.

The amount budgeted for **Shuler Park Lights** for the basketball court will be \$25,000.

**Park Maintenance Vehicle** would cost about \$20,000 and is relegated to the Wish List.

Royce Swensen stated as far as vehicles go, the city is down another public works vehicle. It will probably cost about \$1,000 for the old ford to run. The diesel is not worth fixing.

The City can still "borrow" Salem City's **Aerator** for the park. The City will add it to the Wish List and maybe save for it.

No funds were allocated for the **Elk Ridge Meadows Pavilion** w/storage. Impact fees may/should help cover it.

**Park Parking Lot Elk Ridge Meadows**

**Trailer** to save the mowers etc. from being driven on the road. \$5,000

**Trails:** \$30,000

**Public Work Parking Lot:** \$50,000 **Fence:** \$9,000

**Storage Shed:** 40' x 60' \$15,000

**Loafer Canyon Fence** \$1,500

**Civic Center** \$2.5 million

**Digitize office records** \$4,000

Brittany Thompson: The City should advertise service opportunities like scanning records.

**Equipment:** Bobtail \$150,000, \$20,000 for the bed alone. Used one has to come from a bankruptcy, otherwise, the City is buying another city's problems.

**New equipment:** new truck 3 for full timers 1 for occasional use 1 for seasonal employees to use for work. The City could get a smaller truck.

Nelson Abbott stated that a lease might work better.

3 Nelson Abbott said that since private people have to have a business plan, the city should too. That section is already  
4 proposed for economic development.

5 Royce Swensen will zero the budget out for the next meeting. \$500 was added to 911 Service and Solved  
6 employment question.

7 Tricia Thomas had a question and a concern. What was the result of the test well? The City doesn't know yet. Her  
8 concern was that cars are driving on the walking trails to get to new Arive homes. Need to block it.

9 Royce Swensen stated that The City can't use the park in lieu fee.

0 Brittany Thompson asked if Royce Swensen could provide balances for line items.

1 Ty Ellis asked if the council is united on the 191% Tax increase so the City can present the budget at truth in taxation.

2 Mayor Hal Shelley asked which budget items can be put in the bonding option and what can't. School Bonds are for 15  
3 years.

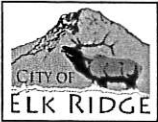
4 Nelson Abbott's biggest concern is whether the funds received from property tax will go to what is intended.

5 Meeting adjourned.

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\_\_\_\_\_  
Melanie Hoover, Deputy Recorder  
Transcribed by Jan Butler





**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, May 24, 2016, at 7:00 PM**; which will be preceded by a **Public Hearing at 6:00 PM** and a **City Council Work Session at 6:30 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. Transfer of Funds, *see attachment*
2. Proposed Amendments to the Landscaping Codes, *see attachment*

#### **6:30 PM - CITY COUNCIL WORK SESSION AGENDA ITEMS:**

1. Discussion on Woodland Hills Boundary Adjustment
2. Survey Results
3. Truth in Taxation Hearing Discussion

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

Opening Remarks and Pledge of Allegiance - Invitation

Approval/Agenda Time Frame

Public Forum

1. Transfer of Funds
2. Proposed Amendments to the Landscaping Codes Decision
3. Mount Nebo Water Agency Decision
4. Harrison Heights Phase 6 Final Approval, *see attachment*
5. Tentative Budget
6. Truth in Taxation Hearing Decision
7. Department Heads:
  - A. Administrative & Planning Commission – Mayor Shelley
    1. Exploratory Well Report.
  - B. Roads & Storm Drain: McKay Lloyd
  - C. Parks, Trails & Recreation: McKay Lloyd
  - D. Water, Sewer, Sanitation & SESD: McKay Lloyd
  - E. Economic Development & Code Enforcement: McKay Lloyd
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 20<sup>th</sup> day of May, 2016.

  
Melanie Hoover, 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 Agenda was provided to the Payson Chronicle, 145 E Utah Ave, Payson, Utah, and to each member of the Governing Body on the 20<sup>th</sup> day of May, 2016.

  
Melanie Hoover, Deputy Recorder

**ELK RIDGE  
CITY COUNCIL MEETING  
May 24, 2016**

**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, May 24, 2016, at 7:00 PM; this meeting was preceded by a Public Hearing at 6:00 PM and City Council Work Session Meeting at 6:30 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 May 20, 2016.

**ROLL CALL**

Mayor: Hal Shelley  
Council Members: Tricia Thomas, Ty Ellis, Nelson Abbott, Brittany Thompson, Dale Bigler  
Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder*.  
Shay Stark, *City Planner*  
Cheri Rhoades, *Deputy Sheriff*  
McKay Lloyd, *Public Works Director*  
Public: Paul Crook, Lucretia Thayne, Aaron Clawson, Cindi Ellis, Richard Dougan, Becky Shelley

**PUBLIC HEARING**

*6:00 pm* 1. TRANSFER OF FUNDS.

Mayor Shelley clarified the funds to be transferred are as follows: \$5,000 from the water fund and \$5,000 from the sewer fund to the town hall/fire station fund. Also, \$2,500 from the water fund and \$2,500 from the sewer fund to the backhoe/equipment fund. This is standard procedure for auditing purposes.

2. PROPOSED AMENDMENTS TO THE LANDSCAPING CODES.

Mayor Shelley referred to the summary of the proposed landscaping provided.

Lucretia Thayne had questions on street tree requirements within new development. Is the planter area on city property and Dale Bigler responded that it is. She doesn't feel it's justified to require trees, sprinklers and landscaping on city property and require homeowners to maintain them. She feels homeowners should not have to plant trees. She doesn't agree with the paragraph that trees will lower blood pressure. She feels this is over reach of central planning, inappropriate government and unrighteous dominion.

Nelson Abbott referred to the picture where landscaping is required to the back of the house where a fence is on the front of the home. He feels the landscaping shouldn't be required beyond the fence line. He wants the drawing to be adjusted to match the wordage of the codes.

Dale Bigler referred to other cities landscaping code requirements. He stated it's proposed to have the front yard landscaped within 1 year of occupancy.

Mayor Shelley closed the Public Hearing at 6:16 pm.

**CITY COUNCIL WORK SESSION**

*6:16 pm*

1. DISCUSSION ON WOODLAND HILLS BOUNDARY ADJUSTMENT.

Mayor Shelley reported he visited with Woodland Hills Mayor Lauritzen yesterday. He referred to the map of the boundary lines and stated that a property owner has requested to move the city boundary line down to the east side of Loafer Canyon Road so that he is a part of Woodland Hills. The problem for the city is maintaining the road, city code does not allow a septic option, water lines aren't there, and electricity would have to be available. Woodland Hills stated they would provide water and electricity to those lots. They permit septic but the problem he sees is the snow removal and fire protection. The road is not wide enough for fire trucks to turn around.

1 Ty Ellis clarified that Budget A and Budget B are drastically different from each other. He wants  
2 accountability shown to the residents. He doesn't want the winds of political change to change how funds  
3 are saved. He clarified that a proposed tax rate increase needed would be 115% – 119%.

4 Mayor Shelley wants a presentation for the residents at the truth in taxation hearing and asked council if  
5 they are comfortable with the proposed rate increase with the understanding the input will be taken from  
6 the residents at the hearing. A final decision will be made at the following council meeting on August 9.

7  
8 Mayor Shelley closed the City Council Work Session at 7:33 pm.  
9

10 **ELK RIDGE**  
11 **CITY COUNCIL MEETING**  
12 **May 24, 2016**  
13

14 **TIME AND PLACE OF MEETING**

15 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for  
16 **Tuesday, May 24, 2016, at 7:00 PM;** this meeting was preceded by **a Public Hearing at 6:00 PM**  
17 **and City Council Work Session Meeting at 6:30 PM.** The meetings were held at the Elk Ridge  
18 City Hall, 80 East Park Drive, Elk Ridge, Utah.  
19

20 Notice of the time, place and Agenda of these Meetings, were provided to the Payson  
21 Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body, on May  
22 20, 2016.  
23

24 **ROLL CALL**

25 Mayor: Hal Shelley

26 Council Members: Tricia Thomas, Ty Ellis, Nelson Abbott, Brittany Thompson, Dale Bigler

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

28 Shay Stark, *City Planner*

29 Cheri Rhoades, *Deputy Sheriff*

30 Public: Paul Crook, Lucretia Thayne, Aaron Clawson, Cindi Ellis, Richard Dougan, Becky Shelley  
31

32 **OPENING REMARKS** An invocation was offered by Mayor Shelley and he led those present in the Pledge of  
33 Allegiance, for those who wished to participate.  
34

35 **PLEDGE OF ALLEGIANCE**

36  
37 **AGENDA TIME FRAME**

38 **BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO AMEND THE AGENDA TIME**  
39 **FRAME, ADJUSTING THE START TIME TO 7:34 PM.**

40 **VOTE:                    AYE (5)                    NAY (0)**  
41

42  
43 **PUBLIC FORUM**

44 *7:34 pm*

45 There was no public comment.  
46

47 **1. TRANSFER OF FUNDS.**  
48

49 **BRITTANY THOMPSON MOVED, NELSON ABBOTT SECONDS, TO TRANSFER FUNDS \$5,000**  
50 **EACH FROM THE WATER FUND AND SEWER FUND TO THE TOWN HALL/FIRE STATION**  
51 **FUND AND ANOTHER TRANSFER OF \$2,500 EACH FROM THE WATER FUND AND SEWER**  
52 **FUND TO THE BACK HOE/EQUIPMENT FUND.**

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

1 6. TRUTH IN TAXATION HEARING DECISION.

2  
3 BRITTANY THOMPSON MOVED, TY ELLIS SECONDS, TO HAVE A TRUTH IN TAXATION  
4 HEARING WITH NOT MORE THAN 115% TAX INCREASE.

5 VOTE: AYE (4) NAY (1)

6  
7 NELSON ABBOTT VOTED NAY.

8  
9 7. DEPARTMENT HEAD REPORTS.

10 A. Administrative & Planning Commission –Mayor Hal Shelley

11 1. Exploratory Well Report.

12 Mayor Shelley is awaiting a report from the company drilling the test well.

13 McKay Lloyd reported they have drilled down to approximately 860 feet. The water level is at 320  
14 feet and is murky and they are waiting to see if it will flush/clean out. A true report and water  
15 sample could take a couple months.

16 B. Roads & Storm Drain – McKay Lloyd

17 McKay Lloyd reported that he has scheduled the crack sealing machine for June 6. He will start  
18 with the top of the city and move as far north as possible. Pot holes are being filled and repaired.

19 C. Parks, Trails, & Recreation – McKay Lloyd

20 McKay Lloyd reported his department is currently mowing the parks. The Eagle Scout project was  
21 a success in planting the trees in the Elk Ridge Meadow Park and there was a good turnout in  
22 volunteers. City properties are scheduled to be mowed.

23 D. Water, Sewer, Sanitation & SESD – McKay Lloyd

24 No report at this time.

25 E. Economic Development & Code Enforcement – McKay Lloyd

26 No report at this time.

27  
28 8. CLOSED SESSION IF NECESSARY.

29 Closed Session was not necessary.

30  
31 ADJOURNMENT

32 Mayor Shelley adjourned this meeting at 9:37 pm.

33  
34  
35  
36  
37  
38  
  
\_\_\_\_\_  
Melanie Hoover, Deputy Recorder