

ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org 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 10, 2017 at 7:00 PM;** which will be preceded by 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. Equipment Replacement
 - a. Plow Truck Purchase
2. City Fee Schedule Changes; *see attachment*
 - a. Watering Restrictions Fine (8-1-13), *see attachment*
 - b. Public Works – Camera Sewer Lines and Vac Truck Service Charges
 - c. Deposit on Temporary Disconnection of Services
 - d. Preliminary and Final Approval for 1 to 6 Lot Subdivisions
 - e. Business License Annual Code Change (3-1-6), *see attachment*
3. Proposed Code Change to Winter Parking (6-1-4), *see attachment*
4. Speed Limit of Elk Ridge Drive
5. Intersection of Elk Ridge Drive and Sky Hawk Way, blind corner issue
6. Assign City Council member to attend Planning Commission meetings.
7. Review of 2016-2017 City Budget, *see attachment*

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

- Opening Remarks if Volunteered
Pledge of Allegiance
Approval/Agenda Time Frame
Public Forum
1. Equipment Replacement, Depreciation Vote
 2. Ordinance on Proposed Code Changes to Watering Restrictions (8-1-13)
 3. Ordinance on Proposed Code Changes to Business License Procedure (3-1-6)
 4. Ordinance on Proposed Code Changes to Winter Parking (6-1-4)
 5. Resolution to Proposed Changes to City Fee Schedule
 6. Decision on Speed Limit of Elk Ridge Drive
 7. Approval of City Council Meeting Minutes from November 15, 2016, *see attachment*
 8. Approval of City Council Meeting Minutes from November 16, 2016, *see attachment*
 9. Approval of City Council Meeting Minutes from December 10, 2016, *see attachment*
 10. Closed Session if Necessary
- Adjournment

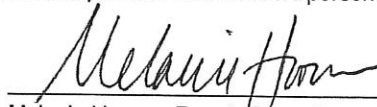
CITY COUNCIL WORK SESSION:

1. Continued Work Session If Necessary in Regards to Work Session Items Listed Above.

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 6th day of January, 2017.



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 6th day of January, 2017.



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
January 10, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, January 10, 2017, at 7:00 PM; this meeting was preceded by a City Council Work Session at 6:00 pm; The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on January 9, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler, Paul Crook

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

Cheri Rhoades, *Deputy Sheriff*

Public: Jim Chase, Teri Shelley, Eric Adams, Karen Adams, Cindi Ellis, Jared Peterson, Rusty Rogers, Christian Butterfield, Shawn Harding, Jeannine Harding

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. DISCUSSION REGARDING FACEBOOK POSTS

Discussion held in continued work session below.

2. EQUIPMENT REPLACEMENT

a. Plow Truck Purchase

Mayor Ellis reported that Council has had previous discussions on equipment replacement. The amount requested to set aside for reserve for equipment depreciation is \$397,000.00. A third plow is important for redundancy especially since the older truck had mechanical issues during the last storm.

3. CITY FEE SCHEDULE

a. Watering Restrictions Fine (8-1-13)

Mayor Ellis referred to the city's water conservation and management plan which includes a fine regarding watering during mandatory water restrictions. It needs to be determined what the fine would be and the fine needs to be documented on the city fee schedule. An amendment to the code would be necessary as well. Discussion was held to have 1st, 2nd and 3rd violations listed with increasing fees per offense. It was discussed to eliminate the fine out of the code for watering outside of allotted hours.

b. Public Works – Camera Sewer Lines and Vac Truck Service Charges

Discussion was held regarding a fee to cover public works department's time to assist with these requests.

c. Deposit on Temporary Disconnection of Services

Discussion was held on snowbird accounts that cancel services while their away. A fee should still be in place since costs are still incurred for connections and depreciation.

d. Preliminary and Final Approval for 1 to 6 Lot Subdivisions

Discussion was held to make a change on the city fee schedule to allow 1-6 lot subdivisions to go through preliminary and final approval at the same time ONLY if there are no dedications, no additional water, sewer lines and storm drains necessary.

e. Business License Annual Code Change (3-1-6)

Discussion was held to modify the code so that business licenses are valid one year from the date of issuance instead of calendar year.

4. PROPOSED CODE CHANGE TO WINTER PARKING (6-1-4)

- Discussion was held on the problem with vehicles parking in the city easement during snow removal. The intent is not to tow vehicles, but to get residents to comply to the code for liability purposes and to allow the plow trucks more access to remove snow. The code wasn't written clear therefore a modification needs to be made. The proposed change is to eliminate some wordage and add the phrase "to be parked during snow removal activities." Discussion was made in regards to reverse driveways and an exception may need to be made in those cases. If an exception is made, an agreement would need to be signed to protect the city from any liability if damages occur. Mayor Ellis has created a Snow Plowing Service Level Agreement for review.

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5. SPEED LIMIT ON ELK RIDGE DRIVE
Item 5 and 6 were discussed at the same time.
 6. INTERSECTION OF ELK RIDGE DRIVE AND SKY HAWK WAY, BLIND CORNER ISSUE
 - Mayor Ellis presented an overhead view of a map of this intersection. Based on speed limits, there are certain sight distances that need to be met (decision point). Technically this road's speed limit should be set at less than 25 mph to meet design standards in regards to the decision point. The decision point needs to be moved further west. The road could be restriped and shifted and different options were discussed on how to shift the road. Mayor Ellis suggested having a land survey completed to see if shifting the road is a possibility to meet design standards. It's almost impossible to have the speed limit set at 35 mph on this road as approved at the last city council meeting.
 7. ASSIGN CITY COUNCIL MEMBER TO ATTEND PLANNING COMMISSION MEETINGS
 - Discussion held in the continued work session below.
 8. REVIEW OF 2016-2017 CITY BUDGET
 - Discussion held in the continued work session below.

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

**ELK RIDGE
CITY COUNCIL MEETING
January 10, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, January 10, 2017, at 7:00 PM;** and 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 January 9, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler, Paul Crook

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

Cheri Rhoades, *Deputy Sheriff*

Public: Jim Chase, Teri Shelley, Eric Adams, Karen Adams, Cindi Ellis, Jared Peterson, Rusty Rogers, Christian Butterfield, Shawn Harding, Jeannine Harding

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Dale Bigler and Cindi Ellis led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE AGENDA AS OUTLINED.

VOTE:

AYE (5)

NAY (0)

PUBLIC FORUM

7:00 pm

Teri Shelley has concerns on the city's policy regarding online comments from city officials. A city council member made a comment on facebook that falsely stated the previous mayor prevented a new snow plow purchase. Is there any liability or integrity according to the council? For three years, Mayor Shelley had previously pushed the council to purchase a new snow plow. She also stated that easements are meant for storage of snow and if cars should not be parked there in winter months.

Eric Adams stated he lives on Rocky Mountain Way. He is not in favor of the speed limit raised on his street to 30 mph. He feels he didn't have a chance to voice his opinion before the decision was made. He has sent an email to council of his concerns. He knows there aren't any residents on his street that are happy with the speed limit increase.

Jared Peterson also has concerns on the speed limit increase. On Gooseneck Drive, the speed tables were designed for 25 mph. He doesn't feel that any speed limit should be raised in Elk Ridge as it's mainly a residential city. He drove and timed the speed increased areas and it only saved him 11 seconds. He doesn't feel that 11 seconds of saved time is worth the additional risk.

Shawn Harding also lives on Rocky Mountain Way. He seconds what Eric Adams and Jared Peterson stated. He feels this is a safety issue and feels the raise to 30 mph will allow people to speed at 40-50 mph. This is a high pedestrian area and feels it shouldn't have been raised to 30 mph.

1. EQUIPMENT REPLACEMENT

BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO TAKE \$350,000.00 FROM THE GENERAL FUND AND PLACE IT INTO A FUND FOR EQUIPMENT REPLACEMENT OF CITY PROPERTY.

VOTE:	AYE (5)	NAY (0)
	PAUL CROOK	AYE
	TRICIA THOMAS	AYE
	NELSON ABBOTT	AYE
	BRITTANY THOMPSON	AYE
	DALE BIGLER	AYE

2. ORDINANCE ON PROPOSED CODE CHANGES TO WATERING RESTRICTIONS (8-1-13)

BRITTANY THOMPSON MOVED, TRICIA THOMAS SECOND, TO CHANGE ORDINANCE 8-1-13 THE WATER CONSERVATION PLAN: SCARCITY OF WATER TO ADD AT THE END OF SECTION B "Any violation of the provisions of this section related to mandatory water restrictions shall be deemed a violation of this code and punishable by a possible fine, up to one thousand dollars (\$1,000.00) per violation according to the city fee schedule."

VOTE:	AYE (3)	NAY (2)
	PAUL CROOK	NAY
	TRICIA THOMAS	AYE
	NELSON ABBOTT	NAY
	BRITTANY THOMPSON	AYE
	DALE BIGLER	AYE

NELSON ABBOTT VOTED NAY AS HE FEELS THIS THAT A THOUSAND DOLLARS COULD BE A FINANCIAL UPSET TO SOME PEOPLE TO THE DEGREE THAT IT COULD BE PROVERBIAL FIRST DOMINO THAT STARTS A DOWNWARD TREND WHICH COULD DERAILED THEM FINANCIALLY FOR MANY MANY YEARS TO COME AND HE JUST DOESN'T THINK THAT SOMEONE WATERING THEIR LAWN IS WORTHY OF A FINE AT THAT LEVEL.

PAUL CROOK VOTED NAY AS HE HAS A PROBLEM WITH THE ENFORCEMENT. SOME RESIDENTS MAY HAVE A BIG STORAGE TANK AND WATER OUT OF THAT AND THE CITY MAY TRY TO FINE THEM.

3. ORDINANCE ON PROPOSED CODE CHANGES TO BUSINESS LICENSE PROCEDURES (3-1-6)

BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO APPROVE THE MODIFICATION TO SECTION 3-1-6 OF THE CITY CODE PAYMENT DATES REGARDING LICENSE FEES AS OUTLINED ON THE PROPOSAL.

VOTE:	AYE (5)	NAY (0)
	PAUL CROOK	AYE

TRICIA THOMAS AYE
NELSON ABBOTT AYE
BRITTANY THOMPSON AYE
DALE BIGLER AYE

4. ORDINANCE ON PROPOSED CODE CHANGES TO WINTER PARKING (6-1-4)

BRITTANY THOMPSON MOVED, TRICIA THOMAS SECOND, TO CHANGE ORDINANCE 6-1-4 SNOW REMOVAL TO READ AS FOLLOWS: "A. *Parking Prohibited For Snow Removal: In order to facilitate efficient and safe removal of snow from city streets, it is unlawful for the owner or driver of any motorized or non-motorized vehicle, trailer, boat, or other transportation device, to be parked - during snow removal activities between November 1 and March 1. Any vehicle that is parked in violation of this section may, without prior notice, be removed immediately at the owner's expense.*"

VOTE: AYE (5) NAY (0)

PAUL CROOK AYE
TRICIA THOMAS AYE
NELSON ABBOTT AYE
BRITTANY THOMPSON AYE
DALE BIGLER AYE

5. RESOLUTION TO PROPOSED CHANGES TO CITY FEE SCHEDULE

BRITTANY THOMPSON MOVED, TRICIA THOMAS SECOND, TO APPROVE THE CITY FEE SCHEDULE PROPOSAL WITH THE MODIFICATION TO THE OUTDOOR WATERING IN VIOLATION FEES AS DISCUSSED.

VOTE: AYE (3) NAY (2)

PAUL CROOK NAY
TRICIA THOMAS AYE
NELSON ABBOTT NAY
BRITTANY THOMPSON AYE
DALE BIGLER AYE

NELSON ABBOTT VOTED NAY TO BE CONSISTENT. HE CAN'T VOTE AGAINST SOMETHING AND THEN VOTE FOR IT.

PAUL CROOK VOTED NAY FOR THE SAME REASON.

6. DECISION ON SPEED LIMIT OF ELK RIDGE DRIVE

DECISION WAS TABLED UNTIL LAND SURVEY CAN BE PERFORMED BEFORE CHANGING THE SPEED LIMIT TO DETERMINE WHERE EXACTLY THE DECISION POINT IS AND WHERE THE ROAD CAN BE RESTRIPED.

7. HORIZON VIEW FARMS PLAT B, FINAL ACCEPTANCE AND ENTRANCE INTO DURABILITY

NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO APPROVE THE FINAL ACCEPTANCE ON HORIZON VIEW FARMS PLAT B AND ALLOW THEM TO ENTER INTO THE DURABILITY PERIOD.

VOTE: AYE (3) NAY (2)

DALE BIGLER VOTED NAY SINCE HE FEELS THAT THE DEVELOPER NEEDS TO PLANT NEW TREES IN PLAT A AND RE-SEED THE RETENTION BASIN AS WELL.

BRITTANY THOMPSON VOTED NAY AS SHE FEELS THAT THIS ITEM SHOULD BE TABLED TO ALLOW MORE DISCUSSION SINCE THIS MEETING TIME IS RUNNING OUT.

8. APPROVAL OF CITY COUNCIL MEETING MINUTES FROM NOVEMBER 15, 2016

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE CITY COUNCIL MEETING MINUTES FROM NOVEMBER 15, 2016.

VOTE: AYE (5) NAY (0)

9. APPROVAL OF CITY COUNCIL MEETING MINUTES FROM NOVEMBER 16, 2016

DALE BIGLER MOVED, NELSON ABBOTT SECOND, TO APPROVE THE PAYSON/ELK RIDGE CITY COUNCIL MEETING MINUTES FROM NOVEMBER 16, 2016.

VOTE: AYE (5) NAY (0)

10. APPROVAL OF CITY COUNCIL MEETING MINUTES FROM DECEMBER 10, 2016

DALE BIGLER MOVED, NELSON ABBOTT SECOND, TO APPROVE THE CITY COUNCIL MEETING MINUTES FROM DECEMBER 10, 2016.

VOTE: AYE (5) NAY (0)

11. CLOSED SESSION IF NECESSARY

Closed session was not necessary.

ADJOURNMENT

BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO CLOSE THE CITY COUNCIL MEETING JANUARY 10, 2017 AT 7:45 PM.

VOTE: AYE (5) NAY (0)

Mayor Ellis adjourned this meeting at 7:45 pm.

ROLL CALL

Mayor: Ty Ellis

Council Members: Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler, Paul Crook

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

Cheri Rhoades, *Deputy Sheriff*

Public: Jim Chase, Cindi Ellis, Teri Shelley

CITY COUNCIL WORK SESSION

7:45 pm

1. CONTINUED WORK SESSION IF NECESSARY IN REGARDS TO WORK SESSION ITEMS LISTED ABOVE.

1. DISCUSSION REGARDING FACEBOOK POSTS

- Discussion was made regarding facebook. The city facebook page does not allow comments. Facts are presented to the residents on this page. The Elk Ridge Community Page has received a lot of comments and this page has become a complaint board. City staff is not required and it has been suggested they do not look at this page since it is unpleasant. If a resident wants their complaint addressed, they need to fill out a complaint form. A lot of people in the city are uncomfortable with this page as it creates a division within the city. Hopefully more residents will use the official city facebook page for information. Discussion ensued.

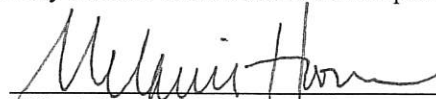
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2 7. ASSIGN CITY COUNCIL MEMBER TO ATTEND PLANNING COMMISSION MEETINGS

- 3 • Discussion was made that a city council member needs to attend the planning commission meetings. Rotations and
4 assignments were discussed. It was agreed that a monthly rotation be in place for each council member. If a council
5 member cannot attend, they need to arrange or trade with another council member or Mayor Ellis.
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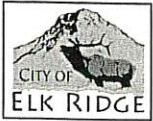
7 8. REVIEW OF 2016-2017 CITY BUDGET

- 8 • A current version of the budget was presented to the council. Discussion ensued on where the city is in regards to
9 the current budget.
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1 Mayor Ellis closed the City Council Work Session at 8:20 pm.
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5 Melanie Hoover, Deputy Recorder





ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on January 24, 2017, at 7:00 PM;** which will be preceded by 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. Horizon View Farms Plat B, Release of Surplus Water, *see attachment*
2. Planning Commission Members
3. Warranty Deed for Elk Ridge Meadows Open Space/Cotton Tail Lane Right of Way, *see attachment*
4. Proposed Code Change to 8-1-15: Time of Day Watering Regulations, *see attachment*
5. City Celebration – Fun Run Chair, Budget, Date(s) Held
6. Proposed Re-Zone of City Property Parcel 30:074:0129 to R1-15,000 (4 Lots), *see attachment*

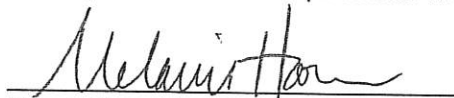
7:00 PM - REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

- Opening Remarks if Volunteered
 - Pledge of Allegiance
 - Approval/Agenda Time Frame
 - Public Forum
1. Release Surplus Water for Horizon View Farms Plat B
 2. Appoint Planning Commission Members
 3. Acceptance of Warranty Deed for Elk Ridge Meadows Open Space/Cotton Tail Lane Right of Way
 4. Proposed Code Change to 8-1-15: Time of Day Watering Regulations
 5. Parkview Corner Preliminary/Final Approval, *see attachment*
 6. Harrison Heights Phase 6, Final Acceptance and Entrance into Durability, *see attachment*
 7. Parkside Cove Phase 1 and Phase 2, Final Acceptance and Entrance into Durability, *see attachment*
 8. Approval of City Council Meeting Minutes from December 13, 2016, *see attachment*
 9. Closed Session if Necessary

Adjournment

Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.
Dated this 23rd day of January, 2017.


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 23rd day of January, 2017.


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
January 24, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, January 24th, 2017, at 7:00 PM; this meeting was preceded by a City Council Work Session at 6:00 pm; The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on January 23rd, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler, Paul Crook

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

Public: Jim Chase, Cindi Ellis, Bruce Thorpe, Andi Thorpe, Brian Childs

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. HORIZON VIEW FARMS PLAT B, RELEASE OF SURPLUS WATER

- Council referred to the memo created by Shay Stark, City Planner. At the ~~time~~ water was allocated for Horizon View Farms project, the amount of water was calculated for 74 ~~town~~ homes. The plan changed to 36 single family homes with leaves a credit of 8.31 acre feet of water left for ~~future~~ use within the city by Salisbury.

2. PLANNING COMMISSION MEMBERS

- Mayor Ellis has contacted members whose terms have expired. Colin Logue and Lisa Phillips have served their time and prefer not to be reappointed. David Clark's term is up and is ~~anxious~~ to continue serving therefore he will be reappointed.

3. WARRANTY DEED FOR ELK RIDGE MEADOWS OPEN SPACE/COTTON TAIL LANE RIGHT OF WAY

- More information was necessary. The request to table this to a future council meeting was made to allow the developer the opportunity to present this to the council.

4. PROPOSED CODE CHANGE TO 8-1-15; TIME OF DAY WATERING REGULATIONS

- Mayor Ellis referred to the proposed code change. This discussion was ~~made~~ last council meeting. The request to eliminate the section of time restrictions of outdoor watering. If the city does not intend to enforce this code, then the code needs to be eliminated. If this code were to remain in place, this could prevent kids from running through the sprinklers during the day.

5. CITY CELEBRATION – FUN RUN CHAIR, BUDGET, DATE(S) HELD

- Tricia Thomas reported that she doesn't have a fun run chair yet. It was ~~determined~~ the celebration this year will be on June 23 and 24. It was suggested for Tricia to prepare a blurb to post on the city's facebook page to advertise for volunteers and a fun run chair. Last year the budget for the celebration was \$7,000.00. Tricia will work on getting donations/sponsors. Last year, tents and tables were ~~purchased~~ so the city doesn't have to rent them every year. It was discussed to purchase more chairs. Tricia ~~asked~~ the fire department to help with the game booths if they are to generate revenue from ticket sales as well. Nelson Abbott agreed to ask the fire department to help obtain volunteers. Tricia would like water games this year. Dale Bigler would like music played during the celebration. Tricia asked council their thoughts on the Mayor's Dinner. Council agreed to have the dinner catered again. It was discussed to have the movie held in the fire station bay since a large projector screen was donated by UVU and will be installed. Discussion was made on having vendors and it was agreed to allow vendors. Food trucks will be here this year as well.

6. PROPOSED RE-ZONE OF CITY PROPERTY PARCEL 30:074:0129 TO R1-15,000 (4 LOTS)

- Mayor Ellis referred to a letter of consideration written by a concerned resident who resides by the proposed zone change. Discussion was held on the contents of the letter. The decision needs to be made for the city as a whole, not just the opinions of the surrounding residents. Discussion was held on options of where the proposed residential lots, public works improvements, and a new city civic center and parking lots could be located. A public hearing has already been held but a decision will not be made at this meeting.

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

TIME AND PLACE OF MEETING

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 January 23rd, 2017.

Public: Jim Chase, Cindi Ellis, Bruce Thorpe, Andi Thorpe, Kyle Smoot, Tanner Poduske, Scott Herrick, Matthew Stepp, Thomas Barrett, Grant Kenison, Andrew Stepp, Mitch Lee, Brian Childs

Opening remarks were offered by Nelson Abbott and Dale Bigler led those present in the Pledge of Allegiance, for those who wished to participate.

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE AGENDA AS OUTLINED.

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

No public comments were made.

1. RELEASE SURPLUS WATER FOR HORIZON VIEW FARMS PLAT B

DALE BIGLER MOVED, NELSON ABBOTT SECOND, TO RELEASE 8.31 ACRE FEET OF WATER FROM THE HORIZON VIEW FARMS PLAT A & B FOR FUTURE DEVELOPMENT BY SALISBURY.

VOTE: AYE (5) NAY (0)

2. APPOINT PLANNING COMMISSION MEMBERS

NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO APPOINT DAVID CLARK AS A REGULAR PLANNING COMMISSION MEMBER.

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

3. ~~ACCEPTANCE OF WARRANTY DEED FOR ELK RIDGE MEADOWS OPEN SPACE/COTTON TAIL LANE~~
~~RIGHT OF WAY~~

ITEM TABLED UNTIL FURTHER INFORMATION IS PRESENTED.

4. PROPOSED CODE CHANGE TO 8-1-15: TIME OF DAY WATERING REGULATIONS

BRITTANY THOMPSON MOVED, NELSON ABBOTT SECOND, TO STRIKE CODE SECTION 8-1-15 FROM THE ELK RIDGE CITY CODE.

VOTE: AYE (5) NAY (0)

PAUL CROOK AYE
TRICIA THOMAS AYE
NELSON ABBOTT AYE
BRITTANY THOMPSON AYE
DALE BIGLER AYE

5. PARKVIEW CORNER PRELIMINARY/FINAL APPROVAL

- Mayor Ellis previously requested to have plans presented reflecting the width of the road at the intersection of Elk Ridge Drive/Park Drive and the plans were not submitted. Discussion on a turn lane was also held. The memo from the last planning commission meeting that was created by Shay Stark, City Planner, was presented to Mayor Ellis regarding the turning lane.

ITEM TABLED UNTIL FURTHER INFORMATION IS PRESENTED.

6. HARRISON HEIGHTS PHASE 6, FINAL ACCEPTANCE AND ENTRANCE INTO DURABILITY

NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO ALLOW HARRISON HEIGHTS PHASE 6 TO ENTER INTO THE FINAL ACCEPTANCE AND DURABILITY PERIOD EFFECTIVE JANUARY 24, 2017.

VOTE: AYE (5) NAY (0)

(motion was clarified at the city council meeting 2-14-2017)

7. PARKSIDE COVE PHASE 1 AND PHASE 2, FINAL ACCEPTANCE AND ENTRANCE INTO DURABILITY

NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO GRANT FINAL ACCEPTANCE AND DURABILITY FOR PARKSIDE COVES PHASES 1 AND 2 EFFECTIVE TODAY, JANUARY 24, 2017.

VOTE: AYE (5) NAY (0)

(motion was clarified at the city council meeting 2-14-2017)

8. APPROVAL OF CITY COUNCIL MEETING MINUTES FROM DECEMBER 13, 2016

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE CITY COUNCIL MEETING MINUTES FROM DECEMBER 13, 2016.

VOTE: AYE (5) NAY (0)

9. CLOSED SESSION IF NECESSARY

Closed session was not necessary.

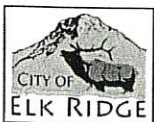
ADJOURNMENT

BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO CLOSE THE CITY COUNCIL MEETING JANUARY 24, 2017.

VOTE: AYE (5) NAY (0)

Mayor Ellis adjourned this meeting at 7:30 pm.


Melanie Hoover, Deputy Recorder



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a special City Council Meeting on February 14th, 2017, at 6:00 PM. The meeting will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 PM - CITY COUNCIL AGENDA ITEMS:

- Roll Call
- Opening Remarks if Volunteered
- Pledge of Allegiance
- Approval/Agenda, Time Frame
- Public Forum
- 1. Parkview Corner Preliminary/Final Approval, *see attachment*
- 2. Warranty Deed for Elk Ridge Meadows Open Space/Cotton Tail Lane Right of Way, *see attachment*
- 3. Appoint Member as a SUVMWA Representative
- 4. Clarification on Harrison Heights Phase 6, Final Acceptance and Entrance into Durability, *see attachment*
- 5. Clarification on Parkside Cove Phases 1 and 2, Final Acceptance and Entrance into Durability, *see attachment*
- 6. Approval of City Council Meeting Minutes from January 10, 2017, *see attachment*
- 7. Approval of City Council Meeting Minutes from January 24, 2017, *see attachment*
- 8. Department Reports:
 - A. Administration
 - 1. Flag/Logo Discussion
- 9. Closed Session if Necessary.

Adjournment

Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 13th day of February, 2017.


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 13th day of February, 2017.


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
February 14, 2017**

TIME AND PLACE OF MEETING

This special scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, February 14th, 2017, 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 the Meeting, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on February 13th, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Tricia Thomas, Nelson Abbott, Paul Crook (Brittany Thompson absent, Dale Bigler absent)

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

McKay Lloyd, *Public Works Director*

Public: Kent Burton, McKayla Cox, Jim Chase, Brady Magoffin, Treyson Morgan, Dean Ingram, Tyler Cook, William Ewell, Ryan Stevens, Dustin Wallentine, Carly Adamson

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Mayor Ellis and Nelson Abbott ~~and~~ those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO APPROVE THE AGENDA WITH THE 6:00 PM START TIME.

VOTE:

AYE (3)

NAY (0)

ABSENT (2)

PUBLIC FORUM

6:00 pm

Kent Burton addressed Council and the Mayor on how they came up with the new water rates. Mayor Ellis suggested that Mr. Burton come meet with him so that he can take the time to explain it to him.

REGULAR COUNCIL MEETING AGENDA ITEMS:

1. PARKVIEW CORNER PRELIMINARY/FINAL APPROVAL
Discussion ensued on the revised sheet PP01 that was presented.

NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO APPROVE PRELIMINARY AND FINAL PLAT FOR PARKVIEW CORNER WITH THE REVISED SHEET PP01 SHOWING THAT HE WILL WIDEN PAVEMENT WITH THIS PROJECT AT THE CORNER OF PARK DRIVE AND ELK RIDGE DRIVE.

VOTE:

AYE (3)

NAY (0)

ABSENT (2)

2. WARRANTY DEED FOR ELK RIDGE MEADOWS OPEN SPACE/COTTON TAIL LANE RIGHT OF WAY
Dean Ingram referred to this property as open space for the city. Through development, this property was set aside for a future retention basin. The school district agreement states they are responsible for everything that is contiguous with the school property on Cotton Tail Lane so they can complete the entire road, all the way around.

NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO ACCEPT THE WARRANTY DEED FOR ELK RIDGE MEADOWS OPEN SPACE AND COTTON TAIL LANE RIGHT OF WAY PARCEL 30:74:260.

VOTE:

AYE (3)

NAY (0)

ABSENT (2)

3. APPOINT MEMBER AS A SUVMWA REPRESENTATIVE
Paul Crook agreed to be appointed as a SUVMWA Representative.

1 NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO APPOINT PAUL CROOK TO BE A
2 REPRESENTATIVE OF SUVWMA.

VOTE: AYE (3) NAY (0) ABSENT (2)

6 PAUL CROOK AYE
7 TRICIA THOMAS AYE
8 NELSON ABBOTT AYE
9 BRITTANY THOMPSON ABSENT
10 DALE BIGLER ABSENT
11
12

13 4. CLARIFICATION ON HARRISON HEIGHTS PHASE 6, FINAL ACCEPTANCE AND ENTRANCE INTO
14 DURABILITY

15 NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO APPROVE HARRISON HEIGHTS PHASE 6
16 FINAL ACCEPTANCE AND ENTRANCE INTO DURABILITY AS OF DECEMBER 13, 2016.
17

18 VOTE: AYE (3) NAY (0) ABSENT (2)
19

20 5. CLARIFICATION ON PARKSIDE COVE PHASES 1 AND 2, FINAL ACCEPTANCE AND ENTRANCE INTO
21 DURABILITY
22

23 TRICIA THOMAS MOVED, NELSON ABBOTT SECOND, TO APPROVE PARKSIDE COVE PHASE 1 AND
24 PHASE 2 FINAL ACCEPTANCE AND ENTRANCE INTO DURABILITY AS OF JANUARY 17, 2017.
25

26 VOTE: AYE (3) NAY (0) ABSENT (2)
27

2 6. APPROVAL OF CITY COUNCIL MEETING MINUTES FROM JANUARY 10, 2017
3

30 PAUL CROOK MOVED, NELSON ABBOTT SECOND, TO APPROVE CITY COUNCIL MEETING MINUTES
31 FROM JANUARY 10, 2017.
32

33 VOTE: AYE (3) NAY (0) ABSENT (2)
34

35 7. APPROVAL OF CITY COUNCIL MEETING MINTUES FROM JANUARY 24, 2017
36

37 NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO APPROVE THE CITY COUNCIL MEETING
38 MINUTES FROM JANUARY 24, 2017.
39

40 VOTE: AYE (3) NAY (0) ABSENT (2)
41

42 8. DEPARTMENT REPORTS:

43 A. ADMINISTRATION

44 1. FLAG/LOGO DISCUSSION

45 Mayor Ellis reported that some residents suggested updating the existing logo. It was also suggested to produce a
46 flag with the new logo and introduce the flag at the city celebration. The flags could be available for residents to
47 purchase. He asked how council felt about forming a committee of volunteers that could make this happen. Council
48 agreed with the idea of forming a committee. Dallin Millington, Elk Ridge resident, has agreed to chair a committee.
49 Designs will be presented to residents to vote upon.
50

51 9. CLOSED SESSION IF NECESSARY

52 Closed session was not necessary.

ADJOURNMENT

1 NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO ADJOURN THIS MEETING AT 6:30 PM.
2
3

4 VOTE:

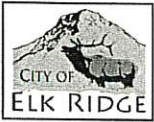
5 AYE (3)

6 NAY (0)

7 ABSENT (2)
8



Melanie Hoover, Deputy Recorder



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on February 28, 2017, at 7:00 PM;** which will be preceded by 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. Jarom Tasker, Presentation of Eagle Scout Project
2. Discussion on Community Vision Statement in the General Plan, Request from Planning Commission, *see attachment*
3. Fire Department Report on City Celebration Duties
4. Discussion on Fence Code 10-12-13, *see attachment*
5. Temporary Disconnection Fee for Utility Accounts – Discussion to Amend Code

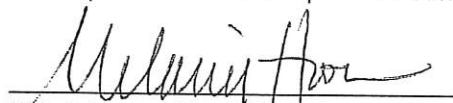
7:00 PM - REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

- Opening Remarks if Volunteered
- Pledge of Allegiance
- Approval/Agenda Time Frame
- Public Forum
- 1. Approval of Jarom Tasker Eagle Scout Project
- 2. Re-Zone City Property Parcel 30:074:0129 to R1-15,000, *see attachment*
- 3. Presentation by Curtis Roberts, City Financial Director
- 4. Acceptance of Financials Ending June 30, 2016, *see attachment*
- 5. Approval of City Council Meeting Minutes from February 14, 2017, *see attachment*
- 6. Department Reports:
 - A. Administration
 - 1. Equal Pay Accounts
- 7. Closed Session if Necessary

Adjournment

Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.
Dated this 27th day of February, 2017.


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 27th day of February, 2017.


Melanie Hoover, Deputy Recorder

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**ELK RIDGE
CITY COUNCIL MEETING
February 28, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, February 28th, 2017, at 7:00 PM; this meeting was preceded by a City Council Work Session at 6:00 pm; The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on February 27, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler, Paul Crook

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

McKay Lloyd, *Public Works Director*

Public: Jim Chase, Andi Thorpe, David Jean, Silas Wallentine, Tenya Amundsen, Staylee Carter, Cindi Ellis, Rachal Fletcher, Abigail Loch, Kate Maddock, Savannah Brown, Cassidy Jensen, Shalaina Jean

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. JAROM TASKER, PRESENTATION OF EAGLE SCOUT PROJECT

- Jarom Tasker was unable to attend. He will present at the next city council meeting.

2. DISCUSSION ON COMMUNITY VISION STATEMENT IN THE GENERAL PLAN, REQUEST FROM PLANNING COMMISSION

- Jim Chase, Planning Commission, reported that during the updating of the general plan, the Planning Commission has asked that council review the community vision statement and requested their opinions so that they are all on the same page. Council agreed to submit their own individual version of a community statement before the next Planning Commission meeting.

3. FIRE DEPARTMENT REPORT ON CITY CELEBRATION DUTIES

- Nelson Abbott reported that the fire department feels they cannot be more involved than they already are for the city celebration. Tricia Thomas asked for help to get volunteers for the carnival booths as that was the hard part for her last year. Mayor Ellis will send resident survey results to Tricia on who reported they would be willing to volunteer.

4. DISCUSSION ON FENCE CODE 10-12-13

- Mayor Ellis referred to an email that a prospected home owner sent to him and the council regarding some possible issues with the city's fence code. He reported that Shay Stark, City Planner, is reviewing codes in other cities to see if there is a possible solution. When Shay presents his research results, the issue will then be sent to the Planning Commission if necessary.

5. TEMPORARY DISCONNECTION FEE FOR UTILITY ACCOUNTS – DISCUSSION TO AMEND CODE

- This issue has been previously discussed however a decision has yet to be made. The proposal is to require a non-refundable deposit to disconnect to collect enough funds to cover depreciation costs. It was discussed to charge a lower/base monthly rate, which could cover the cost of depreciation. An amount needs to be determined. An issue at hand is that the fire sprinklers for fire suppression will not work if services are disconnected. Curtis Roberts, City Financial Director, favors charging the base rate and leaving services connected. Mayor Ellis stated he will propose to council a 12 month fee to be collected to temporarily disconnect utility accounts.

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

ELK RIDGE
CITY COUNCIL MEETING
February 28, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, February 28th, 2017, at 7:00 PM; and 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: Ty Ellis

Council Members: Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler, Paul Crook

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

McKay Lloyd, *Public Works Director*

Public: Jim Chase, Andi Thorpe, David Jean, Silas Wallentine, Tenya Amundsen, Shaylee Carter, Cindi Ellis, Rachal Fletcher, Abigail Loch, Kate Maddock, Savannah Brown, Cassidy Jensen, Shalaina Jean

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Mayor Ellis and Dale Bigler led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

NELSON ABBOTT MOVED, BRITTANY THOMPSON SECOND, TO APPROVE THE TIME FRAME AND THE AGENDA.

VOTE:

AYE (5)

NAY (0)

PUBLIC FORUM

7:00 pm

Jim Chase stated he feels the zone change on the city property does not follow the city's master plan and this is why the Planning Commission did not recommend the re-zoning proposal. He feels the city is not in financial strain and doesn't need to sell the property and feels this should not be considered anymore. He would like to retain the property for future park space and is concerned with the city losing this ground.

Andi Thorpe referred to the community vision in the general plan. She feels if the city property is developed, this goes against the city's general plan. She feels Mt. Loafer Park is only for the houses surrounding the park. She is concerned with lack of parking space for Elk Ridge Meadows Park. The only accessible park is Shuler Park. She would like all of the city property left as green space.

David Jean stated he applied for a building permit for an accessory building. He referred to the building permit fee which includes performance and clean up bonds. This doesn't make sense to him and he wants to understand why the fees/bonds are so excessive. Staff agreed to meet with him after the meeting to explain the fees.

1. APPROVAL OF JAROM TASKER EAGLE SCOUT PROJECT

NO ACTION TAKEN AT THIS TIME.

2. RE-ZONE CITY PROPERTY PARCEL 30:074:0129 TO R1-15,000

Mayor Ellis sees needs for the city that he doesn't know how they can be accomplished if this property is not re-zoned residential, developed and sold at a future date. Things have changed and the general plan needs to be modified. Further discussion ensued.

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO RE-ZONE THE PROPERTY TO R1-15,000.

VOTE:

AYE (4)

NAY (1)

BRITTANY THOMPSON VOTED NAY AS SHE FEELS THIS IS A SHORT SIDED DECISION.

3. PRESENTATION BY CURTIS ROBERTS, CITY FINANCIAL DIRECTOR

Curtis Roberts referred to the letter created by Jones Simkins (auditors). They reported there were no findings and no compliance issues. He then referred to the City Financial Statements dated June 30, 2016 and discussion ensued. He specified that the city had one time funds from development and building permits that can't fund ongoing costs. He commended council on their foresight to take the one time funds and spread it out for one time projects and he stated it was well executed by staff. He reviewed page 18 and discussed certain funds. He referred to page 38 and discussion ensued on the city's long term debt. Nelson Abbott stated he would like a portion of employee's wages to be allocated from the storm drain fund. Curtis Roberts stated that overall, the city is functioning well.

4. ACCEPTANCE OF FINANCIALS ENDING JUNE 30, 2016

BRITTANY THOMPSON MOVED, NELSON ABBOTT SECOND, TO ACCEPT THE ELK RIDGE CITY FINANCIAL STATEMENTS OF JUNE 30, 2016.

VOTE:

AYE (5)

NAY (0)

5. APPROVAL OF CITY COUNCIL MEETING MINUTES FROM FEBRUARY 14, 2017

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE CITY COUNCIL MEETING MINUTES FROM FEBRUARY 14, 2017.

VOTE:

AYE (3)

NAY (0)

ABSTAIN (2)

BRITTANY THOMPSON AND DALE BIGLER ABSTAINED AS THEY WERE NOT IN ATTENDANCE AT THE FEBRUARY 14, 2017 MEETING.

6. DEPARTMENT REPORTS:

A. Administration

1. Equal Pay Accounts

Melanie Hoover stated that equal pay accounts are not flowing as smoothly as desired and an administrative decision has been made to terminate the equal pay program. Accounts should have a credit at this time of year and this is not the case after staff has carefully reviewed these accounts. There are only 66 accounts currently on equal pay. Now that water rates have been adjusted, the system will not calculate an accurate equal pay amount until monthly usage has been analyzed for one year. Residents can still pay more per month and carry their own desired credit without being on equal pay. She will create a letter to all equal pay customers notifying them of this decision. The letter will be presented to the Mayor and all council members as well.

7. CLOSED SESSION IF NECESSARY

Closed session was not necessary.

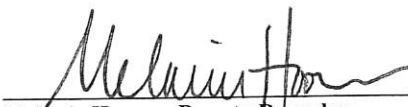
ADJOURNMENT

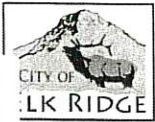
NELSON ABBOTT MOVED, BRITTANY THOMPSON SECOND, TO ADJOURN THE MEETING AT 8:16 PM.

VOTE:

AYE (5)

NAY (0)


Melanie Hoover, Deputy Recorder



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

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

1. Jarom Tasker, Presentation of Eagle Scout Project
2. Haskell Commercial, Preliminary Site Plan Approval, *see attachments*
3. Future Civic Center Discussion
4. Speed Limit on Elk Ridge Drive, *see attachment*
5. Premier Point Preliminary Plat Amendment Discussion, *see attachment*
6. Premier Point Phase 2, Final Plat Discussion, *see attachment*
7. Gladstan View Estates Preliminary Plat Discussion, *see attachment*
8. Fiscal Year 2016-2017 Auditor Bids
9. Clarification of Specific Nuisances Code 4-2A-3cc, *see attachment*

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

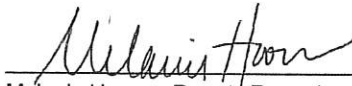
- Opening Remarks if Volunteered
 - Pledge of Allegiance
 - Approval/Agenda Time Frame
 - Roll Call
 - Public Forum
 - 1. Approval of Jarom Tasker Eagle Scout Project
 - 2. Haskell Commercial Preliminary Site Plan Approval
 - 3. Appropriate Funds for Future Civic Center
 - 4. Speed Limit on Elk Ridge Drive
 - 5. Award Sky Hawk Well Bid, *see attachment*
 - 6. Create Ordinance for Temporary Disconnection of Utility Account Deposit/Fee
 - 7. Approval of City Council Meeting Minutes from February 28, 2017, *see attachment*
 - 8. Closed Session if Necessary
- Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS

(If necessary)

Handicap Access, Upon Request. (48 Hours Notice)

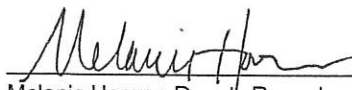
The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.
Dated this 13th day of March, 2017.



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 13th day of March, 2017.



Melanie Hoover, Deputy Recorder

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**ELK RIDGE
CITY COUNCIL MEETING
March 14, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, March 14, 2017, at 7:00 PM**; this meeting was preceded by a **City Council Work Session at 6:00 pm**; the meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on March 13, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler, Paul Crook

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

McKay Lloyd, *Public Works Director*

Shay Stark, *City Planner*

Cheri Rhoades, *Deputy Sheriff*

Public: Gary Hansen, Lorri Hansen, Dallin Millington, Lee Haskell, Jim Chase, Jared Peterson, Jared Barton, Courtney Burnette, Brooke Ewell, Ben Ewell, Cindi Ellis, Casey Johnson, Tara Tanner, Tanna Webb, David Rowland, Jarom Tasker, Travis Tasker, Dean Ingram, Bert Bradford

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. JAROM TASKER, PRESENTATION OF EAGLE SCOUT PROJECT

- (out of order) Jarom Tasker presented an overhead view of a reception desk he ~~has~~ started building for the city office for his Eagle Scout project. He plans to finish it soon by completing the covered drawers/cupboards and countertop. The total cost should be about \$571 plus the countertop. He presented granite/corrian/tile options. He asked council and staff of their opinions for the countertop. It was generally agreed to have a granite countertop. The price range is \$750-\$1600 and he would like to have it installed the first week of April.

2. HASKELL COMMERCIAL, PRELIMINARY SITE PLAN APPROVAL

- Lee Haskell presented an overhead view of his proposed concept plan for Haskell Plaza. He referred to the memo that was created and provided to both the planning commission and the city council. The plan is to build one building per year over the next 5 years. This property has been zoned commercial for over 30 years.
- Mr. Haskell is asking for exceptions for this development. The exceptions were presented to the Planning Commission and were approved by them. The Planning Commission has sent the preliminary site plan approval to city council for their review and approval.
- Shay Stark, City Planner, presented the council with a copy of the city's commercial codes. This preliminary site plan is to be reviewed and/or approved to give direction to Mr. Haskell of what he's allowed to do before designing and engineering the site. He presented the council with the following exceptions Mr. Haskell has requested: 1) parking exception to allow parking in the front 2) number of parking space/garage requirements 3) planning commission proposed an exception to allow 4 commercial parking spaces which would allow for additional landscaping.
- Further discussion ensued.

3. FUTURE CIVIC CENTER DISCUSSION

- Mayor Ellis stated the initial site plan and early design/concepts need to happen so there is enough information to get a realistic projection on costs and to have enough information whether to go forward or not. He would like to allocate approximately \$20,000 to start engineering with a good concept and site plan. He would like to know if council is in favor of moving forward.

4. SPEED LIMIT ON ELK RIDGE DRIVE

- Mayor Ellis referred to the memo created by Craig Neeley, City Engineer which is in regards to the speed limit on Elk Ridge Drive. The recommendation was to set the speed limit on all of Elk Ridge Drive to 30 mph.

5. PREMIER POINT PRELIMINARY PLAT AMENDMENT DISCUSSION

- Discussion was held in the continued work session.

6. PREMIER POINT PHASE 2, FINAL PLAT DISCUSSION
 - Discussion was held in the continued work session.
7. GLADSTAN VIEW ESTATES PRELIMINARY PLAT DISCUSSION
 - Discussion was held in the continued work session.
8. FISCAL YEAR 2016-2017 AUDITOR BIDS
 - Discussion was held in the continued work session.
9. CLARIFICATION OF SPECIFIC NUISANCES CODE 4-2A-3CC
 - Discussion was held in the continued work session.

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

**ELK RIDGE
CITY COUNCIL MEETING
March 14, 2017**

TIME AND PLACE OF MEETING

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ROLL CALL

Mayor: Ty Ellis

Council Members: Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler, Paul Crook

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

McKay Lloyd, *Public Works Director*

Shay Stark, *City Planner*

Cheri Rhoades, *Deputy Sheriff*

Public: Gary Hansen, Lorri Hansen, Dallin Millington, Lee Haskell, Jim Chase, Jared Peterson, Jared Barton, Courtney Burnette, Brooke Ewell, Ben Ewell, Cindi Ellis, Casey Johnson, Tara Tanner, Tanna Webb, David Rowland, Jarom Tasker, Travis Tasker, Dean Ingram, Bert Bradford

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Nelson Abbott and Dale Bigler led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

BRITTANY THOMPSON MOVED, NELSON ABBOTT SECOND, TO APPROVE THE AGENDA FOR MARCH 14, 2017 AND TIME FRAME STARTING THE MEETING AT 7:02 PM.

VOTE:

AYE (5)

NAY (0)

PUBLIC FORUM

7:00 pm

Ben Ewell read a letter written by Courtney Burnette on behalf of the neighbors on Goosenest Drive in regards to the Haskell Commercial site. She expressed discouragement and suggestions of requests she believes should be required and are non-reasonable.

Cindi Ellis referred to the three Stop signs within one tenth of a mile (Escalante Drive to Alpine Drive to Mahogany Way). She asked that council replace the Stop sign with a Yield sign where Alpine intersects with Mahogany. Courtney Burnette agreed with the same statements Ben Ewell previously made.

1. APPROVAL OF JAROM TASKER EAGLE SCOUT PROJECT

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE UP TO \$1500.00 FOR THE COMPLETION OF THE FRONT DESK HERE IN THE CITY OFFICE FOR JAROM TASKER'S EAGLE SCOUT PROJECT.

VOTE: AYE (5) NAY (0)

2. HASKELL COMMERCIAL PRELIMINARY SITE PLAN APPROVAL

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO ALLOW FOR THE EXCEPTION FOR THE BUILDING TO BE SET ANYWHERE FROM 70 TO 74 FEET BACK INSTEAD OF 15 FEET.

VOTE: AYE (5) NAY (0)

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO ALLOW FOR PARKING IN THE SETBACK AND ALLOW THE PARKING TO BE IN FRONT OF THE BUILDING INSTEAD OF IN BACK (AS STATED IN) THE 95% RULE AND ALLOW THEM TO UTILIZE THE SPACE IN LIEU OF THE 95% (REAR PARKING REQUIREMENT).

VOTE: AYE (4) NAY (1)

BRITTANY THOMPSON VOTED NAY

NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO ALLOW THE DEVELOPMENT TO PROVIDE A MINIMUM OF 4 PARKING SPACES PER THOUSAND SQUARE FEET FOR THE COMMERCIAL FACILITY.

VOTE: AYE (4) NAY (1)

BRITTANY THOMPSON VOTED NAY

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO ALLOW FOR AN 8 FOOT PLANTER STRIP AND A 5 FOOT SIDEWALK FOR HASKELL PLAZA.

VOTE: AYE (5) NAY (0)

NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO GRANT THE PARKING EXCEPTION TO ALLOW A TWO CAR GARAGE FOR THREE BEDROOM APARTMENTS, A ONE CAR GARAGE AND ONE PARKING SPACE FOR TWO BEDROOM APARTMENTS AND A ONE CAR GARAGE FOR STUDIO APARTMENTS.

VOTE: AYE (4) NAY (1)

BRITTANY THOMPSON VOTED NAY

3. APPROPRIATE FUNDS FOR FUTURE CIVIC CENTER

It was suggested to appropriate funds at a future after the Eagle Mountain plans have been reviewed and more discussions of details are held. Staff has been given the direction to create an informational packet and to possibly schedule a field trip to view other city offices.

NO ACTION TAKEN AT THIS TIME

4. SPEED LIMIT ON ELK RIDGE DRIVE

Mayor Ellis reminded council that the engineering has been done at the intersection of Elk Ridge Drive and Sky Hawk Way to make sure the city has the proper decision point given the lane widths and curve. Craig Neeley, City Engineer recommends the speed limit to be no more than 30 mph. Another factor to consider setting the speed limit is mixed use traffic with 4 wheelers and golf carts.

BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO CHANGE ELK RIDGE DRIVE FROM HAYLEY'S LOOKOUT AND HIGH SIERRA DOWN TO THE COUNTY LINE RUNNING NORTH AND SOUTH TO 30 MPH.

VOTE:

AYE (4)

NAY (1)

NELSON ABBOTT VOTED NAY AS HE THINKS THE SPEED LIMIT SHOULD BE 25 MPH

5. AWARD SKY HAWK WELL BID

McKay Lloyd stated that there were 4 bids that were submitted for the well project. The projected start date is April 1.

NELSON ABBOTT MOVED, BRITTANY THOMPSON SECOND, TO AWARD THE BID TO HYDRO RESOURCES FOR THE SKY HAWK MUNICIPAL WELL DRILLING PROJECT WITH THE AMOUNT OF THE BID COMING IN AT \$637,900.00.

VOTE:

AYE (5)

NAY (0)

6. CREATE ORDINANCE FOR TEMPORARY DISCONNECTION OF UTILITY ACCOUNT DEPOSIT/FEE

Mayor Ellis reported that staff has consulted with David Church, City Attorney, and he suggested charging a connection fee instead of a high deposit for temporarily disconnected utility accounts. Mayor Ellis proposed a connections fee of \$70. Council directed staff to draft an amendment to the utility services code and city fee schedule to be approved at the next city council meeting.

NO ACTION TAKEN AT THIS TIME.

7. APPROVAL OF CITY COUNCIL MEETING MINUTES FROM FEBRUARY 28, 2017

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE MINUTES FROM THE FEBRUARY 28, 2017 CITY COUNCIL MEETING.

VOTE:

AYE (5)

NAY (0)

8. CLOSED SESSION IF NECESSARY

Closed session was not necessary.

ADJOURNMENT


BRITTANY THOMPSON MOVED, NELSON ABBOTT SECOND, TO ADJOURN THE CITY COUNCIL MEETING OF MARCH 14, 2017 AND GO BACK INTO THE WORK SESSION.

VOTE:

AYE (5)

NAY (0)

Mayor Ellis adjourned this meeting at 8:10 pm.


Melanie Hoover, Deputy Recorder

Melanie Hoover, Deputy Recorder

1 **ROLL CALL**

2 Mayor: Ty Ellis

3 Council Members: Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler, Paul Crook

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

5 McKay Lloyd, *Public Works Director*

6 Shay Stark, *City Planner*

7 Cheri Rhoades, *Deputy Sheriff*

8 Public: Gary Hansen, Lorri Hansen, Dallin Millington, Lee Haskell, Jim Chase, Jared Peterson, Jared Barton, Courtney
9 Burnette, Brooke Ewell, Ben Ewell, Cindi Ellis, Casey Johnson, Tara Tanner, Tanna Webb, David Rowland, Jarom Tasker,
0 Travis Tasker, Dean Ingram, Bert Bradford

1 **CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS**

2 8:10 pm

3 5. PREMIER POINT PRELIMINARY PLAT AMENDMENT DISCUSSION

- 4 • Shay Stark presented an overhead view of the Preliminary Plat for Premier Point Subdivision. Phase 1 has been
5 completed and the developer would like to move on to Phase 2. Since preliminary approval, the order of the
6 phasing has been changed. A larger piece of ground was sold with the existing home eliminating two lots. The cul-
7 de-sac has been moved to the North. There is no longer a needed connection to Armstrong's property. The first
8 action at the next meeting is to amend the preliminary plat.

9 6. PREMIER POINT PHASE 2, FINAL PLAT DISCUSSION

- 10 • Shay Stark presented an overhead view of phase 2. Changes to phase 2 were discussed in the preliminary plat
11 amendment discussion. Lot 18 is no longer a source protection site since the well will no longer be drilled there.
12 This changed the storm water system which is reflected in the plans. The slope on the cul-de-sac was changed to
13 6% grade. If the amendment to the preliminary plat is approved at the next meeting, phase 2 approval would be the
14 second action to be taken regarding this subdivision.

15 7. GLADSTAN VIEW ESTATES PRELIMINARY PLAT DISCUSSION

- 16 • Shay Stark presented an overhead view of the preliminary plan for Gladstan View Estates. The plan is for single
17 family homes to be located on the west side of Elk Ridge Drive, next to the Golf Course. Discussion ensued on the
18 proposed trail regarding location in the right of way and elevations. A wider right of way would be necessary if the
19 park strip requirement is included. It was suggested to keep the existing right of way in place. The transitions from
20 new development to older needs to be looked at and considered. Discussion ensued on the standard 10 foot width
21 of trails. Dean Ingram, Developer, clarified the trails are planned to be concrete instead of asphalt. The water
22 system will be changed on revised plans. Slope analysis has been completed.

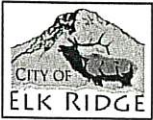
23 8. FISCAL YEAR 2016-2017 AUDITOR BIDS

- 24 • Royce Swensen reported that bids for an auditor will be sent out. He would like to know if council would prefer to
25 be involved in the interview and selection process. General agreement was for staff to obtain the bids and present
26 their recommendation to the council for approval.

27 9. CLARIFICATION OF SPECIFIC NUISANCES CODE 4-2A-3CC

- 28 • Mayor Ellis and council referred to the current code regarding noxious weeds and the recommendation submitted
29 by Boyd Ericksen, Code Enforcement. The only rule within the code that applies is the 10 feet requirement to trim
30 from the road. Fences are not considered structures. Discussion ensued to draft an amendment to the code. Code
enforcement has to deal with a lot of weed complaints every year and hopefully the code can be re-written to be
more specific.

Mayor Ellis closed the City Council Work Session at 9:20 pm.



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on March 28, 2017, at 7:00 PM**; which will be preceded by 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. Plow Truck Purchase, *see attachment*
2. Public Works Trailer Purchase, *see attachment*
3. Contract with Utah County regarding vote by mail option for election
4. Accessory Building Permits, Bond Amounts

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

- Opening Remarks if Volunteered
- Pledge of Allegiance
- Approval/Agenda Time Frame
- Roll Call
- Public Forum
- 1. Plow Truck Purchase
- 2. Public Works Trailer Purchase
- 3. Contact with Utah County regarding vote by mail option for election
- 4. Premier Point Preliminary Plat Amendment, *see attachment*
- 5. Premier Point Phase 2 Final Approval, *see attachment*
- 6. Approval of City Council Meeting Minutes from March 14, 2017, *see attachment*
- 7. Closed Session if Necessary
- Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS

(If necessary)

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 27th day of March, 2017.



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 27th day of March, 2017.



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
March 28, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, March 28th, 2017, at 7:00 PM; this meeting was preceded by a City Council Work Session at 6:00 pm; The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on March 27, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Tricia Thomas, Nelson Abbott, Paul Crook (Brittany Thompson absent, Dale Bigler absent)

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

McKay Lloyd, *Public Works Director*

Public: Jim Chase, Cindi Ellis, Max Johnson, Jay Finch, Jared Cromar, Gary Hansen, Lorri Hansen, Ben Ewell

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. PLOW TRUCK PURCHASE

- Mayor Ellis referred to the price quotes and specs provided for a new plow truck.
- McKay Lloyd stated that Legacy Equipment provided the quotes/specs and they hold contract for state pricing. The truck is ordered then built therefore the city needs to submit the order now in hopes of receiving it by next fall. One quote provided is \$179,523.00 for a truck with a carbon steel bed and the second quote is \$187,320.00 for a truck with a stainless steel bed. The stainless steel bed is approximately \$8,000 more but has a possibility of lasting longer. Mayor, Council and McKay Lloyd lean towards the stainless steel option as this would be a possible 20 year buy.
- Discussion ensued on where the funds will come from in the 2018 budget. Once the approval for the purchase order is made, there is a commitment in the budget for the funds to go towards the plow truck.
- Mayor Ellis referred to the proposal, page 2, line AB1-008, maximum 8% expected grade for warranty. McKay Lloyd will follow up with Legacy Equipment and request the warranty grade to be changed to 12%.

2. PUBLIC WORKS TRAILER PURCHASE

- Mayor Ellis stated that the city is requesting to purchase a trailer to haul what is needed in the city. The city has a lot of parks with a lot of mowing to do. Why doesn't the city have a trailer dedicated to the parks to hold all park equipment? This would eliminate riding the mowers up and down the street and all necessary equipment will be stored together on the trailer. The trailer would be parked in the public works building. The proposal is for an 18 foot trailer and the cost is \$3,500 plus tax and license. The proposal is to approve \$4,000.00 to cover costs of additions to the trailer. The trailer will pay for itself with efficiency.

3. CONTRACT WITH UTAH COUNTY REGARDING VOTE BY MAIL OPTION FOR ELECTION

- Mayor Ellis asked staff to report on the meeting with the county. The current trend is to vote by mail to obtain as many votes as possible. To contract with the county, it would cost \$4,500.00 and the county would handle all of the election process. Voting by mail gets a bigger turnout and could be more convenient for residents. The county has security measures to verify signatures to eliminate fraud. The cost would be comparable either by contracting with the county or having the city fully responsible. If not contracted with the county, voting machines would not be provided, paper ballots would be required and hand counted at the end of the election. Nelson Abbott feels that it would be a waste of resources by contracting by the county. Paul Crook agrees with vote by mail. Mayor Ellis and Tricia Thomas like to come into vote and do not prefer the vote by mail requirement if contracted with the county.
- Discussion ensued.

4. ACCESSORY BUILDING PERMITS, BOND AMOUNTS

- Mayor Ellis referred to building requirements of a \$500 performance bond and a \$500 clean-up bond. He feels the bond is excessive for accessory buildings and the city should require a smaller bond for projects excluding new homes. His proposal is to collapse the two bonds into one and would not change the \$1000 bond requirement for a home. If it's an accessory building or any project other than a home, can the bond be

1 calculated based on the estimated value of the project? The city's building inspector declares the value of
2 projects. Mayor Ellis will present a proposal at the next city council meeting.

3
4 Mayor Ellis closed the City Council Work Session at 6:55 pm.

5
6 **ELK RIDGE**
7 **CITY COUNCIL MEETING**
8 **March 28, 2017**
9

10 **TIME AND PLACE OF MEETING**

11 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, March 28th, 2017, at
12 7:00 PM; and a City Council Work Session Meeting at 6:00 PM. The meetings were held at the Elk Ridge City Hall, 80
13 East Park Drive, Elk Ridge, Utah.

14 Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave,
15 Payson, Utah, and to the members of the Governing Body on March 27, 2017.

16
17 **ROLL CALL**

18 Mayor: Ty Ellis

19 Council Members: Tricia Thomas, Nelson Abbott, Paul Crook (Brittany Thompson absent, Dale Bigler absent)

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

21 McKay Lloyd, *Public Works Director*

22 Public: Jim Chase, Cindi Ellis, Max Johnson, Jay Finch, Jared Cromar, Gary Hansen, Lorri Hansen, Ben Ewell
23

24 **REGULAR COUNCIL MEETING AGENDA ITEMS:**

25
26 **OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION**

27 Opening remarks were offered by Max Johnson and Jared Cromar led those present in the Pledge of
28 Allegiance, for those who wished to participate.
29

30 **APPROVAL/AGENDA TIME FRAME**

31 **NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO APPROVE THE AGENDA AND TIME**
32 **FRAME FOR THE MARCH 28, 2017 REGULAR CITY COUNCIL MEETING.**
33

34 **VOTE:** **AYE (3)** **NAY (0)** **ABSENT (2)**

35 **BRITTANY THOMPSON ABSENT, DALE BIGLER ABSENT**

36 **PUBLIC FORUM**

37 7:00 pm

38 There were no public comments.

39
40 **1. PLOW TRUCK PURCHASE**

41
42 **NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO APPROVE UP TO \$190,000.00 FOR THE**
43 **PURCHASE OF A NEW SNOW PLOW CONTINGENT UPON WORKING OUT THE 8% VERSUS 12%**
44 **SLOPE WARRANTY ISSUE WITH LEGACY EQUIPMENT.**
45

46 **VOTE:** **AYE (3)** **NAY (0)** **ABSENT (2)**

47 **NELSON ABBOTT** **(AYE)**

48 **PAUL CROOK** **(AYE)**

49 **TRICIA THOMAS** **(AYE)**

50 **BRITTANY THOMPSON** **(ABSENT)**

51 **DALE BIGLER** **(ABSENT)**
52

53 **2. PUBLIC WORKS TRAILER PURCHASE**
54

1 PAUL CROOK MOVED, NELSON ABBOTT SECOND, TO APPROVE UP TO \$4,000.00 FOR THE NEW
2 PUBLIC WORKS TRAILER.

3
4 VOTE: AYE (3) NAY (0) ABSENT (2)
5 NELSON ABBOTT (AYE)
6 PAUL CROOK (AYE)
7 TRICIA THOMAS (AYE)
8 BRITTANY THOMPSON (ABSENT)
9 DALE BIGLER (ABSENT)
10

- 11 3. CONTRACT WITH UTAH COUNTY REGARDING VOTE BY MAIL OPTION FOR ELECTION

12
13 NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO VOTE IN PERSON TO SAVE THE CITY
14 \$1500.00.

15
16 VOTE: AYE (2) NAY (1) ABSENT (2)
17 PAUL CROOK VOTED NAY AS HE PREFERENCES THE VOTE BY MAIL OPTION
18 BRITTANY THOMPSON ABSENT, DALE BIGLER ABSENT
19
20

- 21 4. PREMIER POINT PRELIMINARY PLAT AMENDMENT
22 Prior discussion was held at the March 14, 2017 City Council Meeting.
23

24 NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO GRANT THE PREMIER POINT PRELIMINARY
25 PLAT APPROVAL AS AMENDED.

26
27 VOTE: AYE (3) NAY (0) ABSENT (2)
28 BRITTANY THOMPSON ABSENT, DALE BIGLER ABSENT
29

- 30 5. PREMIER POINT PHASE 2 FINAL APPROVAL
31 Prior discussion was held at the March 14, 2017 City Council Meeting.
32

33 NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO APPROVE THE PREMIER POINT
34 SUBDIVISION PHASE 2 FINAL PLAT.

35
36 VOTE: AYE (3) NAY (0) ABSENT (2)
37 BRITTANY THOMPSON ABSENT, DALE BIGLER ABSENT
38
39

- 40 6. APPROVAL OF CITY COUNCIL MEETING MINUTES FROM MARCH 14, 2017

41
42 TRICIA THOMAS MOVED, NELSON ABBOTT SECOND, TO APPROVE THE CITY COUNCIL MEETING
43 MINUTES FROM MARCH 14, 2017.

44
45 VOTE: AYE (3) NAY (0) ABSENT (2)
46 BRITTANY THOMPSON ABSENT, DALE BIGLER ABSENT
47

- 48 7. CLOSED SESSION IF NECESSARY
49 Closed session was not necessary.
50


51 CONTINUED CITY COUNCIL WORK SESSION IF NECESSARY
52 (not necessary)
53

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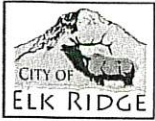
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Melanie Hoover, Deputy Recorder

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ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on April 11 2017, at 7:00 PM;** which will be preceded by 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. Discussion Regarding Back Hoe
2. 2017-2018 Budget Discussion, *see attachment*

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

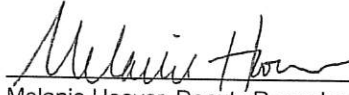
- Opening Remarks if Volunteered
 - Pledge of Allegiance
 - Approval/Agenda Time Frame
 - Roll Call
 - Public Forum
1. Proposed Amendment to City Code 8-1-2 by Ordinance, *see attachment*
 2. Resolution to Amend City Fee Schedule, *see attachment*
 3. Approval of City Council Meeting Minutes from March 28, 2017, *see attachment*
 4. Closed Session if Necessary
- Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS

(If necessary)

Handicap Access, Upon Request. (48 Hours Notice)

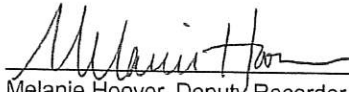
The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.
Dated this 10th day of April, 2017.



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 10th day of April, 2017.



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 11, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, April 11th, 2017, at 7:00 PM**; this meeting was preceded by a **City Council Work Session at 6:00 pm**; The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on April 10, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

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

McKay Lloyd, *Public Works Director*

Cheri Rhoades, *Deputy Sheriff*

Public: Jim Chase, Cindi Ellis, William Black, Porter Black, Brenda Upright

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. DISCUSSION REGARDING BACKHOE

- Discussion was held in the budget discussion.

2. 2017-2018 BUDGET DISCUSSION

- Mayor Ellis opened discussion regarding the proposed 2017-2018 budget. He referred to the revenue side of sales tax and property tax. Growth may contribute to more funds than is currently listed in regards to property taxes.
- Discussion ensued on page 1, building permit revenue as one time funds which is projected at 70 permits.
- Discussion ensued on page 3, administration office expenses & supplies. The plan is to convert the city office, fire department and public works to Office 365.
- Discussion ensued on page 3, non-departmental town planner and engineer line items. These numbers are high since there is a lot of development and building going on and we need to utilize their services quite a bit now which is wise to do.
- Discussion ensued on page 4, public safety. Mayor Ellis proposed increasing this line item to have a full time sheriff.
- Discussion ensued on page 4, fire department equipment, purchasing fire and ems equipment.
- Discussion ensued on page 4, building inspections. It was discussed to have a separate line item referencing income from inspections. When building slows down these numbers will drop.
- Discussion ensued on page 5, class c roads, the funds for street rebuild are included in street maintenance. If this amount proposed is approved, it will allow the main roads, a lot side streets and the older roads in the south end of town to be addressed to avoid full rebuilds. McKay Lloyd has a spreadsheet of priority road maintenance projects to be completed. The amount set aside for road salt was agreed upon.
- Discussion ensued on page 6, regarding parks, purchase of equipment. A new mower is necessary but the funds aren't captured in this budget. This is included on the future proposed projects spreadsheet. Pumping costs and water (utilities line item) for the parks are allocated accordingly.
- Mayor Ellis referred to page 2, line 1039600 which is a negative number -\$3,381.00. The revenue was reduced to balance the budget as all of the revenue identified in the budget wasn't proposed to be spent.
- Mayor Ellis referred to the one-time expenses being over budget which ties to the new snow plow truck.
- Discussion ensued on page 10, fire apparatus in the amount of \$45,000.00.
- Discussion ensued on page 12, line item 5170240, regarding meters. This cost is for replacement and new construction.
- The funds for the well are captured on page 13 which a portion can be paid with impact fees.
- The budget is really close on what is projected. There's only a difference of approximately \$3,000.00.
- Discussion ensued on sewer funds, page 14. It was discussed to contact Salem City to see what options the city has on where sewer goes.
- Discussion ensued on page 16, storm drain. Employee wages are disbursed and documented on this page.

- Mayor Ellis stated that no property tax rate increase will be recommended based on the budget council just reviewed.
- Mayor Ellis then referred to the spreadsheet of projected projects. Road maintenance is in progress. Park Drive stabilization has not been funded. Salem Hills trail widening and tennis courts are not funded. Shuler Park lights has been taken off the list. Aerator is not funded. Public works parking lot has not been funded. Public works fence may be cancelled to build the salt shed with extended storage space. Digitize office records is not funded. Both Bobtail replacement is in process. Flatbed trailer has been funded. Backhoe has not been funded but discussion has to happen now since the cancellation of the state contract as of May 1. Mayor Ellis feels that \$40,000 needs to be committed in this budget for the purchase of a backhoe. Elk Ridge Meadows parking lot has not been funded. An area can be paved for a parking lot at approximately \$60,000.00. A pavilion and ADA parking lot can also be built with a portion of impact fees used to fund. To start, there would be approximately \$65,000 set aside to start the pavilion and parking lot and hope the remainder can be paid through impact fees. The Park Mower is not funded and is projected to cost \$70,000.00. Mowing time can be drastically reduced with a bigger mower. The civic center has not been funded.
- Mayor Ellis referred to approximate numbers of what is currently in checking/savings, currently on revenue reserve, funds set aside for equipment replacement, and what is tentatively set aside for a backhoe purchase.
- Discussion ensued on the location of the new salt shed and options of how to build it. Bids will be obtained reflecting different options.
- Mayor Ellis recommends taking a look at starting a salt shed and possibly hold off on the storage portion. He also recommended funding the public works mower, salt shed and parks leaving the rest of the items unfunded and see where that goes. He recommended a short budget discussion at the next city council meeting. The deadline to adopt the budget is in June.

Mayor Ellis closed the City Council Work Session at 7:40 pm.

ELK RIDGE CITY COUNCIL MEETING April 11, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, April 11th, 2017, at 7:00 PM; and 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 10, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

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

McKay Lloyd, *Public Works Director*

Cheri Rhoades, *Deputy Sheriff*

Public: Jim Chase, Cindi Ellis, William Black, Porter Black, Brenda Upright

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Mayor Ellis and Dale Bigler led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO ADJUST THE STARTING TIME FOR THE CITY COUNCIL MEETING TO START AT 7:42 PM.

VOTE:

AYE (5)

NAY (0)

1
2 **PUBLIC FORUM**

3 7:42 pm

4 Brenda Upright, Republic Services, informed council that dumpsters will be provided on April 27 – May 3 for spring clean
5 up. The city's contract with Republic Services doesn't expire until the end of the year and they are in the process of budgeting
6 funds.

7
8 1. **PROPOSED AMENDMENT TO CITY CODE 8-1-2 BY ORDINANCE**

9 The code proposed to be amended is 8-1-2: Applications for Connection, Service which would require a minimum
10 connections fee for utilities on vacant homes to cover the city's monthly costs.

11
12 **NELSON ABBOTT MOVED, BRITTANY THOMPSON SECOND, TO AMEND CITY CODE 8-1-2 AS**
13 **OUTLINED.**

14	VOTE:	AYE (5)	NAY (0)
15	NELSON ABBOTT	(AYE)	
16	PAUL CROOK	(AYE)	
17	TRICIA THOMAS	(AYE)	
18	BRITTANY THOMPSON	(AYE)	
19	DALE BIGLER	(AYE)	

20
21
22 2. **RESOLUTION TO AMEND CITY FEE SCHEDULE**

23 The amendment is to add the minimum monthly utility connection charge of \$70 on page 2.

24 Another amendment is to eliminate the wordage of clean up bond and modify the performance bond (refunded after
25 completion and inspection) as follows: \$0-\$10,000 (value of project) = \$200; \$10,000 - \$100,000 (value of project) =
26 \$1,000; \$100,000 + (value of project) = \$2000 on page 1.

27
28 **NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO ADOPT THE AMENDED CITY FEE**
29 **SCHEDULE AS PRESENTED.**

30	VOTE:	AYE (5)	NAY (0)
31	NELSON ABBOTT	(AYE)	
32	PAUL CROOK	(AYE)	
33	TRICIA THOMAS	(AYE)	
34	BRITTANY THOMPSON	(AYE)	
35	DALE BIGLER	(AYE)	

36
37
38 3. **APPROVAL OF CITY COUNCIL MEETING MINUTES FROM MARCH 28, 2017**

39
40 **NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO APPROVE THE CITY COUNCIL MEETING**
41 **MINUTES FROM MARCH 28, 2017.**

42	VOTE:	AYE (3)	NAY (0)	ABSTAIN (2)
----	--------------	----------------	----------------	--------------------

43
44 **BRITTANY THOMPSON AND DALE BIGLER ABSTAINED AS THEY WERE NOT IN ATTENDANCE AT**
45 **THE MARCH 28, 2017 CITY COUNCIL MEETING.**

46
47 4. **CLOSED SESSION IF NECESSARY**

48 Mayor Ellis proposed to go into a closed session to discuss pending legal procedures.

49 **NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO GO INTO A CLOSED SESSION TO DISCUSS**
50 **PENDING LEGAL PROCEDURES.**

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

1 NELSON ABBOTT (AYE)
2 PAUL CROOK (AYE)
3 TRICIA THOMAS (AYE)
4 BRITTANY THOMPSON (AYE)
5 DALE BIGLER (AYE)
6

7 CONTINUED CITY COUNCIL WORK SESSION IF NECESSARY
8 (not necessary)
9

10 **ADJOURNMENT**

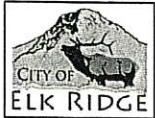
11 Mayor Ellis adjourned the city council meeting at 8:00 pm.
12
13

14 
15 _____
16 Melanie Hoover, Deputy Recorder

C

0

C



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on April 25, 2017, at 7:00 PM;** which will be preceded by 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. Equipment Replacement, \$5,000 to be allocated
2. Volleyball Court
3. Public Works Mower, *see attachment*
4. 12" Water Line Upgrade and Extension
5. Additional 5th Tuesday Council Meetings
6. Budget Discussion, *see attachment*

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

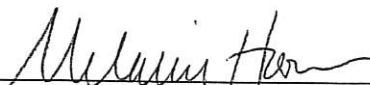
- Opening Remarks if Volunteered
 - Pledge of Allegiance
 - Approval/Agenda Time Frame
 - Roll Call
 - Public Forum
1. Equipment Replacement, \$5,000 to be allocated
 2. Volleyball Court
 3. Public Works Mower
 4. Ratify Poll Vote, 12" Water Line Upgrade
 5. 12" Water Line Upgrade and Extension
 6. Gladstan View Preliminary Plat Approval, Recommendation from Planning Commission, *see attachments*
 7. Parkview Corner Water Allocation, *see attachment*
 8. Premier Point Phase 2 Water Allocation, *see attachment*
 9. Approval of April 11, 2017 City Council Meeting Minutes, *see attachment*
 10. Closed Session if Necessary
- Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS

(If necessary)

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 24th day of April, 2017.



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 24th day of April, 2017.



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 25, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, April 25th, 2017, at 7:00 PM; this meeting was preceded by a City Council Work Session at 6:00 pm; The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on April 24, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Melanie Hoover, Royce Swensen, *Recorder*, Cheri Rhoades, *Deputy Sheriff*

Public: Jim Chase, Cindi Ellis, Tricia Gunnerson, Dean Ingram, Gary Hansen, Jared Peterson

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. EQUIPMENT REPLACEMENT, \$5,000 TO BE ALLOCATED
 - Royce Swensen proposed updating the policy regarding equipment purchase to be changed from \$2000 to \$5000 in order to capitalize the purchase. It was discussed that this is not a budget issue, but simply an accounting matter.
2. VOLLEYBALL COURT
 - Royce Swensen explained the city receives a recreational grant each year. This year there is \$3200 from the grant. The grant was recommended to be used to redo the volleyball court to be a grass court instead of a sand court. This would make it a multifunctional court and would be used more by residents. The money would be used to put sod in and sprinklers and a dog clean up bag dispenser at Elk Ridge Meadows Park. Dale Bigler feels the sand just turns into weeds and making this change will create an opportunity for kids to be able to play there. Mayor Ellis discussed putting a bench in if there are enough funds.
3. PUBLIC WORKS MOWER
 - Dale Bigler states that the bid on the mower is quite expensive. It seems just as expensive as buying a new mower. The city looked at purchasing and leasing. Leasing is 60 months at \$1300/month. The bigger mower saves on labor and man power. Council members compared the 11 foot mower to the 14 foot mower. There is a \$20,000 difference between the models. The 11 foot mower was \$4725 per foot compared to the 14 foot mower at \$5277 per foot. The 11 foot mower is by far the best deal. Brittany Thompson stated her preference would be the 11 foot mower. She doesn't think the city will save the \$20,000 difference for the wider one over the ten years. Royce Swensen discussed that the 14 foot mower is the newer model and would require less maintenance than the 11 foot. Mayor Ellis recommends the 11 foot mower as well because of the \$20,000 savings.
4. 12" WATER LINE UPGRADE AND EXTENSION
 - Mayor Ellis discussed that the city needs the water line to connect from Hillside Drive all the way down to the fire hydrant at the church. That total length is 1140 ft. with a total cost of \$15,200. Shay Stark stated that when the Sky Hawk Well is completed the lines will tie together. Brittany Thompson feels the city could save money if both lines were completed at the same time instead of doing the 12" upgrade now and then waiting to do the Sky Hawk Well line later. Shay Stark stated that the new well will have a dedicated line and somewhere on Elk Ridge Drive the line will feed into the existing Cloward line. After the two wells are on line, the city will need to sever the connection with the PRV. Also, the development covers two different pressures.
5. ADDITIONAL 5TH TUESDAY COUNCIL MEETING
 - Mayor Ellis asks council members how they feel using the 5th Tuesdays to open up council meetings to the public to ask questions. There are two options of how to run it. The residents could submit questions online so the council can research answers or the questions could be directed to the Mayor. There are about four 5th Tuesdays per year. Nelson Abbott stated that Payson City has been doing this and that they do both options each time.

Sometimes there is a question that needs more research and they post the answer online after it's been researched. Brittany Thompson feels that the residents won't come. She stated that there are two nights set aside every month that people can come and voice their opinion and get feedback, but rarely do people come. She's reluctant to organize another night for people to come when no one is coming now. Mayor Ellis recommends that the council try it and see what turn out there is. Council is in favor of trying it out.

6. BUDGET DISCUSSION

- Mayor Ellis stated that the budget has not changed. Brittany Thompson has a concern regarding the building permits. The City Council budgeted for income from 70 building permits, but what if the city doesn't do that many? Mayor Ellis discusses that if there are less building permits issued there will also be fewer expenses as well. Royce Swensen states that the 70 building permits is a conservative number. Brittany Thompson also shared a concern regarding approving \$289,000 more for the budget than the city had last year. Tricia Thomas states that the city has an increased number of residents that would reflect the increase in budget. Nelson Abbott states that if you take the onetime expenses out the budget would not have increased that much. He feels that the council is not committing to increasing the budget for future years, but simply for the current one time needs of the city.

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

ELK RIDGE CITY COUNCIL MEETING April 25, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, April 25th, 2017, at 7:00 PM; and 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 24, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Royce Swensen, *Recorder*

Cheri Rhoades, *Deputy Sheriff*

Public: Jim Chase, Cindi Ellis, Tricia Gunnerson, Dean Ingram, Gary Hansen, Jared Peterson

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Dale Bigler and Brittany Thompson led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

~~BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO APPROVE THE AGENDA~~

VOTE:

AYE (5)

NAY (0)

PUBLIC FORUM

7:00 pm

1 Tricia Gunnerson residents don't know how or when to approach the council or the government. It would be great if the
2 city could include information on the newsletter about that. Please limit the mass communication on things are that are not
3 pressing. The mass communication on the flags was too much.
4

5 1. EQUIPMENT REPLACEMENT, \$5,000 TO BE ALLOCATED

6 Brittany Thompson states that the council really needs to determine if this is the best thing for our city. Elk Ridge is a
7 smaller city. The city Council needs to be sure this is the best practice for the city and not make the change just
8 because other cities are accounting this way.

9 Mayor Ellis discusses that this change is not changing the approval process for funds. It is just an accounting change
10 and because Elk Ridge is a smaller town its access to a financial director is limited and staff is smaller. He is in favor
11 of this change.
12

13
14 **NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO RAISE THE EQUIPMENT REPLACEMENT**
15 **AMOUNT FROM \$2000 TO \$5000**
16

17	VOTE:	AYE (4)	NAY (1)
18	NELSON ABBOTT	(AYE)	
19	PAUL CROOK	(AYE)	
20	TRICIA THOMAS	(AYE)	
21	DALE BIGLER	(AYE)	
22	BRITTANY THOMPSON		(NAY)

23
24
25 2. VOLLEYBALL COURT

26 Mayor Ellis states the city council would apply the \$3200 grant money and it would be used to replace the sand in the
27 volleyball court with sod and sprinkling system and to landscape the surrounding area.
28

29 **BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO TAKE THE \$3200 GRANT MONEY FOR**
30 **PARKS TO REPLACE THE SAND IN THE VOLLEYBALL COURT WITH SOD AND SPRINKLING**
31 **SYSTEM AND LANDSCAPE THE SURROUNDING AREA.**

32	VOTE:	AYE (5)	NAY (0)
33	NELSON ABBOTT	(AYE)	
34	PAUL CROOK	(AYE)	
35	TRICIA THOMAS	(AYE)	
36	DALE BIGLER	(AYE)	
37	BRITTANY THOMPSON	(AYE)	

38
39 3. PUBLIC WORKS MOWER

40 Royce Swensen states the 11 foot mower is no longer available. The 14 foot mower is what is available currently.

41 Tricia Thomas states that she would rather wait. Brittany Thompson agrees.

42 Discussion ensues regarding tabling the issue and doing more research.

43 Mayor Ellis declares the recommendation of the council is to further research the issue and bring this up again at the next
44 meeting.
45

46 **NO ACTION TAKEN AT THIS TIME TO OBTAIN FURTHER RESEARCH**
47

48 4. RATIFY POLL VOTE, 12" WATER LINE UPGRADE
49

50 **POLL VOTE WAS CANCELLED, NO NEED TO RATIFY POLL VOTE**
51

Dale Bigler states that maybe the route the pipes take could be changed and be less expensive. If the city waited to do it later it could be less expensive.

Mayor Ellis discusses that this is just an upgrade so it is much less expensive to pay the difference of upgrading the pipe from an 8" pipe to a 12" pipe.

Discussion ensues.

Nelson Abbott discusses that this expense qualifies to be paid with impact fees and will lower our city capital facility plan.

Brittany Thompson states that about \$7000 will be paid with impact fees and the other \$8000 is going to come out of the water fund.

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE \$15,200 TO UPSIZE THE PARKVIEW WATER LINE FROM 8" TO 12"

VOTE:	AYE (5)	NAY (0)
NELSON ABBOTT	(AYE)	
PAUL CROOK	(AYE)	
TRICIA THOMAS	(AYE)	
DALE BIGLER	(AYE)	
BRITTANY THOMPSON	(AYE)	

6. GLADSTAN VIEW PRELIMINARY PLAT APPROVAL, RECOMMENDATION FROM PLANNING COMMISSION

Shay Stark states that on March 14th, this project was discussed in a city council meeting. Then on April 13th it was discussed at a Planning Commission meeting. The Planning Commission has recommended approval for this project. The Planning Commission did add a few changes. There was a mistake in the cross section with the trail that has been corrected. There was also an issue with the end of the water line to keep it circulating. Also, there was an extra fire hydrant added in. There were some public comments stating concern regarding the storm drainage and how sumps work. The city has some sumps in the street and there will be a pond that will catch some of the storm drainage. If there was more flow than the sumps could handle the pond would catch the rest. The catch basins catch the water and then there's a pipe that takes the water to the pond. Initially there will be a ditch cut into the back of the lots to keep the drainage from affecting the golf course. As the lots are landscaped the ditch will be filled in. This is just a measure to protect the grass of the golf course in the interim. The other concern had to do with the driveways and the grading on the driveways. These lots will have reverse sloped driveways and some of them could be fairly steep. Reverse sloped driveways are required to present to the Planning Commission for approval. Planning Commission has voted to recommend this plan for approval. The plan meets the requirements for the R1-15000 zone. There are no exceptions being asked for and the plan meets the general plan and are comfortable on a preliminary level with the approval of this plan. The lots are about 100ft by 300ft.

Discussion ensued.

Brittany Thompson brings up the concern for a circular driveway or a hammerhead driveway due to Elk Ridge Drive being a busy road.

Mayor Ellis discusses the trail and if there is a possibility to put the trail on the back of the lots next to the golf course.

Shay Stark shows the project on Google Earth. He discusses the boundary of the development. The trail would come up through the park at the potential civic center/park. Discussion with Payson City would need to happen regarding continuing the trail behind the four existing homes. The trail would then continue up the side of the golf course. There would be two options at that point. The city could swing the trail back out to the road or carry it straight out the top. If it was possible, the best option would be to talk to Payson City about the possibility of tying the trail into a county trail that is on the other side of the golf course that goes all the way up Payson Canyon.

Mayor Ellis points out that if the trail ties into a regional trail there is grant money that the city can access.

Brittany Thompson states that putting the trail on the back side of the homes would solve the issue of having the trail along the road and then having people park on the trail.

Dean Ingram putting the trail in behind the houses brings up the issue that the lots are now narrower. The lots are not very deep to start with and then the trail width is taken out from the lot.

Shay Stark explains the concern of narrowing the lots. The lots are zoned R1-15000, which means they are 15000 sq feet. If they put the trail square feet in the back of the lots then the lots need to be widened to still have 15,000 sq feet and a lot may be lost along the way.

Dale Bigler states that the road is wide enough to put the trail on the road and just paint the stripe down the road. People building these homes are not going to want a trail running through their back yard.

Shay Stark: Clarifies that the new suggestion is to run the trail along the front of the homes and then at a certain point have it go back through the homes to the golf course and continue on from there to the regional trail.

Discussion ensues.

Shay Stark states that the General Plan for Elk Ridge shows a trail along Elk Ridge Drive and the code says that the city can require trails when developments go in.

Nelson Abbott feels Payson won't work with Elk Ridge and the trail won't be used much because of the steepness of the hill. Having a ten foot trail would be too wide for this.

Dale Bigler states that the ten foot trail would work well.

Nelson Abbott states that he would like to have it look good. The city should make it a seven or eight foot trail and add in the landscaping along the trail and also include four feet for dedicated parking along the trail. There will be spots where the city may need to allow an exception to the front setbacks, but it would be worth it to have a trail that looks nice and people will want to use.

Shay Stark brings up that the exception would not just be for the setbacks, but also for the square footage of the lots as well. If the area in front of the lots is to be dedicated to the city, not just easements; then the lots may end up being less than the required 15,000 square feet and would need an exception for that as well.

Woman voice states that the exceptions would be worth it to be able to make the trail work.

Dale Bigler agrees.

Shay Stark suggests adding a crosswalk at the intersection of Park Drive and Elk Ridge Drive. Also, traffic has really picked up on Hillside Drive. The City should add a turn lane stripe on Hillside to slow traffic down.

NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO GIVE PREMIMINARY APPROVAL TO GLADSTAN VIEW ESTATES WITH THE FOLLOWING ITEMS BEING ADDED TO THE APPROVAL: THE TURN LANE OFF OF ELK RIDGE DRIVE ONTO HILLSIDE DRIVE, THE CROSSWALK WHERE THE TRAIL INTERSECTS WITH PARK DRIVE AND ELK RIDGE DRIVE, AND ALLOWING FOR THE TRAIL TO BE SET BACK 4 FEET AND A NARROWER TRAIL APPROXIMATELY 8 FEET, AND ALLOWING FOR AN ADDITIONAL 2 FEET EXCEPTION ON ALL OF THE LOTS FOR FRONTAGE SETBACKS AND CORRESPONDING EXCEPTION RELATED TO THE OVERALL LOT SIZE BECAUSE OF THE MOVEMENT OF THE TRAIL.

VOTE:	AYE (5)	NAY (0)
NELSON ABBOTT	(AYE)	
PAUL CROOK	(AYE)	
TRICIA THOMAS	(AYE)	
DALE BIGLER	(AYE)	
BRITTANY THOMPSON	(AYE)	

7. PARKVIEW CORNER WATER ALLOCATION

Shay Stark states that it is recommended the city take 5.81 acre feet of water rights from water right number 518593A40263 to the Parkview Corner subdivision.

NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO ALLOCATE 5.81 ACRE FEET OF WATER FROM THE WATER RIGHTS PREVIOUSLY TRANSFERRED TO CITY OF ELK RIDGE. CHANGE APPLICATION NUMBER 51-8593(A40263) FROM THE 108.9 ACRE FEET OF WATER THAT WAS PREVIOUSLY TRANSFERRED TO THE CITY TO THE PARKVIEW CORNER DEVELOPMENT.

VOTE:	AYE (3)	NAY (0)	ABSENT (2)
NELSON ABBOTT	(AYE)		
TRICIA THOMAS	(AYE)		
BRITTANY THOMPSON	(AYE)		

PAUL CROOK WAS ABSENT, EXCUSED FROM MEETING.
DALE BIGLER WAS ABSENT, OUT IN THE LOBBY.

8. PREMIER POINT PHASE 2 WATER ALLOCATION

Shay Stark states the recommendation for Premier Point Phase 2 has been calculated as 14.07 acre feet of water from water rights that have been previously transferred into the city. The allocation is for water right number 595886839018. This will leave Gary Hansen .421 acre feet to be applied to Phase 3. He'll need to bring some other water in for Phase 3 as well.

NELSON ABBOTT MOVED, BRITTANY THOMPSON SECOND, TO ALLOCATE 14.07 ACRE FEET OF WATER FROM THE WATER RIGHTS PREVIOUSLY TRANSFERRED TO CITY OF ELK RIDGE. CHANGE APPLICATION NUMBER 59-5886839018 TO PREMIER POINT PHASE 2.

VOTE:	AYE (3)	NAY (0)	ABSENT (2)
NELSON ABBOTT	(AYE)		
TRICIA THOMAS	(AYE)		
BRITTANY THOMPSON	(AYE)		
PAUL CROOK WAS ABSENT, EXCUSED FROM MEETING.			
DALE BIGLER WAS ABSENT, OUT IN THE LOBBY.			

9. APPROVAL OF APRIL 11, 2017 CITY COUNCIL MEETING MINUTES

NELSON ABBOTT MOVED, BRITTANY THOMPSON SECOND, TO APPROVE THE MINUTES FOR CITY COUNCIL MEETING OF TUESDAY, APRIL 11, 2017.

VOTE:	AYE (3)	NAY (0)	ABSENT (2)
PAUL CROOK WAS ABSENT, EXCUSED FROM MEETING.			
DALE BIGLER WAS ABSENT, OUT IN THE LOBBY			

10. CLOSED SESSION IF NECESSARY
Closed session was not necessary.

ADJOURNMENT

NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO ADJOURN THE CITY COUNCIL MEETING AT 8:19 PM.

VOTE:	AYE (3)	NAY (0)	ABSENT (2)
NELSON ABBOTT	(AYE)		
TRICIA THOMAS	(AYE)		
BRITTANY THOMPSON	(AYE)		
PAUL CROOK WAS ABSENT, EXCUSED FROM MEETING.			
DALE BIGLER WAS ABSENT, OUT IN THE LOBBY			

CONTINUED CITY COUNCIL WORK SESSION IF NECESSARY

7. CIVIC CENTER DISCUSSION

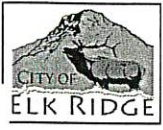
Mayor Ellis presented the plans for Eagle Mountain's city center. There is not much applicability to Elk Ridge. It includes a library and has offices that would not be needed for Elk Ridge. It is 13,000 square feet. Elk Ridge would just need six offices, a large multi-purpose room and council area. The city would want a basement for the storage aspect and a reception room. Salem charges \$800/day for their reception room. The revenue would offset some of the costs for the facility.

Nelson Abbott discusses that if any level is 3000 square feet or more an elevator would be necessary.

Discussion ensued.

Shay Stark states that city center buildings similar to this were roughly \$280/sq foot, with 6000 square feet which is roughly looking at about \$1.6million, including the land.

Discussion ensued.



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on May 9, 2017, at 7:00 PM;** which will be preceded by 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. City Flag Presentation by Dallin Millington
2. Wounded Warrior Presentation by Roy Gerber
3. Elk Ridge Drive Trail Lights
4. Public Works Mower Purchase
5. Tentative Budget 2017-2018 Discussion
6. Assign City Council Members to Attend Planning Commission Meetings, June – December
7. Roundabout Apron Discussion
8. Curb and Gutter Discussion, Elk Ridge Drive next to Parkview Corner
9. General Plan Intro and Vision Statement


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

- Opening Remarks if Volunteered
 - Pledge of Allegiance
 - Approval/Agenda Time Frame
 - Roll Call
 - Public Forum
1. Accept City Flag Design
 2. Public Works Mower Purchase
 3. Elk Ridge Drive Trail Lights
 4. Motion to schedule Public Hearing Regarding Tentative Budget for 2017-2018
 5. Closed Session if Necessary
- Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS (If necessary)

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 8th day of May, 2017.



Royce Swensen, City 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 8th day of May, 2017.



Royce Swensen, City 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 9, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, May 9th, 2017, at 7:00 PM; this meeting was preceded by a City Council Work Session at 6:00 pm; The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on May 5, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Dale Bigler

Others: Royce Swensen, *Recorder*

Cheri Rhoades, *Deputy Sheriff*

Public: Jim Chase, Cindi Ellis, Katherine Gerber, K.C. Bush, Trevor Eliot, Aaron Johnston, Hank Bradford, Tori Mitchell, Dallin Millington

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. CITY FLAG PRESENTATION BY DALLIN MILLINGTON, CHAIRMAN OF FLAG CONTEST COMMITTEE.

Dallin Millington presented the process of picking a flag. Over 80 submittals from 46 residents, one from out of town. Members of the Flag Choosing Committee were Tricia Thomas representing the Elk Ridge City Council; Linda Jones representing the Elk Ridge Fire/EMS Department; A Flag Expert from Colonial Flag; A Sterling Scholar from Salem Hills High School; and John McNaughton, an artist who lives in Elk Ridge.

The final six flag artists were Pente Cornejo 14 – 16 age group; Sarah Millington, Jenna Barton, Dawn McLelland, and Keith Kennedy. The flag design contest winner was Sarah Millington.

Mr. Millington presented Resolution 17-05-09-1R: *Resolution of The City Council of Elk Ridge City, Utah Adopting An Official Municipal Flag Of Elk Ridge City* for ratification during the Council meeting. Mr. Millington mentioned that the City had ordered 2 big flags for the city office pole and a smaller one and a correct State flag for the council room, and flags for sale to the public.

2. CARRY THE FALLEN PRESENTATION BY ROY GERBER

Mr. Roy Gerber indicated to those present that 147,643 Veterans per year commit suicide in the United States in the past 11 years which figures out to 22 PER DAY. He indicated this was due to several issues including, PTSD, Separation Anxiety, etc. He mentioned that Elk Ridge City had shown they were supportive of veterans when Cody Towse was killed in action a few years ago. There are things that Elk Ridge City can still do to show support for Veterans.

Mr. Gerber indicated the City could do this is by supporting the Carry the Fallen 501C3 Organization. The City could sponsor a Carry the Fallen Fundraiser in conjunction with the City Celebration in June. That fundraiser would consist of people carrying a pack with a weight of some kind for donations in a Ruck March where people walk with back packs of canned food, which represented the burdens the soldiers carry, not only in battle but the emotional burdens they carry after they come back from a tour of duty. The marchers would then also donate the food in their packs at the end of the march. Mr. Gerber related his experience of participating in a march held in Ogden the week before.

The Council agreed that an entry for Carry the Fallen in the City Celebration Parade should be included, Also The Carry the Fallen should contact Cody Towse' family to ask permission to use his name for fundraisers. Mr. Gerber also mentioned a Golf Tournament.

Tricia Thomas suggested they could also have a Tent with the booths planned to be at the City Celebration. The Council agreed it would be good to include in the City Celebration this organization who serves veterans so well.

3. ELK RIDGE DRIVE TRAIL LIGHTS

Mayor Ellis said Royce suggested perhaps Arive would donate funds \$46,000 in lieu of lights so The city can use the funds to pave the city shop parking lot or whatever. Mayor Ellis doesn't think the trail lights are necessary. Dale mentioned solar lighting could be used.

4. MOWER

Mayor Ellis stated that The City currently has 2 bids for 2 sizes of Mower. Bids are for a 14' Jacobsen and an 11' John Deere. McKay stated that the Jacobsen was 65 HP and the John Deere was 58 HP motor. The Jacobsen has a larger mowing radius and would mow 14 acres per hour vs the John Deere which would be 10 acres per hour. McKay likes the hydraulic system better than the belt system the John Deere uses because of current repair issues. John Deere might be a little easier to get parts. Paul Crook asked what the warranties were for each one. Dale said the Jacobsen was the preferred. Mayor Ellis asked which size McKay preferred, the 11' or the 14'. McKay said he thought 11' would be fine. Mayor was concerned about resale value since the 11' size was less common. McKay's recommendation was for the 11' Jacobsen which has a 2 year 2000 hour warranty

5. BUDGET DISCUSSION

Mayor Ellis said a date needs to be set for the public hearing for the Budget of June 13, 2017. Nelson Abbott was concerned about funds for the fire department. Mayor Ellis said there was a transfer of funds, but Nelson said he couldn't find it. Dale wants to add in for a matching tree grant of \$7500. The City will hopefully have the \$350,000 property tax estimate from the state for the revenue.

6. PLANNING COMMISSION MEETING ATTENDANCE

Tricia Thomas will attend the Planning Commission meeting in May. Royce Swensen stated that Dale Bigler is attending the Planning Commission meeting in June, Tricia Thomas in July, Paul Crook: September, Nelson Abbott: November and December. It's determined to check on what Brittany can do and the Mayor can perhaps fill in what's left.

Mayor Ellis stated that the remaining items would be worked on after the city council meeting and closed the City Council Work Session at 7:00 pm.

**ELK RIDGE
CITY COUNCIL MEETING
May 9, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, May 9th, 2017, at 7:00 PM; and 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 5, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Dale Bigler

Others: Royce Swensen, *Recorder*

Public: Dallin Millington, Jim Chase, Cindi Ellis, Tricia Gunnerson, Dean Ingram, Gary Hansen, Jared Peterson

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening prayer was offered by Mayor Ty Ellis.

Tricia Thomas led those present in the Pledge of Allegiance, for those who wished to participate.

13
14 **APPROVAL/AGENDA TIME FRAME**

15 **NELSON ABBOTT MOTIONED, TO APPROVE THE AGENDA TIME FRAME, PAUL CROOK**
16 **SECONDED.**

17
18 **VOTE: AYE (4) NAY (0) ABSENT (1) APPROVED**

19 **BRITTANY THOMPSON WAS ABSENT, EXCUSED FROM MEETING**

20
21 **PUBLIC FORUM**

22 7:00 pm

23 Royce Swensen Introduced public to speak.

24
25 Michael Turner - The city should put up signs and have staff manage the city clean-up dumpster rather than giving up the
26 dumpsters.

27 K.C. Bush - Suggested uncontained trash pick-up (branches etc.) once a month like they had in Gilbert, AZ.

28 Tori Mitchell - City Celebration committee needs volunteers for setting up and manning booths. Mayor would put each
29 council member in charge of getting volunteers for each booth.

30 Dallin Millington - Dallin Millington introduced John Hartvigsen of Colonial Flag, a member of the Vexological
31 Association which is an association that studies the flags of North America. Mr. Hartvigsen advised the flag choosing
32 committee. He mentioned that the Flag Contest went very well and commended the committee for its success.

- 33
34 1. Mayor Ellis suggested to accept the city flag design through resolution 17-05-09-1R.

35
36 **NELSON ABBOTT MOTIONED TO ACCEPT THE CITY FLAG DESIGN RESOLUTION 17-05-09-1R,**
37 **TRICIA THOMAS SECONDED**

38
39 **VOTE: AYE (4) NAY (0) ABSENT (1) APPROVED**

40
41 **NELSON ABBOTT VOTED AYE**

42 **DALE BIGLER VOTED AYE**

43 **PAUL CROOK VOTED AYE**

44 **TRICIA THOMAS VOTED AYE**

45 **BRITTANY THOMPSON ABSENT**

- 46
47 2. PUBLIC WORKS JACOBSEN MOWER PURCHASE TALLING \$56,280.

48
49 **DALE BIGLER MOTIONED TO APPROVE THE PURCHASE OF THE JACOBSEN MOWER, NELSON**
50 **ABBOTT SECONDED.**

51
52 **VOTE: AYE (3) NAY (1) ABSENT (1) APPROVED**

53 **PAUL CROOK VOTED NAY IN SUPPORT OF GIVING JOBS TO AMERICANS.**

54 **BRITTANY THOMPSON WAS ABSENT, EXCUSED FROM MEETING**

- 55
56 3. ELK RIDGE DRIVE TRAIL

57 Dale Bigler wants 2 bids to make sure \$46,468 is a fair bid. The city needs to make a decision for the construction to
58 continue. Tricia Thomas is trying to reach a friend to see if the bid is a fair bid. Royce suggested to put it to a poll vote
59 while more research is done.

60
61 **NELSON ABBOTT MOTIONED THAT \$46,468 BE RECEIVED IN LEIU OF LIGHTING INSTALLATION**
62 **ON ELK RIDGE DRIVE TRAIL. TRICIA THOMAS SECONDED.**
63

VOTE: AYE (3) NAY (1) ABSENT (1) APPROVED

DALE BIGLER NAY

BRITTANY THOMPSON WAS ABSENT, EXCUSED FROM MEETING

4. SCHEDULE THE PUBLIC HEARING FOR THE TENTATIVE 2017/2018 BUDGET RATIFICATION FOR JUNE 13, 2017

NELSON ABBOTT MOTIONED THAT THE PUBLIC HEARING FOR THE TENTATIVE 2017/2018 BUDGET RATIFICATION FOR JUNE 13, 2017 AT 6:00 P.M. PAUL CROOK SECONDED.

VOTE: AYE (4) NAY (0) ABSENT (1) APPROVED

BRITTANY THOMPSON WAS ABSENT, EXCUSED FROM MEETING

ADJOURNMENT

NELSON ABBOTT MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AT 7:44 PM. TRICIA THOMAS SECONDED.

VOTE: AYE (4) NAY (0) ABSENT (1) APPROVED

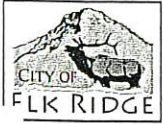
BRITTANY THOMPSON WAS ABSENT, EXCUSED FROM MEETING.

CONTINUED CITY COUNCIL WORK SESSION IF NECESSARY

Mayor Ellis closed the City Council Continued Work Session at 7:44 pm.


Laura Oliver, Deputy Recorder





ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on May 23, 2017, at 7:00 PM;** which will be preceded by 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. Elk Ridge Meadows Phase 10 Final Plat Discussion | <i>see attachment</i> |
| 2. Harrison Heights Phase 10-11 Final Plat Discussion | <i>see attachment</i> |
| 3. Loafer Recreation Addresses | <i>see attachment</i> |
| 4. Dave Priest Property - Development Concept | <i>see attachment</i> |
| 5. Trails | |
| 6. General Plan Intro and Vision Statement | |

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

Opening Remarks if Volunteered
Pledge of Allegiance
Approval/Agenda Time Frame
Roll Call
Public Forum

1. Closed Session if Necessary
Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS
(If necessary)

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 23th day of May, 2017.



Laura Oliver, Deputy City 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 22th day of May, 2017.



Laura Oliver, Deputy City 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 23, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, May 23rd, 2017, at 7:00 PM; this meeting was preceded by a City Council Work Session at 6:00 pm; The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on May19, 2017.

ROLL CALL

Mayor: Ty Ellis (Absent)

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Laura Oliver, *Deputy Recorder* and Royce Swensen, *Recorder*, Shay Stark

Cheri Rhoades, *Deputy Sheriff*

Public: Cindi Ellis, Brian Burke, Jared Peterson

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. (4:40) ELK RIDGE MEADOWS PHASE 10 FINAL PLAT

- Shay Stark when this final plan is approved the Elk Ridge Meadows subdivision will be completed. The landscaping from the development agreement is coming along. Originally it was to be part of Phase 11 but they have merged that Phase into Phase 10. Everything else is pretty much wrapped up. There were a couple of changes that have been updated. Shay will make sure those items are addressed before there is any action taken with this plan. Nelson Abbott states the council should see the development agreement before being able to approve the final plan. Shay Stark discusses the landscaping that is remaining to be completed and the monument as part of the roundabout still needs to be done. Dale Bigler states the trail system needs to be addressed as well. There will be three trails coming together there. The county will be doing the trail along 11200. Then there's the regional trail that will follow the canal which is on a two year plan right now. They will try to move it up when Elk Ridge Drive is worked on. The trail should swing around and have the ability to connect to the other trails that will be done. Shay Stark discusses the development agreement also has payments that will be paid. Horizon View Farms is responsible for \$150,000 of the roundabout and the monument.

2. (19:10)HARRISON HEIGHTS PHASE 10-11 FINAL PLAT

- Shay Stark states that Phases 10 and 11 are on the same application. There are five lots between Burke Lane and Christley Lane right up against Goosenest. This Phase is plotting the lots and adding in some services on Burke Lane. There are no exceptions and the water rights are fine and everything meets the city requirements. It was also discussed that Meadow Lark Lane and Meadow Lark Circle is confusing and should both just be called Meadow Lark Lane. There was a concern regarding the streets that exit onto the street where the school will be. Cul-de-sacs should be considered instead in those instances.

3. (24:30)LOAFER RECREATION ADDRESSES

- Shay Stark discusses the Loafer Recreation Association has taken the time to assign addresses to each of its cabins and would like to present them for approval. The county has legal description of these cabins. They would like our approval before they take the addresses to the county. This is just a discussion item. The city Council needs to put it on the agenda to take action on it in the next meeting.

4. (26:25)DAVE PRIEST PROPERTY - DEVELOPMENT CONCEPT

- Shay Stark discusses this development concept will straddle 11200 South. The county should be okay with the piece on the other side of 11200 South that needs to be annexed in because Elk Ridge owns the road. It is located on the north side of 11200 South. Dave Priest states they would like to keep the same size of lots as the surrounding developments. They want to do quarter and third acre lots. Shay Stark states that currently that area is zoned as RL20000 with animal rights and the change would need to be presented to Planning Commission.

Nelson Abbott states that the council needs to update the General Plan to get rid of the R&L zoning. Dale Bigler brings up the zoning change that was discussed would change the zoning on 11200 South to commercial. Brittany Thompson states that although she is open to negotiating lot size for that area, she feels that quarter acre lots are too small. Nelson Abbott states that part of the resistance to the change is that the city has a limited number of sewer connections. The council feels that they would stand behind the General Plan as it currently stands. Brittany brings up the concern regarding whether this can be annexed into Salem. It was discussed annexing into Salem isn't likely because the utilities would be difficult to connect to these lots.

5. (36:08)TRAILS

- Dale Bigler discusses the need to update the Master Plan in regards to trails. Shay Stark states that the road is on private property in areas which makes it difficult to know exactly where the trail will be. The city will need to have it surveyed one piece at a time. Dale Bigler suggests that the city tie in Canyon View Drive to the trail system. There is a concern regarding Sunset Drive which is actually on private property. Brittany Thompson clarifies that the Transportation map shows the road going through, but the city does not have an easement there for the road. Dale Bigler discusses the trail map as it stands right now. The road is wide enough from Canyon View down to 11200 to be able to stripe it and add the logo. We need to connect the trail that goes through the park to the trail going up Elk Ridge Drive. Nelson Abbott states that the city needs to update the Master Plan to include where the trail is complete to easier see where the trouble areas are. Nelson Abbott recommends that Dale take a bigger map and mark the sections that are complete. Dale Bigler continues to discuss the areas that need to be striped and the areas that are complete. The landscaping of the trail needs to include trees. Royce Swensen states that the landscaping along Elk Ridge Drive has already been approved by the council and it has gone forward already. Dale Bigler states that the city council should revisit it to include trees along the West side too. Nelson Abbott recommends that Dale get with McKay Lloyd and see if trees can be added along the West side of the trail. Dale Bigler agrees to talk to McKay Lloyd.

6. (1:02:30)LOT DISCUSSION

- Shay Stark states that in the older part of Elk Ridge there have been some lots split illegally and now people want to make it legal to sell the lot. There are three lots on the West side of Canyon View that have been illegally split off. There were two pieces that were split off that were big enough to be legal lots. The third one was a strange lay out. They would like to realign the boundaries and just keep the two lots and give the third one back to the city. One suggestion would be to make this part of the trail system. It would be 5-10 years before this section of the trail would be completed. The city can put a mechanism in the development agreement for the trail to be completed at the time of development. Brittany Thompson agrees the city should put a mechanism into the development agreement. She also verified that the other two lots will be in compliance and meets the city's current code. Dale Bigler proposes the city require that they have to put the money down to complete the trail portion. He feels it will be difficult to get them to do it in the future. If the money is given upfront the trail will definitely be completed. Shay Stark reminds the council that all the other houses on the street will have the trail in front of their houses paid for by the city. He feels requiring them to pay for it when these lots are developed may not be equitable. Brittany Thompson states that it is equitable because the code has changed and now it includes developments paying for the marked trails. Nelson Abbott states that if they had recorded the lots at the time the lots were split they wouldn't have to pay for it because the trail wasn't in the General Plan yet. Shay Stark states that the lot on Salem Hills drive is not big enough to split off. The owners need to either record it as part of their lot or sell it to their neighbors. Nelson Abbott discusses that the curbing needs to be addressed as well. There is a large amount of drain off that comes down that road and drains into that field. When the houses are built the water will drain down the road, but will end up flooding the homes. Dale Bigler states that this area will be adjoining an area with curb and gutter in place. Nelson Abbott states that whatever is the best solution for the water issue is how they should address the curbing. Shay Stark discusses the Elders land. He states that the trail needs to run along the south side of the road and just stripe the road for part of the trail to address the sloping issue of the road.

7. (1:22) GENERAL PLAN INTRO AND VISION STATEMENT

- Jared Peterson states that they have tried to clean up the General Plan. They have been simplifying and clarifying the plan. They want developers to be able to read it and clearly understand the goals in it, especially

1 regarding trails. If the council would like to change any of the sections that have already been done, now is the
2 time to go over it. The rest of the plan cannot be completed until these sections are approved. The city
3 definitely needs to go through the trail information. Nelson Abbott proposes taking out anything that has
4 already been accomplished. For example, if the city has authorized a certain amount of senior living units and
5 exceeded the required amount there is no need to keep that in the code. He states it doesn't make sense to have
6 something in the code that won't be needed to approve down the road. Brittany Thompson recommends the
7 Planning Commission let the council members know the section that will be worked on next so they can focus
8 on the correct section. Shay Stark states that right now the Planning Commission is looking at the Land Use
9 section. The City Council would like to make sure they have the vision statement first. Everything else in the
10 General Plan is to justify that vision statement. Nelson Abbott recommends that the city council members look
11 at the document and make sure to comment.

12
13 Nelson Abbott closed the City Council Work Session at 7:28 pm.

14
15 **ELK RIDGE**
16 **CITY COUNCIL MEETING**
17 **May 23, 2017**
18

19 **TIME AND PLACE OF MEETING**

20 This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for Tuesday, May 23rd, 2017, at
21 7:00 PM; and a City Council Work Session Meeting at 6:00 PM. The meetings were held at the Elk Ridge City Hall, 80
22 East Park Drive, Elk Ridge, Utah.

23 Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave,
24 Payson, Utah, and to the members of the Governing Body on May 19, 2017.

25
26 **ROLL CALL (1:33:25)**

27 Mayor: Ty Ellis (Absent)

28 Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

29 Others: Laura Oliver, *Deputy Recorder* and Royce Swensen, *Recorder*

30 Cheri Rhoades, *Deputy Sheriff*

31 Public: Brian Burke, Cindi Ellis, Jared Peterson
32

33 **REGULAR COUNCIL MEETING AGENDA ITEMS:**

34
35 **OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION**

36 Opening remarks were offered by Jared Peterson and Nelson Abbott led those present in the Pledge of
37 Allegiance, for those who wished to participate.
38

39 **APPROVAL/AGENDA TIME FRAME**

40 **BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO**

41
42 **VOTE:**

AYE (5)

NAY (0)

43
44 **PUBLIC FORUM**

45 7:28 pm

46 No one signed up.

47
48 1. (1:34) **CITY CELEBRATION**

49 Tricia Thomas states that everyone is in charge of filling four slots for the City Celebration. Once you fill the form out
50 please turn them into Tricia.
51

52 **NO ACTION NEEDED**

1
2
3 2. ROAD STRIPING

4 Dale Bigler is concerned about the striping the road in front of their developments. He states the city should require
5 them to do the striping for the cross walks and the center stripe.

6 Shay Stark states that there are not any smaller communities that do that. He thinks it's up to the community what they
7 would like. Part of the reason it's not done on smaller roads is the budget. When you look at the striping per foot, 12
8 cents per foot of striping, it doesn't sound like very much. However, when you look at several thousand feet of striping
9 each year, it can become a larger budget item. We can include this in the code under Improvements, especially in
10 regards to the area where the school will be.
11

12 3. SPECIAL IMPROVEMENT DISTRICT

13 Dale Bigler states there is a home that the City Council should consider putting a lien on the owner for the curb and
14 gutter. He also states the city should put in the sidewalk in front of their home because of ADA concerns.

15 Nelson Abbott states that there will be no action on this item at this time, but that the city council should consider this
16 issue.
17

18 4. CITY FLAGS

19 Tricia Thomas requests going through the process of purchasing and selling city flags.

20 Royce Swensen states they city will give a time period for people to pre-order the flags and then the staff will order
21 them from there.
22

23 ADJOURNMENT

24
25 BRITTANY THOMPSON MOVED, TRICIA THOMAS SECOND, TO ADJOURN THE CITY COUNCIL
26 MEETING AT 8:19 PM.
27

28	VOTE:	AYE (5)	NAY (0)
29	NELSON ABBOTT	(AYE)	
30	TRICIA THOMAS	(AYE)	
31	BRITTANY THOMPSON	(AYE)	
32	PAUL CROOK	(AYE)	
33	DALE BIGLER	(AYE)	

34
35
36

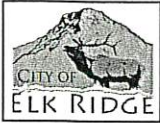
37 Nelson Abbott closed the City Council Continued Work Session at 7:49 pm.
38

39
40 
41 Laura Oliver, Deputy Recorder

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ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org 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, June 13, 2017, at 7:00 PM;** which will be preceded by a **Public Hearing at 6:00 PM** and a **City Council Work Session at 6:15 PM.** The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 PM - PUBLIC HEARING

1. Tentative Budget Hearing For 2017-2018, *see attachment*

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

1. Presentation Carry the Fallen - by Roy Gerber 5 minutes
2. 2017-2018 Tentative Budget, *see attachment* 5 minutes
3. Election Resolution, *see attachment* 5 minutes
4. Discussion and consideration of approval to sell or not to sell property SUVMWA owns 10 minutes
5. Camelot/Elder's property *see attachment* 10 minutes
6. Mower presentation- Fieldtrip
7. Gladstan View Estates Plat A and Plat B Final Discussion *see attachment*
8. Fences, Walls and Hedges 10-12-13 Code Amendment *see attachment*
9. PUD
10. Loafer Canyon Properties - water lines
11. Shuler Lane
12. General Plan Intro and Vision Statement
13. Elk Ridge Meadows Retention Landscaping Plan

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


- Opening Remarks if Volunteered
Pledge of Allegiance
Approval/Agenda Time Frame
Roll Call
Public Forum
1. 2017 – 2018 Tentative Budget Adoption
 2. Elk Ridge Meadows Phase 10 Final Plat Approval *see attachment*
 3. Harrison Heights Phase 10-11 Final Plat Approval *see attachment*
 4. Approval to sell or not to sell property SUVMWA owns *see attachment*
 5. Election Resolution *see attachment*
 6. Loafer Recreation Addresses *see attachment*
- Closed Session if Necessary
Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS

(If necessary)

Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.
Dated this 12th day of June, 2017.


Laura Oliver, Deputy City 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 12th day of June, 2017.

A handwritten signature in cursive script, reading "Laura Oliver", written over a horizontal line.

Laura Oliver, Deputy City 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
June 13, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, June 13th, 2017, at 7:00 PM**; this meeting was preceded by a **City Council Work Session at 6:00 pm**; The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on April 24, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Laura Oliver, *Deputy Recorder* and Royce Swensen, *Recorder*, Shay Stark

Cheri Rhoades, *Deputy Sheriff*

Public: Jamie Elder, Jennie Elder, Jared Peterson, Katherine Gerber, Roy Gerber, Dean Ingram, Jim Chase, JT Webster, Cindi Ellis, Brian Burke

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. **PRESENTATION CARRY THE FALLEN – BY ROY GERBER**

- Roy Gerber states that he will be discussing the Ruck March which will be part of the City Celebration. He asked if the City is willing to make a donation or if the City leadership is willing to make a donation. Nelson Abbott asked when and where people can donate. Roy Gerber stated the donations need to be made previous to the march on the website provided. There are 20 people who are willing to do the march. He has put a lot of time into contacting residents about walking in the march. There will be a military color guard that will march as well. It's unsure if the color guard will march the whole 2.7 miles or just a portion of it. Law enforcement will block off the road for the length of the parade. One banner has been hung up. The banner is in a location that isn't obvious and he would like to find a better place for it to be seen. McKay Lloyd suggested hanging it at the intersection of Elk Ridge Drive and 11200 South. Roy Gerber is concerned that the announcement for the parade did not include the march as part of it. Mayor Ellis suggested posting more details on the City's Facebook page. Tricia Thomas stated that she will make Roy Gerber an admin on the Facebook page. Then he can post all the details he needed to. Roy Gerber stated that Stokes is willing to be a sponsor for the march and will provide the water for it. One concern is regarding restrooms. The march goes past the city offices, which will have port-a-potties, and will end at the stake center. The march will begin at 6:30pm. There have two banners and the ward with the most participation will be able to carry the banners. There should be water for the marchers at the park and at the stake center. Brittany Thompson suggested asking Arive Homes if they can use the port-a-potties at the construction site that is on the march route.

2. **2017-2018 TENTATIVE BUDGET**

- Mayor Ellis requested public comment for the public hearing of the proposed budget. There was no public comment. Mayor Ellis officially closed the public hearing. Mayor Ellis noted that the city did get the certified tax rate. He also discussed that the Discretionary Fund will be used to purchase City flags and then as they are sold the money will be put back into the account. Nelson Abbott has a concern regarding having a full time sheriff and the amount of funds that will be used for it. Mayor Ellis stated that it is necessary because of the population growth. Tricia Thomas stated that if you look at the population the city should really have two full time deputies. Nelson Abbott stated that the code enforcement wages are calculated with a percentage of the water income. Royce Swensen

1 confirmed it is a percentage of the overall water income. Nelson Abbott is concerned that residents
2 will view the increased water rates as a way to pay for code enforcement. Mayor Ellis stated that the
3 city doesn't have the funds to change the way the code enforcement is calculated. He also stated that
4 the amount that the water bills are increased is quite minimal. Nelson Abbott suggested providing the
5 results of the progress from code enforcement. This will show the residents that code enforcement is
6 working. Tricia Thomas stated that she would rather not know the effects of code enforcement
7 because usually it is negative. Brittany Thompson is concerned that the budget is \$100,000 more than
8 it was last year. The city is relying on a certain amount of income and there is a chance the city won't
9 get that much income. There is also a chance that a well could go down again. Brittany Thompson
10 feels that the city should not be budgeting for more than what was spent last year. Mayor Ellis
11 clarifies the city does have the water for all of the new homes going in. The city doesn't have a
12 redundancy if the well does go out. Brittany Thompson stated that she can't vote for the continued
13 growth in the budget until the city gets the well up and running. Until the city has the well and the
14 redundancy Brittany can't vote for this budget. Mayor Ellis stated you can't vote to stop
15 development, the houses are coming, the city will have the growth. Brittany Thompson stated that
16 she cannot support a \$100,000 increase in budget, she feels that is too much. Tricia Thomas confirms
17 there were 100 new homes built last year and there are only 70 new homes planned to be built in the
18 budget and feels the revenue from this is a very conservative amount. Mayor Ellis stated this is the
19 council's budget. He stated that if it's not approved the code enforcement and the sheriff will be what
20 the city will not have. The city has to have a budget and that the city council and he will be here all
21 night until a budget is passed.
22

23 3. CAMELOT/ELDER'S PROPERTY

- 24 • Shay Stark explained this is a single lot subdivision on the dirt road portion of Salem Hills Drive. In
25 order to meet code the street needs to be filled in to a full width street. The Elders have provided a
26 new plan. Jennie Elder stated the quotes on the road are \$200,000. There will only be one home on
27 the property. The cost of the road is too much for just having the one home. Jennie spoke with the
28 state attorney. The attorney said there is a proportionality test which would split the cost of the road
29 between the city, the developer across the street from the Elders, and the Elders. The developer
30 across the street will be putting in five homes, compared to the one home the Elders will be doing,
31 making the proportionality of the Elders very small. Nelson Abbott stated that he understands the
32 proportionality because there are lots of people who will benefit from this road being completed.
33 When it's completed the school buses could use the road and the plows could plow that road. Shay
34 Stark stated that there is a history of approving one side of the road being developed, however, it is
35 understandable why Elk Ridge City changed its code to incorporate the development of the whole
36 road. There are examples of drainage issues when only one side of the road is developed. You need
37 to keep public safety in mind when considering how to handle this. Jared Peterson brought up the
38 concern that the city code doesn't match with state law. Shay Stark states the Elders propose
39 completing the road all the way past the driveway. There is one other public safety issue that the city
40 needs to address and that is the requirement for a turn around. Seth Waite, the Fire Chief, said he
41 would take the largest fire truck up to make sure it will work to use the driveway as part of the turn-
42 around. Jennie Elder stated that they are willing to reinforce the concrete at the end to be able to use
43 it as the turn around. Mayor Ellis stated that there are details to work out, but feels that the new plan
44 is a reasonable plan. The City Council has had the discussion regarding this plan. The next step is to
45 get it in writing so the city Council can make a motion on it. Shay Stark stated that he will work with
46 the Elders regarding getting in writing.
47

48 Mayor Ellis closed the City Council Work Session at 7:06 pm.
49
50

ELK RIDGE
CITY COUNCIL MEETING
June 13, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for **Tuesday, June 13th, 2017, at 7:00 PM**; and 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 June 9, 2017.

ROLL CALL (1:11)

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Laura Oliver, *Deputy Recorder* and Royce Swensen, *Recorder* Cheri Rhoades, *Deputy Sheriff*

Public: Jamie Elder, Jennie Elder, Jared Peterson, Katherine Gerber, Roy Gerber, Dean Ingram, Jim Chase, JT Webster, Cindi Ellis, Brian Burke

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Mayor Ellis and Dale Bigler led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

BRITTANY THOMPSON MOTIONED TO APPROVE THE AGENDA, NELSON ABBOTT SECONDED, TO ADJUSTING THE STARTING TIME TO 7:06PM.

VOTE: APPROVED

AYE (5)

NAY (0)

PUBLIC FORUM

7:06 pm

Jared Peterson stated that the City Council needs to make some productivity on the General Plan. It's always listed on the work session agenda, but there hasn't been any progress made. The other issue is the Planning Commission would like some alternates The Planning Commission needs more people or maybe make it so we can function with less people. Either way the Planning Commission needs something to happen because not enough people are coming.

1. 2017-2018 TENTATIVE BUDGET ADOPTION

Nelson Abbott stated for the benefit of the public, even though the City Council votes to adopt this budget that does not mean that the city is obligated to spend the full amount in each category as is stated in the budget. Bigger purchases will not be made until the money is in the bank.

Mayor Ellis stated that the city can also negotiate or change the amount spent on the county sheriff at any time as well.

NELSON ABBOTT MOTIONED TO APPROVE THE 2017-2017 TENTATIVE BUDGET ADOPTION AND THE CERTIFIED TAX RATE FOR THE YEAR 2017-2018. TRICIA THOMAS SECONDED.

VOTE: APPROVED

AYE (4)

NAY (1)

1 NELSON ABBOTT (AYE)
2 TRICIA THOMAS (AYE)
3 BRITTANY THOMPSON (NAY)
4 PAUL CROOK (AYE)
5 DALE BIGLER (AYE)
6

7 Motion carries 4 to 1. Brittany Thompson states that she already explained her reasons previously.
8

9 2. ELK RIDGE MEADOWS PHASE 10 FINAL PLAT APPROVAL

10 Shay Stark stated this will be the final phase for Elk Ridge Meadows. The city needs to look at the
11 development agreement and make sure that everything has been met in the agreement. There is one item
12 outstanding; wrapping up the landscaping. All the other physical requirements have been met. The city has
13 a requirement to take possession of the old Elk Ridge Drive from the county. The second step for this
14 requirement is to vacate both sides of that down to a 56 foot wide width.

15 Nelson Abbott is concerned about addressing the road where the shoulder is no longer present. Two property
16 owners are concerned about getting their farm equipment onto their property. They were previously able to
17 drive off the road onto the shoulder and then get onto their property with their farm equipment.

18 Royce Swensen stated the 30th building permit and been issued and have collected on the impact fees. Of the
19 \$105, 982, the city has received two installments and the other two are still due. The city needs to get a
20 check for the lighting on the trail. Currently, Salisbury has reimbursed Dean Ingram \$79,172 towards the
21 roundabout, which is about halfway there.

22 Shay Stark stated that after approval water will be allocated.
23

24 NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO APPROVE ELK RIDGE
25 MEADOWS PHASE 10 AS PRESENTED.
26

27 VOTE: APPROVED AYE (5) NAY (0)
28 NELSON ABBOTT (AYE)
29 TRICIA THOMAS (AYE)
30 BRITTANY THOMPSON (AYE)
31 PAUL CROOK (AYE)
32 DALE BIGLER (AYE)
33

34 3. HARRISON HEIGHTS PHASE 10-11 FINAL PLAT APPROVAL

35 Shay Stark stated there are five lots located on Christley Lane, Burke Lane and Goosenest. There are
36 minimal improvements needed to go along with it.

37 Brittany Thompson has a concern regarding a street that was listed on the map as "Street 3."

38 Shay Stark explains that the circles are going away so there will no longer be a "Street 3." The grading
39 issues of the roads were addressed as well.
40

41 NELSON ABBOTT MOTIONED TO APPROVE HARRISON HEIGHTS PHASE 10-11 AS
42 PRESENTED, PAUL CROOK SECONDED.
43

44 VOTE: APPROVED AYE (5) NAY (0)
45 NELSON ABBOTT (AYE)
46 TRICIA THOMAS (AYE)
47 BRITTANY THOMPSON (AYE)
48 PAUL CROOK (AYE)
49 DALE BIGLER (AYE)
50

51 4. APPROVAL TO SELL OR NOT SELL PROPERTY SUVMWA OWNS

1 Paul Crook stated SUVMWA wants to sell the property, 240 acres, that they have been leasing to a farmer
2 because they have a buyer for it. The city will get some money back from it. The city is currently spending
3 money on it every year. SUVMWA would like to have approval from the cities involved before they go
4 forward with the sale of the property. . They will get an appraisal for the property. The company that
5 wants to buy it takes methane gas and produces electricity. Everyone at the SUVMWA meeting was in
6 favor of selling.
7

8 **NELSON ABBOTT MOTIONED TO APPROVE THE SALE OF THE PROPERTY SUVMWA**
9 **OWNS AND TO HAVE PAUL CROOK REPRESENT THE CITY COUNCIL AS A YAY ON THE**
10 **SALE OF THE SUVMWA PROPERTY, DALE BIGLER SECONDED.**
11

VOTE: APPROVED	AYE (5)	NAY (0)
NELSON ABBOTT	(AYE)	
TRICIA THOMAS	(AYE)	
BRITTANY THOMPSON	(AYE)	
PAUL CROOK	(AYE)	
DALE BIGLER	(AYE)	

12
13
14
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16
17
18
19 5. ELECTION RESOLUTION

20 Mayor Ellis discussed Resolution Number 17-06-13-2R. The resolution stated that the city will abide by the
21 county election procedures.

22 Tricia Thomas stated that the county has dictated all the things the city will need to do as well.

23 Brittany Thompson is concerned that the last time the county helped with the election they decided it wasn't
24 worth spending money on their help again.

25 Nelson Abbott stated that the county has created the new agreement because it will cut their costs. The city
26 doesn't have a choice in it. The city needs to follow what the county is requesting.

27 Brittany Thompson stated her disagreement with the state forcing the city to do elections their way.

28 Mayor Ellis recommended that the city research this further to determine if the city has any options.

29 Brittany Thompson states that it will not cost the city as much as what the county is requiring if the city
30 were to do the election ourselves.

31 Dale Bigler confirmed the county is requiring the city pay \$4500 plus the city will have to do several things
32 in addition to that.

33 Mayor Ellis stated that Laura Oliver will research if the city has any options or if they are required to submit
34 to the county's agreement.
35

36 **THERE IS NO MOTION AT THIS TIME.**
37

38 6. LOAFER RECREATION ADDRESSES

39 **NELSON ABBOTT MOTIONED TO APPROVE THE LOAFER RECREATION ADDRESSING AS**
40 **PRESENTED, DALE BIGLER SECONDED.**
41

VOTE: APPROVED	AYE (5)	NAY (0)
NELSON ABBOTT	(AYE)	
TRICIA THOMAS	(AYE)	
BRITTANY THOMPSON	(AYE)	
PAUL CROOK	(AYE)	
DALE BIGLER	(AYE)	

BRITTANY THOMPSON MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AT 7:42 PM AND GO BACK INTO WORK SESSION, NELSON ABBOTT SECONDED.

VOTE: APPROVED	AYE (5)	NAY (0)
NELSON ABBOTT	(AYE)	
TRICIA THOMAS	(AYE)	
BRITTANY THOMPSON	(AYE)	
PAUL CROOK	(AYE)	
DALE BIGLER	(AYE)	

Mayor Ellis closed the City Council Meeting at 7:42 pm.

CITY COUNCIL CONTINUED WORK SESSION AGENDA ITEMS:

7:42 pm

1. MOWER PRESENTATION-FIELDTRIP

- Mayor Ellis stated that the council will take a field trip to see what the \$56,000 lawn mower. The council left to see the lawnmower.

2. GLADSTAN VIEW ESTATES PLAT A AND PLAT B FINAL DISCUSSION

- Shay Stark stated that Gladstan View Estates is West side of Elk Ridge Drive. Plat A and Plat B are on the same application and will be developed at the same time. City council approved an 8 foot wide trail and a 4 foot wide park strip between the trail and the street. It was agreed to allow the lots to decrease the frontage as necessary to accommodate this. There are a lot of options for each lot to where to place the house in order to address grading issues. The frontage on these lots are right around 100 feet in front. The intersection of Park Drive and Elk Ridge Drive will be widened.

3. ELK RIDGE MEADOWS RETENTION LANDSCAPING PLAN

- Mayor Ellis discussed the turnaround near Golden Eagle Way. There is a concern regarding plowing in that area and being able to turn around with the curb there. There are two homes. McKay Lloyd stated that this area is last on the plow priority list; it's not likely it will be plowed very often. Mayor Ellis asked what the down side of vacating this area would be. Jared Peterson stated there will be no down side for the city to vacate the road. Mayor Ellis stated that the city needed to discuss this with the land owners. McKay Lloyd is concerned about access to the sewer if it is vacated. Dale Bigler stated that the city wanted the sleeves down at the bottom instead of the roundabout. Mayor Ellis stated that he wants to be sure to have a flashing crosswalk sign to make Elk Ridge Drive as safe as possible to cross. The city can put the trail into the plan down 11200 S, but the city should not actually do the trail until there is a safe way for those using the trail to cross the street. The recommendation is to not put the trail in now and if there are trees to put them right next to the road.

3. FENCES, WALLS AND HEDGES 10-12-13 CODE AMENDMENT

- Shay Stark stated the city was asked to make the code regarding corner lots clear. The recommendation is that the code be changed to read wherever the side set back on the corner or front set back of the house, the fence cannot be taller than 36 inches. Trailers and taller vehicles need to be parked behind the section of the fence that is 6ft tall. Mayor Ellis stated that the council needs to consider how to enforce this code. The city needs to balance everything out that is important to the city. The 36 inch fence code change is great, however, adding the trailer clause may be an issue. Brittany Thompson stated that the RV clause should be included in the fence section and in the general section as well. Mayor Ellis stated that if this is a public safety issue the city needs to be addressing it equally with all residents. Shay Stark discussed outlawing completely parking an RV in the front of their home and in the setback in their driveways. Dale Bigler states that the city needs to

1 be sure not to over regulate. He stated that a car is higher than the 36 inch feet. Shay Stark suggested
2 removing the paragraph regarding trailers but leave in the fence part. According to current code, if
3 someone wants to put in a raised garden they are required to have the retaining wall reviewed by an
4 engineer. International building code has changed regarding retaining walls as well. The language in
5 the city code needs to match the international building code. Height of a retaining wall is measured
6 from the bottom of the footing. Also, if the wall is over 30 inches high it needs to have an engineer
7 look at it because at that point a railing needs to be installed. Mayor Ellis recommended making the
8 change in the code for fences but not to put in the RV section. Nelson Abbott suggested changing the
9 code to simply say the code complies with the international building code.
10

11 4. PUD

- 12 • Shay Stark stated that the city has been in the process of simplifying and clarifying the city code. The
13 city should take out the PUD section because it no longer applies. Mayor Ellis recommended going
14 ahead and taking it out of the code and the general plan.
15

16 5. LOAFER CANYON PROPERTIES – WATER LINES

- 17 • Shay Stark discussed there is an interested buyer of the loafer canyon properties. The city has a water
18 line that comes down the hill. It is a 6 inch line which is undersized. All the regulations regarding
19 waterlines require 8 inch lines. If the buyers purchase these properties the city can't use this line to
20 come back up to these properties. The city has been researching options of how to do the water lines.
21 If the city can work out a water line it would be about 3300 feet of water line the buyers would have
22 to pay for. Mayor Ellis stated that there are also concerns with the road. The road is privately owned
23 and there are no easements to be able to do a road. Shay Stark stated that the city needs to look on the
24 county records to see if these are already legal lots. There are several issues with these properties.
25 The issue the city needs to focus on right now is the water issue. Brittany Thompson stated there is a
26 well on the property.
27

28 6. SHULER LANE

- 29 • Mayor Ellis stated that the city wants to vacate Shuler Lane. The city will need to discuss this
30 with Payson City and then have a meeting with the residents on Shuler Lane. Unless the
31 residents are willing to give up a portion of their property to create a full width road, the city
32 recommends vacating this road.
33

34 7. GENERAL PLAN INTRO AND VISION STATEMENT

- 35 • Shay Stark stated that the city needs to nail down the vision statement so that everything else can
36 justify it. He suggests inviting the planning commission members to a council meeting and
37 focusing on this. Mayor Ellis recommends holding a special meeting for this. Nelson Abbott
38 recommends the council review the general plan so the council can approve/modify it at the next
39 meeting.
40

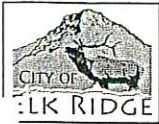
41 Mayor Ellis closed the Continued City Council Work Session at 10:00.

42 
43 _____
44 Laura Oliver, Deputy Recorder

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ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a Public Hearing at **6:00 to 6:15 PM on June 27, 2017 followed by City Council Work Session, at 6:15 PM;** which will be preceded by 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 - PUBLIC HEARING/FINAL AMENDED BUDGET FOR THE 2016-2017 FISCAL YEAR

1. Public Hearing to consider the proposed adoption of the Final Amended Budget for the 2016-2017 Fiscal year for the operation of Elk Ridge City see attachment

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

- | | |
|---|-----------------------|
| 1. Election Resolution | <i>see attachment</i> |
| 2. Elk Ridge Meadows Phase 10 Water Allocation | <i>see attachment</i> |
| 3. Harrison Heights Phase 10-11 Water Allocation | <i>see attachment</i> |
| 4. Gladstan View Estates Plat A and Plat B Final Approval | <i>see attachment</i> |
| 5. General Plan Intro and Vision Statement | <i>see attachment</i> |
| 6. Fences, Walls and Hedges 10-12-13 Code Amendment | <i>see attachment</i> |
| 7. ERM Retention Landscaping Plan | <i>see attachment</i> |

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

Opening Remarks if Volunteered
Pledge of Allegiance
Approval/Agenda Time Frame
Roll Call
Public Forum

1. Final Amended Budget 2016-2017 Fiscal Year
 - A. Motion allows Finance Director to Adjust Fund Balance Appropriately to Legal Percentage of General Fund
 2. Elk Ridge Meadows Phase 10 Water Allocation *see attachment*
 3. Harrison Heights Phase 10-11 Water Allocation *see attachment*
 4. Gladstan View Estates Plat A and Plat B Final Plat Approval *see attachment*
 5. Election Resolution *see attachment*
 6. Fences, Walls and Hedges 10-12-13 Code Amendment *see attachment*
- Closed Session if Necessary
Adjournment

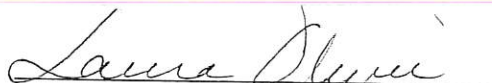
CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS

(If necessary)

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 23rd day of June, 2017.


Laura Oliver, Deputy City 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 23rd day of June, 2017.



Laura Oliver, Deputy City 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
June 27, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, June 27th, 2017, at 7:00 PM**; this meeting was preceded by a **City Council Work Session at 6:00 pm**; The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on June 23, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Laura Oliver, *Deputy Recorder* and Royce Swensen, *Recorder*, Shay Stark, McKay Lloyd

Cheri Rhoades, *Deputy Sheriff*, Dean Ingram

Public: JT Webster, Cindi Ellis, Brian Burk

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. PUBLIC HEARING FOR THE FINAL AMENDED BUDGET FOR THE 2016-17 FISCAL YEAR

- Mayor Ellis opened the public hearing. There was no public comment. Mayor Ellis closed the public hearing at 6:25pm.

2. ELECTION RESOLUTION

- Mayor Ellis turned the time over to Laura Oliver to give the report. Laura Oliver explained that Andrew Haun, and Scott Hagenson from the Lt. Governor's office stated that there is no other option. Elk Ridge City is required to follow the election process as stated by Utah County. There is not a due date for the election resolution. However, the resolution should be done as soon as possible. Brittany Thompson states that there is not any purpose in signing the resolution because there is not a choice in the matter.

3. FLAG POLE

- Nelson Abbott feels that the city should put the flag in the round about. The city flag should not be placed right next to the county homes because it may irritate the county residents. Dale Bigler stated that if the flag was placed in the round about it would not be reflective of the whole city because half the city is below it. The roundabout has trees that would need to be moved. Mayor Ellis suggested putting the sleeves in both locations for the flags and decide later.

4. ELK RIDGE MEADOWS PHASE 10 WATER ALLOCATION AND HARRISON HEIGHTS PHASE 10-11 WATER ALLOCATION

- Shay Stark explained the water allocation. The calculation came to 18.3 acre feet. Dean has four different water rights that he brought into the city. After Gladstan View Dean will have

46 zeroed out all of his water rights. Nelson Abbott stated that water rights brought into the city
47 after 2008 they can be protested. The city can be held accountable to how the city affects the
48 aquifer. Shay Stark confirmed these water rights were brought into the city after 2008.
49 These rights are in the city and the city has accepted the rights. Nelson Abbott suggested
50 encouraging future builders coming in to use SUMWVA water rights to try to avoid any
51 issues that may arise. Shay Stark explained that the state is in process of drawing a line
52 where you cannot bring water from the north part of Utah down to this area. He clarifies that
53 if a resident that has a well can prove that their well dried up because of the water the city
54 uses, the city would then be liable to pay for the drilling of a new well for that resident or
55 provide the ability to have water brought to them.
56
57

58 5. PAYSON CITY MEETING REGARDING SHULER LANE

- 59 • Mayor Ellis stated that he went to the Payson City Meeting regarding Shuler Lane with Jill
60 Spencer, Travis Jacobsen and Dave Tuckett. The mayor explained at the meeting what Elk
61 Ridge would like to do with Shuler Lane and why. They requested to be invited to the
62 meeting with the residents. McKay Lloyd stated that Payson Properties is not Payson City; it
63 is privately owned. Brittany Thompson stated that the city could sell the property back to the
64 land owners and the land owners could work out an agreement with Payson City regarding
65 their access. Mayor Ellis stated the only option with this is that the city give the land back to
66 the residents. The city does not own enough to make the road wide enough to maintain it.
67 Shay Stark stated that the next step would be to have a meeting just with the residents that
68 live within 300 ft. of Shuler Lane. This meeting will just be an administrative meeting, then
69 there will need to be an open public meeting. Brittany Thompson stated that she is willing to
70 attend the administrative meeting. Mayor Ellis requested volunteers for attending the
71 meeting. Paul Crook and Brittany Thompson volunteered to be at the meeting. Planning
72 Commission needs to be involved at the meeting as well.
73

74 6. GENERAL PLAN INTRO AND VISION STATEMENT

- 75 • Mayor Ellis stated he has a section that he would like to change the vision statement too. To
76 establish a safe, friendly and family oriented bedroom community that coexists with the
77 natural hillside surrounding where residents can enjoy the picturesque mountains, fresh air,
78 native wild life, celestial grandeur of its internationally recognized dark skies and access to
79 well-planned parks, trails, and open space areas. The City Council agrees with Mayor Ellis's
80 changes. Planning Commission needs approval so they can go on to the next page of the
81 General Plan.
82

83 7. FENCES, WALLS, AND HEDGES 10-12-13 CODE AMENDMENT

- 84 • Shay Stark stated the parking of vehicles was eliminated and phrasing was changed to clarify.
85 Nelson Abbott is concerned about the fence height on the top of a retaining wall. Shay Stark
86 stated that part was part of the existing code and has not changed.
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89 Mayor Ellis closed the City Council Work Session at 6:55 pm.

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**ELK RIDGE
CITY COUNCIL MEETING
June 27, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for **Tuesday, June 27th, 2017, at 7:00 PM**; and 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 June 23, 2017.

ROLL CALL (1:03)

Mayor: Ty Ellis

Council Members: Paul Crook, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Laura Oliver, *Deputy Recorder* and Royce Swensen, *Recorder*, Shay Stark, McKay Lloyd

Cheri Rhoades, *Deputy Sheriff*

Public: JT Webster, Cindi Ellis, Brian Burk

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Royce Swensen and Nelson Abbott led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA AND STARTING TIME, BRITTANY THOMPSON SECONDED.

VOTE:	AYE (4)	NAY (0)	APPROVED
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NELSON ABBOTT	(AYE)		
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BRITTANY THOMPSON	(AYE)		
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PAUL CROOK	(AYE)		
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DALE BIGLER	(AYE)		
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TRICIA THOMAS IS ABSENT

PUBLIC FORUM

7:00 pm

JT Webster discussed the proposed change to fences on corner lots in particular. His fence would not have worked with the new proposal. This change will decrease the value of a corner lot. The 36" height makes the fence useless. Trees obstruct the view of drivers just as much as fences. The fifth

amendment of the U.S. Constitution states nor shall private property be taken for public use nor shall private property taken without just compensation. What will the just compensation be for the private citizens?

1. FINAL AMENDED BUDGET 2016-2017

Mayor Ellis stated this is for the year end true up.

Nelson Abbott stated that he is pleased with how the budget turned out. The Council was not sure how it would work out and it turns out the city was able to put some funds into savings.

Royce Swensen stated the City Council needs to determine the amount to be authorized for transfer.

Brittany Thompson clarified that the Capital Fund is simply a separation from the General Fund. The Capital Fund is where the city has been allocating its savings in order to save for big projects.

Nelson Abbott stated this is how the city saved and paid for the Public Works building, the fire station remodel and eventually for the new city office building.

Brittany Thompson clarified the council just needs to approve the amount the financial director is authorized to transfer.

Mayor Ellis stated this is necessary in order to pass our audit.

NELSON ABBOTT MOTIONED TO ADOPT THE AMENDED BUDGET FOR FISCAL YEAR 2016-2017 AND IN ORDER TO COMPLY WITH STATE LAW THE CITY COUNCIL AUTHORIZES THE FINANCE DIRECTOR TO TRANSFER FROM THE GENERAL FUND TO THE CAPITAL PROJECTS FUND AN AMOUNT SO THAT THE GENERAL FUND UNRESTRICTED FUND BALANCE IS LESS THAN OR EQUAL TO 25% OF THE GENERAL FUND REVENUES. THE BUDGET FOR EACH FUND IS AMENDED TO REFLECT THIS AUTHORIZATION. DALE BIGLER THOMAS SECONDED,

VOTE:	AYE (4)	NAY (0)	APPROVED
NELSON ABBOTT	(AYE)		
BRITTANY THOMPSON	(AYE)		
PAUL CROOK	(AYE)		
DALE BIGLER	(AYE)		

TRICIA THOMAS IS ABSENT

2. ELK RIDGE MEADOWS PHASE 10 WATER ALLOCATION

NELSON ABBOTT MOTIONED TO APPROVE THE ALLOCATION OF 18.3 ACRE FEET OF WATER FROM THE WATER RIGHT NUMBER 51-8593 TO ELK RIDGE MEADOWS SUBDIVISION PHASE 10, BRITTANY THOMPSON SECONDED.

VOTE:	AYE (4)	NAY (0)	APPROVED
NELSON ABBOTT	(AYE)		
BRITTANY THOMPSON	(AYE)		
PAUL CROOK	(AYE)		

81 DALE BIGLER (AYE)

82
83 TRICIA THOMAS IS ABSENT

84
85 3. HARRISON HEIGHTS PHASE 10 WATER ALLOCATION

86
87 BRITTANY THOMPSON MOTIONED TO APPROVE 6.32 ACRE FEET OF WATER
88 FROM THE WATER RIGHT NUMBER 51-8593 TO HARRISON HEIGHTS
89 SUBDIVISION PHASE 10, PAUL CROOK SECONDED.

90
91 VOTE: AYE (4) NAY (0) APPROVED
92
93 NELSON ABBOTT (AYE)
94 BRITTANY THOMPSON (AYE)
95 PAUL CROOK (AYE)
96 DALE BIGLER (AYE)

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98 TRICIA THOMAS IS ABSENT

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00 4. HARRISON HEIGHTS PHASE 11 WATER ALLOCATION

01
02 PAUL CROOK MOTIONED TO APPROVE 22.91 ACRE FEET OF WATER FROM THE
03 WATER RIGHT NUMBER 51-8593 TO HARRISON HEIGHTS SUBDIVISION PHASE 11,
04 BRITTANY THOMPSON SECONDED.

05
06
07 VOTE: AYE (4) NAY (0) APPROVED
08
09 NELSON ABBOTT (AYE)
10 BRITTANY THOMPSON (AYE)
11 PAUL CROOK (AYE)
12 DALE BIGLER (AYE)

13
14 TRICIA THOMAS IS ABSENT

15
16 5. GLADSTAN VIEW ESTATES PLAT A AND PLAT B FINAL PLAT APPROVAL

17 Shay Stark stated that if this is approved tonight there will be a water allocation and revised
18 development agreement to vote on next time.

19 Brittany Thompson feels the development agreement should be approved at the same time as the
20 plat approval.

21 Shay Stark explained the development agreement needs to be updated to include the setback
22 exceptions that were given due to the room needed for the trail.

23 Nelson Abbott questioned if postponing this motion will slow down the process.

24 Shay Stark stated the builders cannot move forward until this motion is done. He suggests doing a
25 poll vote for the development agreement as soon as it is completed instead of waiting the two
26 weeks to approve it. City Council agreed to the poll vote.

NELSON ABBOTT MOTIONED TO APPROVE GLADSTAN PLAT A AND PLAT B
CONTINGENT UPON THE DEVELOPMENT AGREEMENT BEING APPROVED IN
OUR COUNCIL MEETING IN TWO WEEKS, PAUL CROOK SECONDED

VOTE:	AYE (3)	NAY (1)	APPROVED
NELSON ABBOTT	(AYE)		
BRITTANY THOMPSON		(NAY)	
PAUL CROOK	(AYE)		
DALE BIGLER	(AYE)		

TRICIA THOMAS IS ABSENT

6. ELECTION RESOLUTION

Dale Bigler stated there is nothing gained by not approving the agreement. The City will be billed for it anyway.

Brittany Thompson stated that if the council approves it and signs it the council gives up the chance to fight it later. If another city pays to fight the county on this and they win, then the city can say the City Council never signed the agreement and want our money back. If the county is billing the city whether the council signs the agreement or not, then not signing the agreement is a statement that the council does not agree with it.

DALE BIGLER MOTIONED TO APPROVE THE INTERLOCAL COOPERATION
AGREEMENT BETWEEN UTAH COUNTY AND ELK RIDGE CITY FOR THE
ADMINISTRATION OF THE 2017 MUNICIPAL ELECTIONS AGREEMENT NUMBER
20170627-R1, NELSON ABBOTT SECONDED,

VOTE:	AYE (2)	NAY (2)	APPROVED
NELSON ABBOTT		(NAY)	
BRITTANY THOMPSON		(NAY)	
PAUL CROOK	(AYE)		
DALE BIGLER	(AYE)		
MAYOR TY ELLIS	(AYE)		

TRICIA THOMAS IS ABSENT

7. FENCES, WALLS, AND HEDGES 10-12-13 CODE AMENDMENT

Nelson Abbott stated there are some issues of equality with this change. Those who have already put fences up can keep them up, even if they are causing a safety hazard. He confirms the change is that corner lots can only have a 36" fence. The fence is so short that the fence wouldn't be able to provide the safety of keeping kids in the yard or safety of others being kept out of the yard. The fence is short enough it would not be able to keep a dog in the yard or keep the deer out.

72 Mayor Ellis stated on some properties the road begins right where the easement begins. Those
73 properties are why this amendment is being considered. When a fence goes all the way out to the road
74 the line of sight for drivers pulling out is blocked.

75 Shay Stark discussed the example of the fence on Sky Hawk that follows the code, but because the
76 road bends it is still in the line of sight for drivers to see cars coming down the road. There is another
77 example on Golden Eagle Way there is a home on the corner lot that if they put up a full height fence it
78 would block the line of sight.

79 Dean Ingram shares his concern that the code is being changed to accommodate anomalies instead of
80 what the standard should be.

81 JT Webster stated the issue does not really have anything to do with back yards, but rather is an issue
82 of having a driveway next to a full height fence. It would be better to change the code to reflect the
83 distance of driveways from tall fences and actually address the issue.

84 Nelson Abbott recommended the Planning Commission would be to treat this the same way chickens
85 and have it based on lot size.

86 Mayor Ellis recommended that it be kept simple and simply state how many feet from the set back the
87 fence can be full height.

88 Shay Stark stated that the city can't write code based on every exception.

89 Mayor Ellis stated that a council member needs to be at the Planning Commission meeting to make
90 sure to address their concerns so this amendment can move forward.

91 Nelson Abbott volunteered to attend the Planning Commission meeting and discuss his concerns.

92
93 **BRITTANY THOMPSON MOTIONED TO AMEND CODE 10-12-13 AS REFLECTED BY**
94 **ORDINANCE NUMBER 17, NO ONE SECONDED.**

95
96 **MOTION DIES.**

97
98 **ADJOURNMENT**

99
00 **NELSON ABBOTT MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AT**
01 **8:55 PM AND GO BACK INTO A WORK SESSION, DALE BIGLER SECONDED.**

	VOTE:	AYE (4)	NAY (0)	APPROVED
05	NELSON ABBOTT	(AYE)		
06	BRITTANY THOMPSON	(AYE)		
07	PAUL CROOK	(AYE)		
08	DALE BIGLER	(AYE)		

09
10 **TRICIA THOMAS ABSENT**


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12 **CITY COUNCIL CONTINUED WORK SESSION AGENDA ITEMS:**

13 7:42 pm

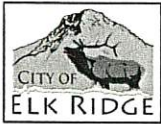
- 14 1. ERM RETENTION LANDSCAPING PLAN

- 15 • Nelson Abbott has a concern regarding the gravel turn around area. In the winter there may
16 be issues with the gravel and the snow because gravel cannot be plowed. Dale Bigler
17 suggested moving it to a different place on the old Elk Ridge Drive. Mayor Ellis disagreed.
18 Brittany Thompson stated that it would work better if it was connected instead of doing a
19 turnaround area. Shay Stark stated that the curve is just too sharp to connect it. Dale Bigler
20 recommended adding trees near the mailboxes. Mayor Ellis stated that the plan is for the
21 road to go down into a dirt turn around area. There are no plans to pave it or tie it into Elk
22 Ridge Drive. The county has no plans to put in a trail along Elk Ridge Drive. They have in
23 the plans a bike lane, but no trail. There is potential that they would want to connect to the
24 trail at some point. Dale Bigler suggested having the trail go across Golden Eagle Way and
25 then it can tie in on the other side of the retention pond. Mayor Ellis stated that the crosswalk
26 over Golden Eagle Way will be well marked and can be used as part of the trail. Nelson
27 Abbott stated that there should not be any trees put in near the flags to eliminate problems
28 when the trees grow tall enough to interfere with the flags. Dale Bigler stated the
29 recommendation from the landscaping company is not to rock the three feet next to the fence,
30 but to add some trees and just mulch it. Nelson Abbott is concerned about making changes
31 that will increase the cost. Dale Bigler stated that the City Council gave up impact fees on
32 the first 30 homes which is about the same as what the landscaping costs are. He feels that
33 there should be some more landscaping to look really nice. McKay Lloyd stated there is an
34 ongoing cost to switching from rock to mulch. Mulch will have to be purchased every year.
35 Shay Stark stated that the neighbors of the trail may put in trees to line their backyard. The
36 City may want to wait to see what the residents do before spending money on more trees.
37 Discussion ensued regarding weeding the islands and when the school will be put in.
38

39 Mayor Ellis closed the Continued City Council Work Session at 9:55 pm.
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Laura Oliver, Deputy Recorder



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, July 11, 2017, at 7:00 PM.** The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

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

Opening Remarks if Volunteered
Pledge of Allegiance
Approval/Agenda Time Frame
Roll Call
Public Forum

1. Gladstan View Estates Development Agreement *see attachment*
Shay Stark City Planner via Telephone
2. Gladstan View Estates Plat A and Plat B Water Allocation *see attachment*
3. Mayor Recommendation for Planning Commission Members
4. Road Closure Procedures


Closed Session if Necessary
Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS

(If necessary)


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 11th day of July, 2017.


Laura Oliver, Deputy City 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 7th day of July, 2017.


Laura Oliver, Deputy City 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
JULY 11, 2017

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was held on Tuesday, July 11, 2017 at 7:00 pm. This meeting was held at 80 E. Park Drive, Elk Ridge City, Utah.

Notice of the time, place and Agenda of these Meetings were provided to the Payson Chronicle, 145 E. Utah Ave., Payson, Utah and to the members of the Governing Body on July 8, 2017,

ROLL CALL

Mayor: Ty Ellis (absent)

Council Members: Nelson Abbott, Brittany Thompson, Dale Bigler, Tricia Thomas,
Paul Crook

Others: Royce Swensen, *City Recorder*

Public: Donna Jones, Jeremy Witt, Jim Chase, William Taylor

REGULAR COUNCIL MEETING AGENDA ITEMS:

Opening Remarks were given by Brittany Thompson and Paul Crook led those present in the Pledge of Allegiance for those who wished to participate.

APPROVAL/AGENDA AND TIME FRAME

**BRITTANY THOMPSON MOTIONED TO APPROVE THE AGENDA
DALE BIGLER SECONDED THE MOTION.**

VOTE: YES – ALL (5) NO – NONE (0) APPROVED.

PUBLIC FORUM

7:00 PM

Jeremy Witt - He has a property in Payson, in the Gladstan Golf Course area, he would like to develop. He has had conversations with both Payson and Elk Ridge and he feels that the money would be better served by putting in an 8" line and tying it into Elk Ridge. He believes it would be beneficial to both he and to Elk Ridge. He loves the area and thinks there is a better way to get water to his property then digging a well. Payson has all but confirmed that Payson will not be putting in utilities in that area. Another individual has a well and septic approved in that area.

Nelson Abbott stated that Elk Ridge has an Interlocal Agreement with Payson in regards to where the boundary lies. Royce Swensen stated that Payson would like Elk Ridge to supply the water to this area but there are some issues with the road and fire prevention, snow removal and the cost of the water. Elk Ridge provides

the water to Gladstan Golf Course clubhouse. Nelson Abbott stated that he thought there may be a better solution to all involved. Brittany Thompson suggested that Jeremy submit a proposal to the mayor so that there can be more discussion. Nelson Abbott's concern is how Elk Ridge would pay for improvements to this area. Discussion ensued on annexation issues and the Interlocal Agreement.

1. MAYOR RECOMMENDATION FOR PLANNING COMMISSION MEMBERS

Nelson Abbott stated that mayor Ellis has interviewed and recommends Wayne Jones and Shawn Ram as Planning Commission Members. They both are available to attend the scheduled meetings. Tricia Thomas asked where Wayne and Shawn live. Wayne lives on Christley Lane and Shawn lives in the existing home in Premier Point. The council feels they will be a good addition to the commission and that all of Elk Ridge is being represented.

BRITTANY THOMPSON MOTIONED TO APPROVE WAYNE JONES AND SHAWN RAM AS PLANNING COMMISSION MEMBERS DALE BIGLER SECONDED THE MOTION.

VOTE: AYE – ALL (5) NO – NONE, APPROVED.

NELSON ABBOT	AYE
BRITTANY THOMPSON	AYE
TRICIA THOMAS	AYE
DALE BIGLER	AYE
PAUL CROOK	AYE

2. GLADSTAN VIEW ESTATES DEVELOPMENT AGREEMENT

Shay Stark, via telephone – During the April 25th, 2017 City Council meeting the council approved the Preliminary Plat for Gladstan View Estates. The council approved an 8 foot wide trail behind a 4 foot park strip, which made the lots smaller than the 15,000 sq. ft. required for the R-15,000 zone. The setback will be reduced 2 feet in the rear of the lots. These are the items that are in the development agreement. Brittany Thompson stated that there is grammatical error in Paragraph Term1 which says "or", it should say "of". She also stated that there needs to be an additional paragraph stating the this agreement only is only for these 2 issues and that the rest of the development is as previously agreed to by the City Council, on June 27, 2017. She doesn't want this to supersede any previous agreements. Shay Stark will add the paragraph as paragraph 5 under the terms.

Nelson Abbott recommended this paragraph be added as an addendum and a poll vote take place.

3. GLADSTAN VIEW ESTATES PLAT AND B WATER ALLOCATION

A poll vote will take place for this as they cannot approve the motion to allocate the water for Plat A and B until the development agreement is approved.

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4. ROAD CLOSURE PROCEDURES

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Paul Crook feels that there are better ways to deal with road construction/laying pipes other than closing the roads and that this is done only for the convenience of the developer and the citizens of Elk Ridge are inconvenienced. The pipe should be laid across one side of the road and buried and then the other side of the road be done and keep one lane of traffic open. It should be written into the contracts that the roads will remain open. There is no reason to close the roads. Brittany agrees and that all contractors should be told that the roads should not be closed. McKay Lloyd explained that stopping and getting trench plates, checking impaction etc. makes a job twice as long then doing a 2 minute detour. Tricia Thomas and Dale Bigler stated that they don't feel that they have been inconvenienced.

Discussion ensued on cost effectiveness and inconvenience to the citizens of closing roads. Nelson Abott stated that road closures is an administrative issue and is up to the Public Works Director, the Mayor and Royce.

Non-Agenda Item- Discussion ensued on the Bookmobile and how many residents use it and the proposed cost of the Bookmobile to the city. 68 residents use the Bookmobile. Possible deal with SESD in conjunction with Payson to use Payson Library

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CLOSED SESSION IF NECESSARY

No closed session was necessary

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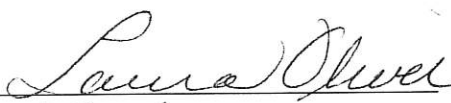
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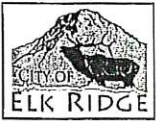
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ADJOURNMENT 8:00 pm


Deputy Recorder



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on August 8, 2017, at 7:00 PM**; which will be preceded by 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. Camelot Subdivision Preliminary and Final Discussion
2. Shedhorn Subdivision Preliminary and Final Discussion
3. Sewer Rates Discussion
4. Fencing Code 12-12-13 Amendment
5. Animal code 10-18 Amendment
6. Gladstan Area Payson Properties Possible Code for Services
7. Curb and Gutter Discussion, Elk Ridge Drive next to Parkview Corner
8. Bookmobile
9. Fire Sprinkler for New Construction
10. Roundabout Apron Discussion
11. Parking Lot / Pavilion ERM
12. Code Enforcement

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

Opening Remarks if Volunteered
Pledge of Allegiance
Approval/Agenda Time Frame
Roll Call
Public Forum

1. Eagle Scout Project
2. Camelot Subdivision Preliminary and Final Approval
3. Fencing Code 12-12-13 Amendment
4. Animal code 10-18 Amendment
5. Ratify Poll Vote on Auditor
6. Ratify Poll Vote on Gladstan View Estates Development Agreement
7. Ratify Poll Vote on Gladstan View Estates Plat A and Plat B Water Allocation
8. Minutes Approval for April 25, 2017
9. Minutes Approval for May 23, 2017

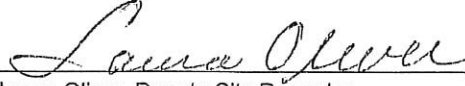
Closed Session if Necessary
Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS

(If necessary)

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 7th day of August, 2017.


Laura Oliver, Deputy City 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 7th day of August, 2017.


Laura Oliver, Deputy City 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
August 08, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for Tuesday, August 08, 2017, at 7:00 PM; this meeting was preceded by a City Council Work Session at 6:00 pm. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on August 4, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Royce Swensen, *Recorder*, Laura Oliver *Deputy Recorder*

Cheri Rhoades, *Deputy Sheriff*

Public: Jared Peterson, William Taylor, Jennie Elder, Jamie Elder,

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. CAMELOT SUBDIVISION PRELIMINARY AND FINAL DISCUSSION

Shay Stark, City Planner explained the Camelot Subdivision is located on Salem Hills Dr. It is a single lot development. If the council were to adhere to the code it would require the Elder's to finish the street the length of the lot which is an undo burden. The city attorney, David Church, was in agreement. The final drawing allows improvements slightly past the driveway with a full width street. There is also a development agreement which states this. As other developers come in, the city would have the same agreement with the individual developers. If someone would develop multiple lots then they would be required to complete the street the length of their development. Nelson Abbott asked if the gate that is currently there is going to be moved. Jennie Elder stated they will be moving the gate just past their driveway. Mayor Ellis stated that the city council has action tonight to approve the Camelot Subdivision Preliminary and Final Plat as well as the development agreement. Nelson Abbott asked if the water shares are in place. Shay Stark stated that once the development is approved then the water shares will be brought into the city. Brittany Thompson asked if costs have been discussed. Jennie Elder stated that they had to be brought in before they were given a building permit. Jennie Elder also stated that developing the road will cost them \$25,000 more and are asking to have the impact fees waived or credited. Brittany Thompson stated that the costs that the city had showed an \$11,000 difference. Jennie Elder stated that those costs were from June. There were estimates given in August which is \$25,000 more. Dale Bigler asked if there was an estimate on the water shares that would be credited. Shay Stark estimates \$10,782 for water shares. Mayor Ellis asked if the city credits them for the improvements to the street and where does the city recoup those funds; it's not the city's responsibility to pay for developers improvements. Shay Stark said that the city attorney stated that the city would take the half width for the full length of the property, but then, if the road needs extended out for the benefit of the city, it meets rough proportionality. Nelson Abbott stated that the city has to note on the assessment sheet for Russ Anderson's property, that when that property is developed the \$25,000 will be reimbursed to the city by the developer. The note needs to cite the code and the developer agreement. Brittany Thompson stated that the actual costs need to be reflected. Dale Bigler stated that the Elder's have a bid and that figure is what the offset is. Nelson Abbott asked Shay Stark if the reimbursement is based on the cost 15 years from now. Shay Stark stated that the cost is based on the actual cost, not a future cost. Mayor Ellis reiterated that the decision was approving the Camelot Subdivision Preliminary and Final, and the developer agreement, which needs revised. Shay Stark suggested that he would add paragraph 5 to the developer agreement referencing the difference in the costs, the \$25,000 and state that the city will credit the purchase of water through the city and impact fees up to \$25,578.17. A motion can be made adding this exception.

Mayor Ellis skipped to #2 on the agenda due to action being taken on that item in the regular city council meeting at 7:00.

2. FENCING CODE 12-12-13 AMENDMENT

Mayor Ellis stated that the fencing code 12-12-13 amendment was sent back to the Planning Commission for revision. The Planning Commission did not make any changes and sent the amendment back to the City Council unchanged. Jared Peterson, Planning Commission chair stated that the amendments that were made dealt with the corner lots and the commission felt the amendment was sound. He suggested that if the City Council wanted to make changes to make it part of the motion. Brittany

Thompson stated that the Planning Commission spent a lot of time on this amendment and that it addresses the safety issues.

3. ANIMAL CODE AMENDMENT 12-12-13 DISCUSSION

Mayor Ellis turned the time over to Jared Peterson to present the animal code amendment the Planning Commission had drafted. Jared Peterson stated most of what is in the codified version is consequence and other areas of the code pertaining to this. The Planning Commission was asked to redo the animal code and make it less confusing, black and white and so that if 15 people were to read it they would all come away with the same opinion. They tried to make it fair, did a lot of research and heard a lot of public input. Chapter 5 is almost exactly the Utah County code covering abuse of animals, enforcement etc. The intent and purpose mostly remained the same as the current code. The Planning Commission added some language regarding animal damage. Existing animals also remained. Animals that residents already have, under a conditional use, will be grandfathered in and not be taken away unless they abandon those rights for a year. Nelson Abbott asked what would be considered abandonment; is it based on the number of animals. If I have 4 horses and go back to 2 then I cannot go back to 4? Jared Peterson confirmed that you would have to not had 4 horses for a year. Nelson Abbott is concerned that rights would be lost. Shay Stark stated that nonconforming rights would be protected and grandfathered in. Mayor Ellis asked what the Planning Commission's intent was. Jared Peterson stated that they did not change this part of the code, it is in the current code. They did not want to remove rights that residents were taking advantage of. Mayor Ellis stated that he did not want any ambiguity and this part may need revised. He stated that grandfathering was completely unenforceable. Shay Stark stated that the points given are very generous. Nelson Abbott stated that right now he is compliant. With the new point system he can only have a third of what he has now on a 1/3 acre lot. Jared Peterson stated that one of the biggest problems was hobby animals. Hobby animals have been removed completely. Now there are only residential lots and lots with livestock rights. Mayor Ellis suggested instead of listing animals not allowed it might state "anything else that is not listed in this document"... Brittany Thompson stated she has concerns in enforcing animals that have been grandfathered in and wondered how the city could tell what would be grandfathered in. Jared Peterson stated that he had spoken with the city attorney, David Church, and David Church suggested that conditional uses be removed period. Mayor Ellis stated that there is a lot of discussion still to take place and the City Council can send back to the Planning Commission clear instructions on what the concerns are or take it upon themselves to make the changes. Brittany Thompson recommended that indoor pets should count toward the points and how can you tell what is an indoor pet. Discussion ensued on what an indoor/outdoor pet is. Jared Peterson stated that during the official public hearing and several unofficial, public input was positive, and not adversarial. He feels that this code is a step in the right direction.

Mayor Ellis closed the City Council Work Session at 6:57 pm.

ELK RIDGE CITY COUNCIL MEETING August 08, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for **Tuesday, August 08, 2017, at 7:00 PM**; and 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 August 4, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Royce Swensen, *Recorder*. Laura Oliver, *Deputy Recorder*

Cheri Rhoades, *Deputy Sheriff*

Public: Jim Chase, Jared Peterson, William Taylor, Richard Dugan, Jennie Elder, Jamie Elder, Bradon Kenak, Sam Drown, Thomas Barrett, Brian Burke, Tricia Gunnerson

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE BY INVITATION

Opening remarks were offered by Jamie Elder and Dale Bigler led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA AND TIME FRAME BRITTANY THOMPSON SECONDED.

VOTE: AYE (5) NAY (0) APPROVED - ALL

PUBLIC FORUM

7:00 pm

Jared Peterson stated that he would like to thank the City Council for approving additional members to the Planning Commission. He also stated that he thought the City Council should make the changes to the animal code amendment.

William Taylor thanked the council for their efforts. He is concerned with his property rights and wants to make sure that they are protected. He would like Table 18B acreage/square footage in the animal code amendment to be looked at and revised. The points on the current list changed, making some points higher. The acreage reduces his rights and they are not consistent. While making it easier for those without animal rights do not infringe on upon those with animal rights by reducing what they can have currently.

Mayor Ellis closed the Public Forum

CITY COUNCIL PUBLIC HEARING AND ACTION

1. EAGLE SCOUT PROJECT

Thomas Barrett 1116 N. Quail Run Road. Thomas stated that emergency vehicles could not find an address and spent a lot of time looking for the residence. He stated that he would like to paint house numbers on the curb. There are 140 lots that need painted. Thomas has the materials and an idea on the timeline, which he submitted. Nelson Abbott stated that he thinks this is a great idea. Dale Bigler did not think that there would be any opposition by the home owners. Mayor Ellis asked for confirmation that Thomas was not requesting any funds. Thomas stated that he was not. Mayor Ellis asked what Thomas was doing for quality control. Thomas will be using a couple helpers and they would be using stencils to ensure they would be straight and neat. The Council did not need to vote on this matter. The Mayor signed his application.

2. CAMELOT SUBDIVISION PRELIMINARY AND FINAL APPROVAL

Shay Stark read paragraph 5 for the developer agreement, which was drafted per the work 6:00 work session:

"The City agrees to apply a credit of city held water rights and a waiver of impact fees up to a value of \$25,578.00, excepting for SESD and Payson Sewer impact fees which the city does not have authority to waive, in acknowledgment that the improvements benefit future property owners."

Mayor Ellis asked if the "and" is "and or and/or" (city held water rights and/or a waiver of impact fees).

Shay Stark stated he would change it to and/or; realistically it will be a combination of both. Dale Bigler asked if the letter will be drafted for the other property owner as part of this agreement. Shay Stark confirmed that the letter is a separate issue. Nelson Abbott stated that he would like to have a copy of that letter before the Mylar is signed. Shay Stark stated the city reference the letter in the motion. The Council decided to move on to the next item while Shay Stark prepares the developer agreement for the motion.

3. FENCING CODE AMENDMENT 12-12-13

NELSON ABBOTT MOTIONED TO APPROVE THE FENCING CODE AMENDMENT 12-12-13, ORDINANCE 17-08-08 BRITTANY THOMPSON SECONDED.

VOTE: AYE (3) NAY (2) APPROVED

Paul Crook AYE
Tricia Thomas AYE
Nelson Abbott NAY
Brittany Thompson AYE
Dale Bigler NAY

Nelson Abbott stated for the record he lives on a corner lot and disagrees with the height restriction.

4. ANIMAL CODE AMENDMENT 12-12-13 AMENDMENT

Council needs to discuss this further. No motion was made.

5. CAMELOT SUBDIVISION PRELIMINARY AND FINAL APPROVAL continued.

NELSON ABBOTT MOTIONED TO APPROVE CAMELOT SUBDIVISION BOTH PRELIMINARY AND FINAL PLAT WITH THE ADDITION OF PARAGRAPH #5 THAT STATES "THE CITY AGREES TO APPLY A CREDIT OF CITY HELD WATER RIGHTS AND/OR A WAIVER OF IMPACT FEES UP TO A VALUE OF \$25,578.00, EXCEPTING FOR SESD AND PAYSON SEWER IMPACT FEES WHICH THE CITY DOES NOT HAVE AUTHORITY TO WAIVE, IN ACKNOWLEDGMENT THAT THE IMPROVEMENTS BENEFIT FUTURE DEVELOPMENT OF ADJACENT PROPERTY OWNERS."
THAT A REINBURSEMENT OF \$25,578.00 SHOULD BE ADDED TO THE ELK RIDGE CITY ASSESSMENT SHEET FOR PARCEL 30:078:0294 AND A LETTER PLACED IN THE FILE EXPLAINING THE ASSESSMENT COSTS BEFORE THE PLAT IS RECORDED FOR CAMELOT DEVELOPMENT.

DALE BIGLER SECONDED THE MOTION

VOTE: AYE (5) NAY (0) APPROVED

PAUL CROOK AYE
TRICIA THOMAS AYE
NELSON ABBOTT AYE
BRITTANY THOMPSON AYE
DALE BIGLER AYE

6. RATIFY POLL VOTE ON AUDITOR

Mayor Ellis stated a Poll vote was taken and all members of the council, except for Dale Bigler, did vote on the Auditor.

VOTE: AYE (4) NAY (0) ABSTAIN 1 RATIFIED

PAUL CROOK AYE
TRICIA THOMAS AYE
NELSON ABBOTT AYE
BRITTANY THOMPSON AYE
DALE BIGLER ABSTAIN

4. RATIFY POLL VOTE ON GLADSTAN VIEW ESTATES DEVELOPMENT AGREEMENT

Mayor Ellis stated a Poll vote was taken for Gladstan View Estates Development Agreement and all members of the council,

VOTE: AYE (5) NAY (0) RATIFIED

DALE BIGLER AYE
BRITTANY THOMPSON AYE
NELSON ABBOTT AYE
TRICIA THOMAS AYE

PAUL CROOK AYE

5. RATIFY POLL FOR GLADSTAN VIEW ESTATE PLAY AND B WATER ALLOCATION

Mayor Ellis stated a Poll vote was taken for Gladstan View Estates Plat A and B Water allocation.

VOTE: AYE (5) NAY (0) RATIFIED

DALE BIGLER AYE
BRITTANY THOMPSON AYE
NELSON ABBOTT AYE
TRICIA THOMAS AYE
PAUL CROOK AYE

6. MINUTES APPROVED FOR APRIL 25, 2017

Tricia Thomas stated her name was listed as Tricia Thompson in all of the motions.

TRICIA THOMAS MOTIONED TO APPROVE THE MINUTES FOR MAY 23, 2017 WITH THE CORRECTION OF TRICIA THOMAS' NAME NELSON ABBOTT SECONDED THE MOTION.

VOTE: AYE (5) NAY (0) APPROVED

NELSON ABBOTT MOTIONED TO APPROVE THE MINUTES FOR MAY 23, 2017 WITH THE CORRECTION OF TRICIA THOMAS' NAME PAUL CROOK SECONDED THE MOTION.

VOTE: AYE (5) NAY (0) APPROVED

ADJOURNMENT

NELSON ABBOTT MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AT 8:00 PM. BRITTANY THOMPSON SECONDED.

VOTE: AYE (5) NAY (0)

Mayor Ellis closed the City Council Continued Work Session at 7:45 pm.

WORK SESSION CONTINUED

4. SHEDHORN SUBDIVISION PRELIMINARY AND FINAL APPROVAL DISCUSSION

Shay Stark explained Shedhorn Subdivision is 3 parcels which are being combined to make 2 parcels on Canyon View Dr. and Lake View Dr. The 2 lots proposed meet the lot size requirements. There are a few adjustments, which are minor revisions, that needed to be made. The city has not received those revisions yet. Canyon View Dr. has a trail so the pavement will be given additional width. An engineer reviewed this for storm drainage along Lakeview Dr. The engineer recommended a channel in front of lot on Lake View Dr. be culled out for drainage and shown on the plans. There will be a natural swell at the end of the pavement. Mayor Ellis asked if the water will be channeled off the road into the channel. Shay Stark stated that the engineer found that Lake View Dr. is relatively flat and that the crown in the road will channel the drainage away. Canyon View Dr. drainage will be directed into the channel as much as possible by the swell and grade of the trail. Brittany Thompson asked if the trail is going to make the storm drainage go across and into the property across the street and if there will be a French drain. Brad Turner stated that the drainage there is minimal and is much more of a problem down Canyon View and Salem Hills Dr. Shay Stark will discuss it more with the engineer when the revised drawings are turned in. Mayor Ellis stated that he didn't want to aggravate the water drainage there and just wants to make sure that it is being addressed, without giving any more hardship on Brad Turner. Nelson Abbott asked if this subdivision made the Jolley Subdivision null and void. Shay Stark stated that this plat only affects these 3 parcels.

51 Shay Stark stated there is no curb and gutter in this area. If you put curb and gutter just around these 2 lots it will take all
52 that water down the street, making drainage issue instead of engineering into sumps or some other system.

53
54 **5. SEWER RATES**

55 Mayor Ellis stated that Payson had raised its sewer rate from \$38.93 to \$39.90 which is a 2.5% increase in the connection
56 fee. He also remind council members that the sewer operating funds were just above zero. Brittany Thompson asked if
57 the city had been in talks with Salem regarding their new plant and possibly connecting with Salem. Mayor Ellis stated
58 that he had not but that may be a good idea. He is not sure how that would work. McKay Lloyd stated that the old line
59 down to Salem is still live but would not meet capacity. Nelson Abbott stated that when it was used previously it was at
60 capacity. The city would have to buy in and to run that sewer line it would cost \$5-\$6 million just to run the pipe. Mayor
61 Ellis stated that the does not have the infrastructure just to switch.

62 Discussion ensued on placing a meter on the sewer connection to Payson.

63 Discussion ensued on not getting notified by Payson for 2 months and perhaps phone call to Payson and possibly a letter.

64 Mayor Ellis will get the figures needed to make a decision next council meeting.

65
66 **6. GLADSTAN PAYSON PROPERTIES POSSIBLE CODE FOR SERVICES DISCUSSION**

67 Mayor Ellis stated that the state does not require Elk Ridge to supply people outside the city with water. The Supreme
68 Court has said that if a city does supply water to nonresidents than the city cannot charge a higher rate than a resident.
69 There has to be another justification to add to that fee. The residents of Elk Ridge have been adding to the water fund
70 for years. If the city provides water for a nonresident then he feels that the nonresidents should have to pay a buy in fee
71 and pay the regular rate. Anything over and above putting in the connection is an impact fee but there is no way the city
72 can justify through the state law to buy in. All the city can do is a connection fee and impact fee and perhaps a nominal
73 process fee. He would bill Payson and not the resident. The Mayor struggles with going to the residents, who are
74 already sensitive about every drop of water, and tell them the city wants to supply nonresidents. The residents would not
75 like it. Other members of the council agreed. Brittany Thompson wondered if the city could require a nonresident to
76 bring in water rights for the city to sell. Shay Stark stated that is a possibility. The city does have SUVMWA rights that
77 can be drawn from that are tied to the city so there is no long transfer process and no scrutiny from the state asking what
78 the water is coming in for. Tricia Thomas and Brittany Thompson stated that they did not like that Payson expected
79 their residents to use Elk Ridge roads and services and Payson get all the benefit from it.

80 Discussion ensued regarding use of roads and the history between Payson and Elk Ridge. Nelson Abbott stated that if
81 the residents tell the state that they can't build on their property because Payson won't provide water and Elk Ridge can
82 and they want to be part of Elk Ridge, then the resident can force the state to let that resident come into Elk Ridge.

83 Nelson Abbott stated that Payson has a huge well just below the golf course. Nelson Abbott stated that cities are not
84 allowed to take action that is detrimental to another city. Annexing in an area that would take revenue away from the
85 other city could be considered detrimental. Elk Ridge has an interlocal agreement as to what areas can be annexed into
86 Elk Ridge. Mayor Ellis stated that he feels a strong responsibility to the residents of Elk Ridge as to how they feel about
87 the water.

88 Discussion ensued on how much drilling a well costs.

89 Discussion ensued on annexation discussion with the nonresidents and Payson.

90 **7. CURB AND GUTTER ELK RIDGE DR NEXT TO PARK VIEW CORNER DISCUSSION**

91 McKay Lloyd stated this concerns the section of curb and gutter in the area between the corner of Columbus and Park
92 Dr. The issue is the water comes down Park Drive and comes across the road and into the house. The developer of Park
93 View Corner has offered to extend the curb and gutter around the corner to Columbus, which would make a connection
94 with existing curb and gutter. There would not be a need for an additional sump. McKay Lloyd stated that Dean Ingram,
95 the developer offered to do it for substantially less than would normally cost. Dean has not given a figure yet. The
96 homeowners refused put in curb and gutter before and were supposed to put in a berm years ago. Brittany Thompson
97 stated that a lien needed to be put on the homeowner if they could not or would not pay the cost. The city has lien
98 other homeowners and in treating all residents equally it would only be fair.

99 Discussion ensued on the city's previous decision to let the homeowner put in a berm and not put in the curb and gutter.

00 McKay Lloyd stated that there is some time to decide on this matter. Mayor Ellis stated that the council needed an
01 amount from Dean in order to make the decision.

02 **8. BOOKMOBILE**

Brittany Thompson stated the Bookmobile has 1 stop for 1 hour twice a month. She had a long discussion with Commissioner Lee and the Commissioner does not feel that he can charge some cities for the Bookmobile and not others. The county's fee plan is based on how long the stop is which for Elk Ridge, is \$2,800.

Mayor Ellis asked the council if they wanted to discontinue the Bookmobile, the cost is \$2,800 with a one hour stop twice a month. Nelson Abbott stated that before the city discontinued the bookmobile previously the city was being billed pretty close to that amount then, but the participation rate was very low. Elk Ridge participation currently is at 68 card holders, (which can be one person or an entire household), circulation is 2680 books. Nelson Abbott stated those numbers are substantially higher then when Elk Ridge had the Bookmobile previously.

Discussion ensued on alternatives: Subsidizing Salem, Spanish Fork and Payson library cards, putting fee on city bill.

9. FIRE SPRINKLER FOR NEW CONSTRUCTION DISCUSSION

Brittany Thompson asked if the city was in the Urban Wildland Interface Area, and does the city meet any of the qualifications. Mayor Ellis stated that if you look through the table Elk Ridge would have areas in the interface zone. Nelson Abbott stated just by virtue of the city code, the CE1 and the CE2 zone, on the south there is no question. Jared Peterson stated that the definition is ½ mile from undeveloped or forest land. The Urban Interface code forces you to put stuff into a house that will be more money than a sprinkler system. Discussion ensued on what would be in the interface zone.

Tricia Thomas asked why the council was having this discussion. Royce Swensen stated that the Home Builders Association is fighting it. Sam Drown stated it costs \$4,000 a home to install it and they don't see any value in it. There are fire hydrants and a fire station right next door and it is an illegal requirement. Any other subdivision they built in doesn't require it.

Mayor Ellis stated that between 7am and 3:30 pm there is not enough volunteer fire personnel and Elk Ridge is dependent upon another fire departments. There is about 10 minute response time and time is critical.

Discussion ensued on volunteer fire departments, response times.

Nelson Abbott stated that when Elk Ridge put this code into place it was in compliance with the state code. Nelson Abbott has seen the data and he knows what a difference a sprinkler system can make. When you have a kitchen fire the damage will be mitigated.

Mayor Ellis stated that the state code changed on January 1, 2017. Sam Drown stated the location does not justify the sprinkler system. Brittany Thompson stated that it does; Parkside Cove is within ½ mile of forest. Sam Drown stated that the state says it doesn't. Brittany Thompson said that the city cannot have a blanket requirement; the states advisory opinion says "this does not mean that Elk Ridge does not meet these other requirements. And if the city meets these requirements, then Park Side Cove will have to put in the sprinkling system. Jared Peterson stated that if the city goes by that International code, Parkside Cove will add 20% to costs to the buildings.

Discussion ensued on the urban interface zone, the code and over policing.

Mayor Ellis stated that the city has no legal standing to make ParkSide Cove put in sprinkler systems. The city's intent is to protect the citizens and their property.

Discussion ensued on the forestry meeting held last October.

Brittany Thompson stated that all the council had to do was amend the ordinance and list the conditions.

All council members stated that they had to get the official Urban Wildland Urban Interface Map.

Public Hearing will be held in 2 weeks.

Mayor Ellis asked Sam Drown to keep in touch with Royce Swensen so they can stay on the same page.

10. ROUNDABOUT APRON DISCUSSION

McKay Lloyd stated this is on the south west side of the roundabout on the city property. The trucks go over it and dig deep ruts. Discussion has been to either fill it in with concrete or compacted road base. The cost of concrete will be about \$2,500 - \$3,000. That is if the city did the work and had someone pour it. That would be for an 8 foot width apron like the other side of the roundabout A 6 foot apron is about \$4.00 a foot, according to CJ Concrete. Road base would need to be maintained. Mayor Ellis asked how this would be funded. Tricia Thomas stated that it should be done right the first time and asked if impact fees or lamp post funds could be used. Nelson Abbott stated that the city could not use impact fees, but trail money could be used. Mayor Ellis stated that the lamp post fund is for parks. Mayor Ellis and council stated that the apron should go on the next agenda for decision. McKay Lloyd will get 3 bids on the apron.

53 **11. PARKING LOT / PAVILLION ERM**


54 McKay Lloyd confirmed that the bid for the parking lot was \$64,000. Mayor Ellis confirmed this would be funded by
55 impact fees and savings – one time money. McKay Lloyd stated the size of the parking lot is about: east to west 145 feet
56 and north to south is 125 feet running from the trail to the water line and sloping to the north west corner to a storm box
57 A line is already in place to the existing storm box on Sky Hawk. Mayor Ellis stated that the handicap parking will be
58 across the street from the pavilion. McKay Lloyd stated that a parking lot was needed before a pavilion was due to the
59 amount of cars that line the street and suggested that the handicap parking across the street and the pavilion be done as
60 one project. Dale Bigler stated that the city had the funds to do this through impact fees. McKay stated that there will be
61 ADA handicap parking on both sides of the street and that he will get 3 bids for the council.
62

63 Dale Bigler stated that he received an email from the state forestry department regarding a grant for the trees and drip
64 system down Elk Ridge Drive and would be a good project but the deadline is August 23. The city can apply up to \$7,500
65 and the city would have to match that amount. He will ask Stacey Petersen if she could help. Paul Crook expressed concern
66 about trees being planted to close to boxes and city fencing.
67

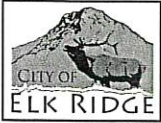
68 **12. CODE ENFORCEMENT**

69 Tricia Thomas stated that the city needs to have a real outline in place to be able to have code enforcement. Mayor Ellis
70 stated that the city does not have a code enforcement officer at this time, but it is being advertised. Mayor Ellis stated that
71 residents do not pay the fines, or fix the problem and asked the council how the city can collect fines. Brittany Thompson
72 stated that the city should take them to small claims court; the city already has the forms and went through the outline and
73 flowchart of the forms that are already in place. Discussion ensued on how the small claims court process would work
74 and how to really enforce the codes, having a municipal court, and liens.
75

76 Work Session Adjourned.
77
78
79



Laura Oliver, Deputy Recorder



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a special **City Council Meeting on August 11, 2017, at 5:00 PM.** The meeting will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

5:00 PM - CITY COUNCIL AGENDA ITEMS:

Roll Call

Nelson Abbott and Paul Crook Participating Electronically

Approval/Agenda, Time Frame

1. Amendment of 10-12-38 Fire Sprinkling Requirements see attachment
2. Amendment of Urban/Wildland Interface Area Boundary for Elk Ridge City see attachments: City Zoning Map With WUI, County WUI Map, Division of Forestry Risk Assessment Map, 2006 Utah Wildland - Urban Interface Code Please see Section 301.
3. Amendment of Title 9 Building Regulations Chapter 1 Building and Related Codes; Regulations and Chapter Urban/Wildland Interface Area see attachment: Title 9 Chapter 1 and Chapter 3

Adjournment

Handicap Access, Upon Request. (48 Hours Notice)

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

Dated this 10th day of August, 2017.



Laura Oliver, 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 10th day of August, 2017.



Laura Oliver, 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
August 11, 2017

TIME AND PLACE OF MEETING

This is a special scheduled Meeting of the Elk Ridge City Council was scheduled for Tuesday, August 11, 2017, at 5:00 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 August 10, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, via Telephone, Tricia Thomas (late), Brittany Thompson, Dale Bigler

Others: Royce Swensen, *Recorder*

Cheri Rhoades, *Deputy Sheriff*

Public: Eric Stephenson, Jared Peterson, Ross Ford

REGULAR COUNCIL MEETING AGENDA ITEMS:

APPROVAL/AGENDA TIME FRAME

BRITTANY THOMPSON TO APPROVE THE AGENDA AND TIME FRAME AT 5:02 pm DALE BIGLER SECONDED.

VOTE:	AYE (4)	NAY (0)	APPROVED – ALL
Tricia Thomas Absent			

CITY COUNCIL AGENDA ITEMS

1. AMENDMENT OF 10-12-38 FIRE SPRINKLING REQUIREMENTS

Shay Stark stated a poll vote was taken this past week to temporarily suspend the Fire Sprinkler Ordinance in order to match the state code. He stated that Brittany Thompson had added in the language from the state code which sets up certain conditions which the city can require sprinkler systems. Other than that the city cannot require sprinkler systems. The conditions were added verbatim from the state code to the Elk Ridge City code.

Mayor Ellis asked for a motion to open the public hearing for August 11, 2017.

BRITTANY THOMPSON MOTIONED TO OPEN THE PUBLIC HEARING TO TAKE COMMENT ON FIRE SPRINKLING SYSTEM REQUIREMENTS UNDER ORDINANCE 10 12 38 OF THE ELK RIDGE CITY CODE NELSON ABBOTT SECONDED.

VOTE:	AYE (4)	NAY (0)	APPROVED
Tricia Thomas Absent			

2. AMENDMENT OF URBAN/WILDLAND INTERFACE AREA BOUNDARY FOR ELK RIDGE CITY

Shay Stark explained that in 1996 the city approved an ordinance for the Urban/Wildlands Interface Zone and designated the boundary, in conjunction with Utah County. Since then the county has updated their map and purposely pulled all the city boundaries out of that map so that the cities can adopt the requirements for that city's jurisdiction. Updates to the map should be done every 3 years and recorded with the clerk of that jurisdiction. Once you adopt the Urban/Wildland interface Zone there are additional requirements of homes within that boundary.

Shay Stark went through the 1996 map using the overhead projector. The council will meet with the Forestry agency to determine the boundary. There is no action tonight on this map as this will be determined after the council meets with the

Forestry department. Shay Stark said that there is an ordinance in place and a map to back up that ordinance. Brittany Thompson stated that the city just needs to update the map.

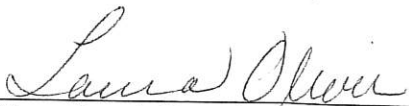
3. Amendment of Title 9 Building Regulations Chapter 1 Building and Related Codes; Regulations and Chapter Urban/Wildland Interface Area see attachment: Title 9 Chapter 1 and Chapter 3.

Shay Stark stated that the Urban /Wildland Interface Area building code is located in Title 9, Chapter 3 of the Elk Ridge City Code. This describes in general terms construction methods, vegetation, roads and recreational requirements. Shay would like the development code to reference Title 9 Chapter 3 in the Development Code to avoid any discrepancies or confusion. The Utah County code is much more detailed. Shay would like to meet with the Fire Chief to see what would make sense to add to Elk Ridge ordinance, for example fireworks restricted to Jan. 1 to Dec. 1, and or restricted to certain parking lots. Decisions on the boundary will be made after the meeting with the Forestry Service.

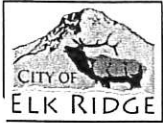
ADJOURNMENT

NELSON ABBOTT MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AT 8:00 PM. TRICIA THOMAS SECONDED.

VOTE: AYE (5) NAY (0)



Laura Oliver, Deputy Recorder



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801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting and Public Hearing on Tuesday, August 22, 2017, 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. Bookmobile Discussion
2. Sewer Rates Discussion
3. Roundabout Apron Discussion
4. Animal Code 10-18 Code Amendment Discussion

7:00 PM - REGULAR CITY COUNCIL MEETING / PUBLIC HEARING AGENDA ITEMS:

Opening Remarks if Volunteered *Dale Bigler*
Pledge of Allegiance *Brianna Thompson*
Approval/Agenda Time Frame
Roll Call
Public Forum

CITY COUNCIL PUBLIC HEARING AND ACTION *Brianna Thompson, Dale Second*

1. Fire Sprinkler Code Amendment Proposed Ordinance Decision *see attachment*

CITY COUNCIL MEETING


1. Animal Code 10-18 Code Amendment Decision *see attachment*
2. Bookmobile Decision
3. Sewer Rates Decision

Closed Session if Necessary
Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS (If necessary)

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 21st day of August, 2017.


Laura Oliver, Deputy City 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 21st day of August, 2017.


Laura Oliver, Deputy City 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
August 22, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for Tuesday, August 22, 2017, at 7:00 PM; this meeting was preceded by a City Council Work Session at 6:00 pm. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on August 18, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Royce Swensen, *Recorder*

Cheri Rhoades, *Deputy Sheriff*

Public: Jim Chase, Cindi Ellis, Tricia Gunnerson

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. BOOKMOBILE DISCUSSION

Mayor Ellis stated that the city council needed to do something about the bookmobile no longer being available to the residents. No movement is bad movement. The city needs to pay for it for a year or come up with another option.

Royce Swensen stated that the cost would be \$2,808 for a year for 1 hour twice a month. The last day for the bookmobile is this week. Dale Bigler stated that the residents were up in arms about it. Nelson Abbott stated that the city needed to make a bigger push for the bookmobile and get more utilization from it so that down the road if the cost increases it would be easier to ask for a fee from the residents. Mayor Ellis stated that he would like to subsidize it and put it on the utility bill. Nelson Abbott stated that the city doesn't have time to do that right now which was restated by the Mayor. Dale Bigler stated that the city needed to explain in the newsletter why the bookmobile was being discontinued: that the book mobile had been free but that the county now wanted to charge the city for it. The city currently has 85 bookmobile subscribers and that the city was looking at different options. Mayor Ellis asked the council how they felt about asking 1 out of 12 residents, who do not use the bookmobile, to help pay for it. He suspects that 50% of the residents won't care, 10% will like it, and 40% will be mad that the city spent the money on it. Brittany Thompson suggested adding \$2.00 on the utility bill for the bookmobile. Brittany Thompson asked how much a library card to a Spanish Fork is? Tricia Thomas stated that it was \$100 a year and Salem Library charges nonresidents \$25. Nelson Abbott stated that \$2,800 will pay for 112 library cards in Salem. Brittany Thompson stated that she loves the bookmobile but subsidizing a library card to Salem would be more beneficial than the bookmobile. Payson Library is \$40 a year.

Discussion ensued on the best way to have residents pay for a card, a onetime fee or monthly fee. The City Council will see if any of the surrounding cities will be willing to make a deal with the city. Discussion will continue in the next City Council meeting.

2. SEWER RATE DISCUSSION

Mayor Ellis stated that Payson's sewer increase is \$.97 per connection. Salem's increase is \$4.00 per connection. The city has to raise the rates or it will go in the hole. Brittany Thompson asked for confirmation that everyone pays the same amount whether they are connected to Salem or Payson. Royce Swensen confirmed that the residents all pay the same amount. Mayor Ellis stated that Curtis Roberts the city's Financial Director, ran the numbers. If the city made a 2.5% increase that would be a \$1.30 increase to the residents which is a .7% rate return for the operating revenue. A 5% increase at \$2.60 a month for 1.24% rate return, a 10% increase would be a \$5.20 for a 3.5% rate return. He suspects that every year there will be a 10% increase. Nelson Abbott stated that the increase is how Payson is paying for wage increases to that department. They are doing a CPI increase across the board every year. Mayor Ellis stated that if the city increases the sewer rate by \$2.60 rate at 1.64% there will be another rate increase next year. Dale Bigler stated that there hasn't been a property tax increase for several years. Mayor Ellis stated that the residents were just hit hard with the water increase. Nelson Abbott stated that this is an enterprise fund and it needs to operate like a business and be able to pay for maintenance etc. Dale Bigler asked if a 3% increase would do that. Tricia Thomas asked if that was what the city had to do. Mayor Ellis stated that the city needed to be within 2% and 4%. Brittany Thompson asked

what was needed for the city to raise rates for a 2% increase. Mayor Ellis stated that the increase would be about \$3.00. Tricia Thomas asked if the city raised the rate 10% or 6% how long would be it be before the city had to raise rates again. Mayor Ellis stated that it would be about 3 years, 6% would be about 1 year before the rates would need to be raised. Royce Swensen confirmed that number. Brittany Thompson would rather raise it by 6% and then raise it when the rates are increased by Payson. Nelson Abbott is not happy that there have been 2 billing cycles before Elk Ridge was notified. Mayor Ellis stated that the council had to make a decision tonight to get the increase on the next billing cycle. Nelson Abbott is comfortable with a 6% increase. Mayor Ellis stated that Curtis Roberts said that 5% realistic 10% is preferred and 13 percent is was a great goal. 13% would let you ride for a while without any increases. Tricia Thomas stated that she didn't want to gouge the residents. Mayor Ellis and Nelson Abbott would rather not do that. Mayor Ellis asked Royce Swensen what a 6% increase would be exactly. Tricia Thomas stated 6% would be \$3.12. It was agreed that figure would be rounded down. Royce Swensen confirmed that number, making the sewer bill \$55.00 a month to the residents. The council was not happy to raise rates but there is no other option.

3. ROUNDABOUT APRON DISCUSSION

Mayor Ellis stated the southwest side of the roundabout is a mud hole. He went to see the area and saw the amount of traffic and trucks that are using it. Brittany Thompson stated that the concrete is breaking. Mayor Ellis suggested that the space be dug out and a good fully compacted road base be laid and staked about 2 feet from the current curb with PVC and define where the edge is and see where the traffic pattern is and delay putting in a permanent apron until that corner is developed or until next year if the road base isn't keeping up with the traffic. That will protect the concrete that is there and give the city a chance to watch the traffic pattern. The area is 70' x 10' which is good size. Nelson Abbott stated that if you pour concrete there it also encourages people to walk there. Tricia Thomas asked how one is supposed to walk through the roundabout. Nelson Abbott and Brittany Thompson stated that there is a crosswalk on the other side of the roundabout.

4. ANIMAL CODE 10-18 CODE AMENDMENT DISCUSSION

Nelson Abbott stated that in the last city council meeting Mayor Ellis said that if the council didn't approve the animal code amendment given to the council by the Planning Commission then it would be up to the council to make the changes. Nelson Abbott spoke with Jared Peterson, the Planning Commission Chair, and drafted a new table. He tried to make it so that those with animal rights would not see a reduction and those that would see are those that had 1/3 to a 1 acre. Those with an acre had the same and those under a 1/3 had nothing currently so what they get is gravy. He cut the points in half and cut pigeons to .5 points. No one will lose any animals they are allowed to have. He did not change the points being based on 100 points to an acre. Tricia Thomas asked if the points were cut in half for all animals. Nelson Abbott clarified that the points were cut in half for only the non-livestock table. Tricia Thomas feels that the points are too generous and feels that the points should stay the same as does Brittany Thompson. Tricia Thomas feels she can agree on the cut in points but thinks that cats and dogs should stay the same and that .5 is too low for pigeons. Brittany Thompson feels that .5 is too low for pigeons.

Discussion ensued on exotic animals and those licensed by the state.

Brittany Thompson stated that she thought indoor animals should count in the points. Discussion ensued on indoor dog/cat vs. outdoor dog/cat and what is considered an indoor pet and how can they be regulated and what is fair. Most of complaints deal with dogs, cats and chickens.

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

ELK RIDGE CITY COUNCIL MEETING August 22, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for Tuesday, August 22, 2017, at 7:00 PM; and 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 August 18, 2017.

ROLL CALL

Mayor: Ty Ellis
Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler
Others: Royce Swensen, *Recorder*
Cheri Rhoades, *Deputy Sheriff*
Public: Jim Chase, Jared Peterson, Cindi Ellis, Tricia Gunnerson

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Dale Bigler and Brittany Thompson led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

BRITTANY THOMPSON MOTIONED TO APPROVE THE AGENDA AND TIME FRAME NELSON ABBOTT SECONDED.

VOTE: AYE (5) NAY (0) APPROVED - ALL

PUBLIC FORUM

7:28 pm

No one signed up.

CITY COUNCIL PUBLIC HEARING AND ACTION

BRITTANY THOMPSON MOTIONED TO OPEN THE PUBLIC HEARING REGARDING THE FIRE SPRINKLER CODE AMENDMENT DAE BIGLER SECONDED.

VOTE: AYE (5) NAY (0) APPROVED - ALL

Mayor Ellis asked if there was anyone who wished to comment on the Fire Sprinkler Code Amendment. No one made any comments.

BRITTANY THOMPSON MOTIONED TO CLOSE THE PUBLIC HEARING REGARDING THE FIRE SPRINKER CODE AMENDMENT DALE BIGLER SECONDED.

VOTE: AYE (5) NAY (0) APPROVED – ALL

1. FIRE SPRINKLER CODE AMENDMENT PROPOSED ORDINANCE DECISION

Brittany Thompson said that the numbering and lettering was incorrect on the conditions. Mayor Ellis stated that this resolution states Elk Ridge City does not require a resident to put in a home sprinkler system unless they meet one of the conditions or are in the Urban Wildlands area. The code no longer will requires all new homes to have them installed.

NELSON ABBOTT MOTIONED TO ADOPT ORDINANCE 17-7 FIRE SPRINKLER SYSTEM REQUIREMENTS WITH THE CHANGE OF RENUMBERING FROM ROMAN NUMERALS TO NUMBERS DALE BIGLER SECONDED THE MOTION.

VOTE: AYE (5) NAY (0) APPROVED - ALL

PAUL CROOK AYE
TRICIA THOMAS AYE
NELSON ABBOTT AYE
BRITTANY THOMPSON AYE
DALE BIGLER AYE

CITY COUNCIL MEETING

1. ANIMAL CODE 10-18 CODE AMENDMENT DECISION

Dale Bigler stated he would like to limit dogs and cats. Brittany Thompson and Tricia Thomas both stated suggested adding that if someone is licensed by the state and meets the requirements then they should not be restricted. Tricia Thomas stated that service animals need to be allowed. Nelson Abbott stated that even in the county dogs are limited, any number over 3 or 4 requires a kennel license. Brittany Thompson suggested taking out the paragraph under the table. Tricia Thomas is concerned that they are more worried about those with livestock rights and not the rights of people who just want dogs and little dogs should not be counted the same as a big dog.

BRITTANY THOMPSON MOTIONED TO APPROVE ORDINANCE 17-8 ANIMAL CODE 10-18 WITH THE EXCEPTION OF REMOVING THE PARAGRAPH ON PAGE 2 UNDER TABLE 10-18-A. DALE BIGLER SECONDED THE MOTION

BRITTANY THOMPSON AMENDS THE MOTION TO INCLUDE

SERVICE ANIMALS DO NOT COUNT TOWARDS THE LOT POINTS
EXOTIC ANIMALS ALLOWED WITH A LICENSE FROM THE STATE OF UTAH AND ALL THE LICENSING REQUIREMENTS ARE MET

DALE BIGLER STILL SECONDS THE MOTION

Additional discussion ensued on points and indoor /outdoor pets. Nelson Abbott stated that if the points are not cut then the council will gut the rights of anyone not bigger than a ¼ of an acre.

BRITTANY THOMPSON RESCINDED THE MOTION.

BRITTANY THOMPSON MOTIONED TO APPROVE ORDINANCE 17-8 ANIMAL CODE 10-18 WITH THE FOLLOWING EXCEPTIONS:

HENS, CHICKENS, PIGEONS, DUCKS, PHEASANTS, RABBITS, CHUKERS AND QUAIL ARE HALF THE POINTS LISTED ON TABLE 10-18-A
SERVICE ANIMALS DO NOT COUNT TOWARDS THE LOT POINTS
EXOTIC ANIMALS ALLOWED WITH A LICENSE FROM THE STATE OF UTAH AND ALL THE LICENSING REQUIREMENTS ARE MET

NO SECOND TO THE MOTION

TRICIA THOMAS MOTIONED TO APPROVE ORDINANCE 17-8 ANIMAL CODE 10-18 WITH THE FOLLOWING EXCEPTIONS:

SERVICE ANIMALS DO NOT COUNT TOWARDS THE LOT POINTS
EXOTIC ANIMALS ALLOWED WITH A LICENSE FROM THE STATE OF UTAH AND ALL THE LICENSING REQUIREMENTS ARE MET
CUTTING IN HALF THE POINTS
CHANGE THE PARAGRAPH UNDER TABLE 10-18-A TO SAY EVERY LOT MAY HAVE 2 PETS REGARDLESS OF LOT SIZE AND THEY WILL APPLY TOWARD THE LOTS TOTAL POINTS
REMOVE LIMITLESS INDOOR PET

NELSON ABBOTT SECONDED THE MOTION

VOTE:	AYE (4)	NAY (1)	APPROVED
DALE BIGLER	AYE		
BRITTANY THOMPSON		NAY	
NELSON ABBOTT	AYE		

TRICIA THOMAS AYE
PAUL CROOK AYE

Brittany voted Nay – She feels points for dogs should be higher.

2. BOOK MOBILE DECISION

Tabled, more information is needed. Mayor Ellis asked Royce Swensen if Laura Oliver can contact Payson and Salem Library to see if they could work with Elk Ridge.

3. SEWER RATE DECISION

Discussion ensued raising the sewer rate as Payson raises the rate to Elk Ridge.

BRITTANY THOMPSON MOTIONED TO APPROVE RESOLUTION 17-08-22 TO INCREASE ELK RIDGE SEWER RATES BY \$3.00 A MONTH TRICIA THOMAS SECONDED THE MOTION

VOTE:	AYE (5)	NAY (0)	APPROVED
PAUL CROOK	AYE		
TRICIA THOMAS	AYE		
NELSON ABBOTT	AYE		
BRITTANY THOMPSON	AYE		
DALE BIGLER	AYE		

ADJOURNMENT

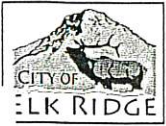
NELSON ABBOTT MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AT 8:00 PM. TRICIA THOMAS SECONDED.

VOTE:	AYE (5)	NAY (0)
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Mayor Ellis closed the City Council Continued Work Session at 8:00 pm.



Laura Oliver, Deputy Recorder



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular City Council Meeting on Tuesday, September 12, 2017, 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. Forestry Department
2. Boundary Urban Wildland Interface
3. Dark Sky Compliant Ordinance

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

Opening Remarks if Volunteered
Pledge of Allegiance
Approval/Agenda Time Frame
Roll Call
Public Forum

1. Shedhorn Development Preliminary and Final Plat Decision *see attachment*
Via Telephone with Brad Turner if needed
2. Withdraw and Re-Motion the Amendment to Animal Code 10-18 *see attachment*
3. Minutes Approval for May 9, 2017 *see attachment*
4. Minutes Approval for June 13, 2017 *see attachment*
5. Minutes Approval for June 27, 2017 *see attachment*
6. Minutes Approval for July 11, 2017 *see attachment*

Closed Session if Necessary
Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS

(If necessary)

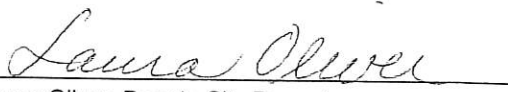
Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.
Dated this 12th day of September, 2017.


Laura Oliver, Deputy City 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 11th day of September, 2017.


Laura Oliver, Deputy City 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
September 12, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for Tuesday, September 12, 2017, at 7:00 PM; this meeting was preceded by a City Council Work Session at 6:00 pm. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on September 8, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Royce Swensen, *Recorder*, Laura Oliver *Deputy Recorder*, Seth Waite, *Fire Chief*, Spencer Strand *Fire Department*

Cheri Rhoades, *Deputy Sheriff*, Dave Vickey, *Utah DNR*, Bri Binnebose, *Utah DNR*

Public: Jim Chase, Drew Anderson, William Taylor, Beth Wilson,

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. FORESTRY DEPARTMENT DISCUSSION

Mayor Ellis turned the time over to Dave Vickey from the *Utah DNR*,

Dave Vickey, Utah DNR – Understands that the city's goal is to designate a WUI area. The Senate bill requires the city to adopt an ordinance related to wildland fire. It doesn't have to be the whole city. The city has to designate an area that is realistic then the forestry division approves it. This is usually himself (Dave Vickey). In cities that have areas that are fully developed, the outer rim may be designated and in some cities the whole city is designated. Wildland fire doesn't always stay on the outer rim. The city needs to evaluate what the actual risks are from wildland fire, such as water concerns in an area. If you want to designate the whole city, that is fine too. As a community you adopt the ordinance that relates to the city.

Mayor Ellis – The city has an ordinance that says fire sprinklers are required in a wildland area. The city has a boundary that was defined several years ago. The council wants to look at the fire risks and learn how to evaluate this data and apply it appropriately.

Dave Vickey, Utah DNR – There are fire assessment maps. A visual assessment is key. Questions to ask are what the fire department observed and what the development is like in the area. The forestry department looks at the structures and vegetation in the area. They look at how fire behavior might be and the firefighting resources. The city needs to look at what is in the building code such as, class A roofing, siding, enclosed decks to the ground, enclosed eaves etc. The city and the vegetation requirements and defensible space in the code. The fire assessment map was done with satellite imagery a few years ago and is out of date. He asked what the designated WUI area in Elk Ridge is.

Shay Stark – He stated that he had spoken with Bri of the Forestry Department and the Elk Ridge Fire Risk Assessment map was done in 2008. He pointed out the designated area was put in place in 1996: the hillside and Loafer Canyon Road, undeveloped south end, (mountain), down to Gladstan Golf Course and Goosenest Dr.

Mayor Ellis – Stated that even though his home isn't in that wildland area his home would burn. Brittany Thompson agreed and stated her home would as well.

Dave Vickey, Utah DNR – Stated that the city council could designate the whole city. The developers would then have to mitigate if they did not want to follow the city's WUI code and minimize things. Then it's up to the developer decide how to take it out of a high risk rating. The whole community is at risk, especially if a fire is wind driven. An ember storm will reach a home before the fire will.

Bri Binnebose, Utah DNR – A lot of communities are playing catchup and being grandfathered into these WUI areas. The building and vegetation was from 20 years ago and there weren't any restrictions. The risk assessment is function of threat and fact. Is a fire going to happen and if it does what kind of damage will it cause. The city council needs to look at the values of risk – homes, businesses, and anything that is going to cost someone a lot of money to replace. As the city continues to build into these areas 1. The city's fire history is going to change the potential risk and 2. Putting expensive things in wild places, which will drive up the risk as well. Making builders adhere to much higher building codes and a strong vegetation management using less ignitable vegetation. Bri pointed out on a larger map, which she brought, the areas that impact with

Woodland Hills, and the Loafer Canyon area. The mini map she brought shows in red the housing density, which could with have further development. Utah has the fastest growing population in the country so as the 2008 data is updated, this next year, the red will be pushed out even further.

Brittany Thompson – Asked Bri what would happen at the top of the map (north end) when the map is updated.

Bri Binnebose, Utah DNR – That area will most likely stay the same with the urban development, due to fire hydrants and distance to the fire house and less fuel vegetation. There are a lot of loop arounds that can be used if there was an evacuation which helps. Places with heavy fuels, one way in – one way out affects the modeling. There are about 30 different modeling layers that are taken into account for the assessment.

Shay Stark – Stated it makes the most sense to include in the older part of town, which has a lot of mature trees in the WUI area.

Bri Binnebose, Utah DNR – If council didn't want to designate the whole city as a WUI area, then it is important to designate the fringe areas. That will keep the building codes up to a higher standard.

Dave Vickey, Utah DNR – The WUI code is a sliding thing. Even though some areas are not red, when you start adding things in it will turn red in a hurry. The ultimate goal is to make it sustainable. His recommendation would be to extend the WUI area to the rest of the community and use the development review committee for adjustments. In reality the whole community is at risk.

Mayor Ellis – The whole undeveloped south end is covered under the city's current zone. The question is how far to the north should the city realistically extend the WUI area.

Dave Vickey, Utah DNR – He agrees with Bri that he would not designate that green area as a WUI area with what the city already have in place.

Brittany Thompson – Asked for clarification that a 3 and below would not be a WUI area but 4 and above would, and where the yellow starts to be designated as a WUI area.

Dave Vickey, Utah DNR – Asked for clarification if the bulk of the yellow was already in the current zone.

Shay Stark – Pointed to the area that was in the current zone and went through the amount of undeveloped lots, which has potentially 50 new homes, in the older area of the city.

Dale Bigler – The biggest factor that has come up was requiring sprinkler systems in every house. The Home Builders Association was opposed to this.

Mayor Ellis – Most of the new houses on the north side have sprinklers because the city has had that ordinance. Asked since the city does not require every home to install sprinklers, except in the WUI area, how do sprinkler systems in the home alter or modify the way you see a fire progress or how to fight a fire and the advantageous of it?

Dave Vickey, Utah DNR – There are 2 threats to a community 1. A fire coming down the hill and into the town. 2. A structure fire spreading to everyone else. A structure fire can threaten a community just as much as a forest fire. A residential sprinkler is designed to keep a fire to a single room and from spreading outward. It is a fire department within the home. He is on the Uniform Code Analysis Committee every 3 years. Every year the legislature tries to take a little more code ability of the forestry departments. The legislature took away the forestry departments ability to require sprinklers but they left the ability to use sprinklers as a tool in applying the codes.

Mayor Ellis – Views the sprinkler systems as a preventative measure against a fire spreading throughout the community.

Dave Vickey, Utah DNR – A 500 gallon tank in a closet space will protect a whole house because you are keeping the fire to one room.

Shay Stark – Asked how much vegetation and what type of vegetation is a problem.

Dave Vickey, Utah DNR – A short grass type fuel model is the highest carrier of fire. The biggest key is the defensible space around the homes. For the assessment look at where all the debris collects, that is where the embers will collect.

Bri Binnebose, Utah DNR – Manage defensible space with better land management techniques; grazing, better planting, weed control etc., is key as well as better noncombustible building materials.

Mayor Ellis – Confirmed with Shay Stark that the most stringent building codes are within the Interface boundary.

Shay Stark – The city's code is rather small without a lot of detail and asked if it was sufficient.

Dave Vickey, Utah DNR – The state law requires that the city adopt the minimum which is the small book. The city can go more restrictive but not less. If the city has an areas that it would like to beef up then do it.

Shay Stark – In the forestry department's discussions, how much does it cost to meet this code?

Dave Vickey, Utah DNR – A normal standard home is roughly \$5,000. You just have to sprinkler living spaces, not attics etc. Retrofitting a house costs much more. He still recommends that the whole community be in the WUI area.

Mayor Ellis – Turned the time over to Seth Waite, Fire Chief for any comments or questions he may have.

Seth Waite, Fire Chief – He wrote the city's current code. When he was approached about the upper area, High Sierra, Cove Dr. etc. the city was very concerned about developing this hill and fire danger. He went through the state code and

historical data and recommended vegetation islands that had sprinklers on them, building materials would be noncombustible, and defensible space was addressed. This code was done in 1996 but it needs to be updated now. The interface area needs to be bigger. Embers can travel for miles and the city has included the north side of the city in the interface. The city to look at the ability to respond as a fire department. The city's fire department is getting better and they are doing their best to be able to respond 24/7. It is about the people, it's about having the bodies to be able to respond. He works full time and he worries every day that something will happen. The soonest a fire can be stopped the better the city is. A leaky sprinkler system is far less damaging than a fire.

Dave Vickey, Utah DNR - Again, listening to the city's fire chief his recommendation would be to make the whole city a WUI area.

Seth Waite, Fire Chief - With the interface ordinance that the city has in place right now, is the city still ok to enforce that including the sprinklers? Sprinklers were supplemental to that as well and they have become the big issue.

Mayor Ellis - The sprinklers are only required in that interface zone because the city cannot arbitrarily require sprinklers due to new legislation. The city removed the requirement for all new homes to have sprinklers and has adopted a new code.

Dave Vickey, Utah DNR - With the new legislation you can require sprinklers but you have to meet the formula. You can't arbitrarily require sprinklers.

Brittany Thompson - Sprinklers are required in the Urban Interface area. The question then is how much of the city can be in the WUI area. She would like to sit down again with the Forestry Department and the Planning Commission and anyone who would need to be there to understand what the code means and why it is in place.

Shay Stark - With this process, from the city's perspective, this boundary needs to be approved. What is that process?

Dave Vickey, Utah DNR - Send to our office the ordinance and map along with the Fire Chief's recommendation. Unless the city leaves something critical off, it will be approved. If the city's Fire Chief approves it the Forestry Department will approve it.

Bri Binnebose, Utah DNR - It can be digitized or drawn in with a sharpie. It doesn't really matter as long as it is accurate. It will be approved.

Shay Stark - Asked what grants or programs are out there for the city to take advantage of?

Bri Binnebose, Utah DNR - FEMA has a grant - this is a hard one. Woodland Hills received a grant from State Fire Systems which requires 50/50 match or sweat equity. Chipper days would be funded by a grant like this for example. If the city gets a proposal on her desk this winter, it can be eligible for funding next year. These funds come out of a community pot.

Seth Waite, Fire Chief - The city needs to mitigate fire hazards because it could bankrupt the city with one air drop which costs upwards of \$40,000 for one drop.

Bri Binnebose, Utah DNR - Everything is up for negotiation. Defensible space is key. Please use the department's services, they are there to educate and help.

Mayor Ellis closed the City Council Work Session at 7:19 pm.

ELK RIDGE CITY COUNCIL MEETING September 12, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for **Tuesday, September 12, 2017, at 7:00 PM;** and 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 September 8, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Royce Swensen, *Recorder*, Laura Oliver *Deputy Recorder*, Seth Waite, *Fire Chief*, Spencer Strand *Fire Department*

Cheri Rhoades, *Deputy Sheriff*, Dave Vickey, *Utah DNR*, Bri Binnebose, *Utah DNR*

Public: Jim Chase, Drew Anderson, William Taylor, Beth Wilson,

PUBLIC FORUM

Beth Wilson – She is concerned about the Bookmobile Service being discontinued. She understands that there was a change in how the service was available to the city and would like to know if the city has any other avenues of working with a neighboring city library etc.

Mayor Ellis closed the Public Forum

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE BY INVITATION

Opening remarks were offered by Tricia Thomas and Drew Anderson led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA AND ADJUST THE TIME FRAME TO 7:24 PM DALE BIGLER SECONDED.

VOTE: AYE (5) NAY (0) APPROVED - ALL

CITY COUNCIL PUBLIC HEARING AND ACTION

1. SHEDHORN DEVELOPMENT PRELIMINARY AND FINAL PLAT APPROVAL

Shay Stark – Shedhorn Subdivision is 3 parcels which are being combined into 2 parcels on Canyon View Dr. and Lake View Dr. The 2 lots proposed meet the lot size requirements. The 2% cross slope on the trail is not shown on the plans and needs to be added to the motion. Shay also recommends adding to the motion a requirement for the developer to put a depression- infiltration system 18 inches wide and a foot deep along the edge of the trail. Berms are changed over time through landscaping and such so this type of system will not be disturbed because the percolation happens underneath. Discussion ensued on the trail slope and drainage.

NELSON ABBOTT MOTIONED TO APPROVE SHEDHORN DEVELOPMENT PRELIMINARY AND FINAL PLAT APPROVAL WITH THE ADJUSTMENT TO THE TRAIL WITH A 2% SLOPE AND THE ADDITION OF THE INFILTRATION SYSTEM ALONG THE EDGE OF THE TRAIL ALONG CANYON VIEW DRIVE. DALE BIGLER SECONDED.

VOTE:	AYE (5)	NAY (0)	APPROVED – ALL
PAUL CROOK	AYE		
NELSON ABBOTT	AYE		
BRITTANY THOMPSON	AYE		
TRICIA THOMAS	AYE		
DALE BIGLER	AYE		

2. MOTION TO CLARIFY ANIMAL CODE AMENDMENT

Mayor Ellis turned the time over to Royce Swensen, City Recorder.

Royce Swensen – In going through the animal code amendment with the city staff in order to be prepared to implement the code, some questions arose and clarification is needed on the indoor pets. Some of the simple statements and piecing together of the motion made it difficult.

Tricia Thomas - When Tricia made the last official motion to cut the points in half she actual meant that to mean the points on Nelson's revised chart.

Discussion ensued on clarifying points.

BRITTANY THOMPSON MOTIONED TO CLARIFY ANIMAL CODE ORDINANCE 17-8 ANIMAL CODE 10-18 AS VOTED ON AT THE LAST CITY COUNCIL MEETING OF AUGUST 22, 2017, IN CLARIFYING THE FOLLOWING:

TABLE 10-18A POINTS WILL BE AS FOLLOWS:

CATS – 5

DOGS – 10

HENS/CHICKENS – 2.5

PIGEONS – .5

DUCKS – 5

PHEASANTS – 2.5

RABBITS – 2.5

CHUKAR – 2.5

QUAIL - 2.5

THE PARAGRAPH UNDER TABLE 10-18A SHOULD READ AS FOLLOWS:

EVERY LOT MAY HAVE 2 PETS FROM THE ABOVE TABLE 10-18-A REGARDLESS OF LOT SIZE.

HOWEVER, THESE ANIMALS WILL APPLY TOWARDS TOTAL POINTS. INDOOR PETS INCLUDED IN THE TABLE 18A COUNT TOWARDS TOTAL POINTS.

SERVICE ANIMALS DO NOT COUNT TOWARDS THE LOT POINTS

EXOTIC ANIMALS ALLOWED WITH A LICENSE FROM THE STATE OF UTAH AND ALL THE LICENSING REQUIREMENTS ARE MET

TRICIA THOMAS SECONDED.

VOTE:	AYE (4)	NAY (1)	APPROVED
PAUL CROOK	AYE		
NELSON ABBOTT	AYE		
BRITTANY THOMPSON		NAY	
TRICIA THOMAS	AYE		
DALE BIGLER	AYE		

3. APPROVAL OF CITY COUNCIL MINUTES FOR MAY 9, 2017

NELSON ABBOTT MOTIONED TO APPROVE THE CITY COUNCIL MINUTES MAY 9, 2017 DALE BIGLER SECONDED.

VOTE: AYE (4) NAY (0) ABSTAIN (1) APPROVED

Brittany Thompson Abstained

4. APPROVAL OF CITY COUNCIL MINUTES JUNE 13, 2017

Paul Crook – Landscaping needs to be changed to lawnmower on page 6 line

NELSON ABBOTT MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR JUNE 13, 2017 WITH THE NOTED CHANGE PAUL CROOK SECONDED.

VOTE: AYE (4) NAY (0) ABSTAIN (1) APPROVED

Brittany Thompson Abstained

5. APPROVAL OF CITY COUNCIL MINUTES JUNE 27, 2017

NELSON ABBOTT MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR JUNE 27, 2017
PAUL CROOK SECONDED.

VOTE: AYE (3) NAY (0) ABSTAIN (2) APPROVED

Brittany Thompson Abstained
Paul Crook Abstained

6. APPROVAL OF CITY COUNCIL MINUTES FOR JULY 11, 2017

NELSON ABBOTT MOTIONED TO APPROVE CITY COUNCIL MINUTES FOR JULY 11, 2017 PAUL CROOK
SECONDED.

VOTE: AYE (4) NAY (0) ABSTAIN (1) APPROVED

Brittany Thompson Abstained

ADJOURNMENT

NELSON ABBOTT MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AT 8:00 PM. TRICIA
THOMAS SECONDED.

VOTE: AYE (5) NAY (0)

Mayor Ellis closed the City Council Meeting and Continued the Work Session at 8:10 pm.

WORK SESSION CONTINUED

LIBRARY DISCUSSION

Mayor Ellis – Since there was a questions in the earlier part of work session regarding the bookmobile the Mayor has chosen to have a discussion since that resident was still present.

Laura Oliver – The fee for a Salem Library card for a nonresident is lower than a resident. The Librarian, Kerry Burnham said that she did not think that Salem City would approve a discount for Elk Ridge residents since the fees are based on property taxes and they are already lower for nonresidents. Kerry thought the city should contact SESD to see if they might donate a little grant money towards cards or the bookmobile.

Mayor Ellis - Asked how the resident felt about going to another city to use a library.

Beth Wilson – Another city would be great. Having a physical library to visit is great, there are more resources. The bookmobile is fun and a different experience.

Dale Bigler – He understands the Spanish Fork Library is good to work with.

Mayor Ellis - He would prefer to use a library that is closer. He feels that the city needs to promote reading and learning and does not want to sit on this much longer.

Brittany Thompson – The bookmobile had 68 families. If the city did a subsidy then 4 times the people can get a card.

Nelson Abbott – He spoke with Ray Loveless of SESD and the amount of people using the Salem Library from Woodland Hills and Elk Ridge are more than the amount of people using Payson Library by Payson residents. There is a meeting with Payson City, for another matter, in the works where they may be able to see what they say about their library. SESD donates \$280 over the course of a year to Payson Library.

Discussion ensued on subsidizing a portion of a library cards.

William Taylor brought up the discrepancy in the animal code between the Table 8-A and B. He will work with Nelson to get the Tables consistent.

BOUNDARY URBAN WILDLAND INTERFACE DISCUSSION

Tricia Thomas – Suggested the boundary line to encompass the whole city.

Paul Crook and Brittany Thompson - Agreed stating that is what the Forestry Department recommended.

Shay Stark – Agreed that the whole city should be in the Urban Wildland Interface zone.

Mayor Ellis – Asked the council why they all thought that the whole city should be in the interface zone.

14 Tricia Thomas – There is a lot of grasses in her area that overgrow and would burn quickly. She would also want other homes
15 protected from a fire if one were to start in her home.

16 Mayor Ellis- There are 2 different issues: preventative when a fire starts in a home and goes outward and fires coming off the
17 mountain.

18 Shay Stark – Elk Ridge doesn't meet any of the state code requirements but it doesn't have a full time fire department on standby
19 24/7. The state code does not take this into consideration. The overall cost for a sprinkler system is roughly \$5,000. In some areas
20 that might make a difference but not up here with the size and cost of the homes that are being built.

21 Mayor Ellis – Again, the question is what is the boundary for the WUI area and the justification and what does the city need in
22 its code that isn't already being addressed?

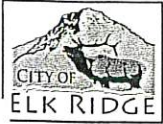
23 Discussion ensued on lots sizes, fire fuels and defensible space.

24 Brittany Thompson – The justification is that the experts- the forestry department and the city's fire chief recommend the whole
25 city being in the WUI area.

26 Mayor Ellis- 1. The council needs to get the recommendation from the Fire Chief, 2. Send that to Forestry Department for
27 approval, 3. Look at the building codes and update them where needed. This is to be on the agenda for the next meeting for
28 discussion and approval.

29
30
31 Work Session Adjourned.

32
33 
34 Laura Oliver, Deputy Recorder



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular City Council Meeting on Tuesday, September 26, 2017, at 7:00 PM; which will be preceded by a Public Hearing at 6:00 PM and a City Council Work Session at 6:10 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. Urban/Wildland Interface Boundary see attachments

6:10 PM - CITY COUNCIL WORK SESSION AGENDA ITEMS:

1. Urban/Wildland Interface Boundary Discussion see attachments
2. Animal Code 10-18 Code Amendment Discussion see attachments
3. Dark Sky Compliance Discussion see attachments

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

Opening Remarks if Volunteered
Pledge of Allegiance
Approval/Agenda Time Frame
Roll Call
Public Forum

1. Animal Code 10-18 Code Amendment Decision see attachments
2. Salem Library Cards Decision
3. Minutes for August 8, 2017 City Council Meeting Decision see attachments
4. Minutes for August 11, 2017 City Council Meeting Decision see attachments
5. Minutes for August 26, 2017 City Council Meeting Decision see attachments

Closed Session if Necessary

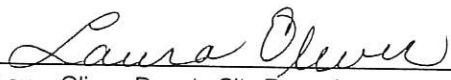
Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS

(If necessary)

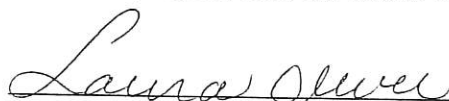
Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.
Dated this 22nd day of September, 2017.


Laura Oliver, Deputy City 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 22nd day of September, 2017.


Laura Oliver, Deputy City 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
September 26, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, September 26, 2017 at 7:00 PM; this meeting was preceded by a Public Hearing at 6:00 PM and City Council Work Session Meeting at 6:10 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 September 22, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Royce Swensen, *Recorder*

Cheri Rhoades, *Deputy Sheriff*

Public: Daniel Meredith, Paul Palmer, Cindi Ellis, Beth Wilson, Mindy Norton, Robert Lane, Jared Peterson, Shawn Ram

CITY COUNCIL PUBLIC HEARING:

6:00 pm

1. URBAN/WILDLAND INTERFACE ZONE BOUNDARY

Mayor Ellis stated that the city is potentially making a change to the Urban Wildland Interface Boundary. The boundary will affect where homes will be required to have fire sprinklers and also more than likely affect the building codes standards depending on where a home is in that boundary.

Mayor Ellis opened the public hearing for comment.

Paul Palmer- Decided he would like to hear what the council has to say before he makes a comment, if any.

WORK SESSION AGENDA ITEMS

1. ANIMAL CODE 10-18-CODE AMENDMENT DISCUSSION

Mayor Ellis stated that the City Council made a long motion to approve the animal code amendment and turned the time over to Nelson Abbott.

Nelson Abbott - Stated that the previous motion did not address the larger lot size and keeping them at parody before the code change. He spent many hours working with resident, William Taylor, in adjusting the points and acreage. Miniature horse will also be included.

Discussion ensued on limiting dogs and cats per acreage.

Mayor Ellis closed the public hearing

2. URBAN/WILDLAND INTERFACE ZONE BOUNDARY

Mayor Ellis- There are several options, leave all the city in, take all the city out, put part of the city in.

Shay Stark - Woodland Hills has placed the whole city in the WUI area. Payson has not declared a boundary.

Seth Waite, Fire Chief - Option 1 - He started the boundary on the north end of the city at 11200 and Loafer Canyon Road. There is a lot of open space on the north which ties into the Loafer Canyon drainage which is all wildland. If a fire would get close to that area it could move up the hill. To the west of that area are orchards and open farm land. In the 2006 WUI code it states that you do not want anything to spread from your city to surrounding areas or surrounding areas to spread into your city. The city needs to mitigate. On the west there is Golden Eagle Way and Goosenest, which do not have fire hydrants. There is nothing there to mitigate fire damage and could very easily spread into wildland areas. Any new construction with sprinklers would help mitigate this. Further south the city borders the golf course. There is a lot of open space within the city which Seth refers to as the water tank drainage, such as the big gully that is currently only 25% developed. There was a fire in 2003 at the top of the that area which burned about 20 acres. An aerial tanker had to be brought in to put it out. That fire was started by fireworks. On the south boundary the city borders' wildland, Payson, state lands- which is all wildland-

55 and on to Loafer Canyon, again, this is wildland. If this were to burn it would affect the drainage directly off of
56 Loafer Mountain. Burning off a water shed is hazardous. Anything the city can do on that side of the city would
57 mitigate fire spreading. That is everything circling the city.
58 Loafer Recreation Association is within Elk Ridge City and is a gated community. The city has a responsibility to
59 respond there. There is minimal building and the structures have been there for a long time.
60 Mayor Ellis – That is option 1 which is the whole city. He asked for confirmation as to whether that option covers
61 the development below 11200.
62 Many voices confirmed that north of 11200 is included.
63 Shay Stark – After the meeting with the Department of Forestry the state Fire Marshall came down and visited with
64 the city a few days later. He looked through everything and his suggestion was Loafer Canyon was an obvious
65 corridor that needed to be protected and from the water tank and the senior housing up is another obvious area. He
66 suggested to come across Park drive to Rocky Mountain Way which covers that portion of the city in the boundary.
67 As the city looked at this there was a discussion on the fact that Goosenest was on its own water system and the city
68 doesn't have control of that water system, they don't have fire hydrants, they would have to put in tanks and pumps
69 to even make a sprinkler system in the house.
70 Dale Bigler – Stated that he thought that the state regulations stated that homes that do not have fire hydrants had to
71 be included.
72 Shay Stark – Confirmed that they had to be included in the area. The discussion was drawing the line across
73 Goosenest. Why would the city leave the one area in the north section out? That area meets the requirements and
74 everything that has gone in has sprinklers. The area is 75% built out in that section. As you look at the checklist at
75 the back of the state code, anything under 50 points you don't have to do anything, 50-75 points is considered
76 moderate, 75-100 is high risk – 100+ is extremely high risk and that puts you in different categories with how a
77 home is built. The reason that section is below 50 is they meets that criteria. In going through a few hypothetical
78 options around town he was below 50 in that section meaning new homes in that area do not need sprinklers.
79 The fire sprinklers inside the home is an important issue here where someone outside the community doesn't
80 understand that. The second biggest issue is in defensible space around the home. He handed out a study by the
81 Insurance Institute regarding wildland fire situations which backed up the discussion the city has had in how the
82 wildland and homes might react here. The city has to look at the boundary and consider the whole code. The city
83 needs to approve the code along with the boundary change. There is the older part of town that is mostly built out
84 with mature trees and less defensible space and do not have sprinklers in the homes. The best the city can do with
85 that area is to educate.
86 The checklist and the points list lets a builder determine which things are more important to them and where they
87 are going to put the money into the house to meet those points. The city then gets a home that is more defensible.
88 A hypothetical situation in a home that is on the south end of town, their numbers are extreme. The city has fire
89 hydrants, paved roads, do not have long driveways which brought most of the houses to a high or moderate rating
90 depending on where they are at. There are different zones around a home. In the 30 foot zone the heat from
91 something that is burning at 30 feet will break windows, melt and combust items. A 100-200 foot zone is the ember
92 spread, which can go for miles. 80-90 % of the embers can be caught in this zone. A 200 feet you are not on your
93 property anymore.
94 Nelson Abbott – That is his concern with the north end of town with the homes being too close. He thinks that
95 educating the city is important.
96 Mayor Ellis – Asked the council what option they preferred.
97 Brittany Thompson – Option 1, There is too much open space and fields in the north to not include them in the
98 boundary.
99 Tricia Thomas – Option 1. She does not want someone's home that does not have sprinklers damaging those homes
00 that do.
01 Paul Crook – Option 1
02 Nelson Abbott – Option 1
03 Mayor Ellis – The City Council will be able to think about this for a couple weeks and will vote on this the next
04 city council meeting

05 NON AGENDA ITEMS

07 Paul Crook – During the SUMWA meeting the vote was unanimous to sell the property that was discussed last
08 time.
09

10 Mayor Ellis – He had a meeting with Payson City concerning the water in the Gladstan area. The city had called
11 Dave Tuckett to let him know that the city was not pushing the annexation of the Gladstan Golf Course area. In
12 that discussion they came to the status quo that Elk Ridge wasn't providing water to them and there would be no
13 boundary change. He asked why the city would not provide this area water. The water is coming from the same
14 aquafer; if Elk Ridge goes dry Payson goes dry. He is not being a proponent and wants to protect the city's water
15 supply but the water is coming from the same source.
16 Nelson Abbott – They are not mingling water, they would transfer water shares. It might have been in the city's
17 best interest to protest Payson's well
18 Brittany Thompson – The city should have protested the well to protect itself from any problems in the future
19 Shay Stark – Payson is actively moving water shares into that well. The time to protest the well would have been
20 when the initial application was submitted.
21 Tricia Thomas- The residents are going to be mad if the well goes dry and the city has been selling water to Payson,
22 regardless of it being the same source.
23 Brittany Thompson – Elk Ridge needs to supply water to their residents and Payson needs to supply it to theirs.
24 Mayor Ellis – He wanted to do his due diligence in making sure everyone

25 3. DARK SKY COMPLIANCE DISCUSSION

26 Mayor Ellis – His intent was to draft this based on what the lighting Institute has. There are a lot of things in here
27 that do not apply to the city. The ordinance is not about eliminating lighting for safety, it's about proper lighting
28 and the best use of that lighting. It protects against light trespass and sky glow and irresponsible lighting. Shay
29 needs to redraft this into an ordinance that makes sense but he wanted to test the water. The city would have 10
30 years to be compliant. The city needs to stem the tide before the city loses its night sky.
31 Tricia Thomas – She thinks it is great but she wants to have her lights on at night.
32 Mayor Ellis- You can as long as they conform to the dark sky lighting and are shielded.
33 Brittany Thompson – Or you have to turn them off at a certain time at night.
34 Mayor Ellis – There are more requirements on the commercial side then residential. Asked the council if this is
35 something they would pursue further. He doesn't want to proceed with it if they don't support the ordinance. If they
36 don't pursue the ordinance then Dark Sky needs to be removed from the General Plan.
37 Nelson Abbott – He thinks Dark Sky needs to be addressed. The north part of town is almost built out. The south
38 end its where this is going to get away from them. You will be able to see those lights from the point of the
39 mountain if it's not addressed. Residents were calling asking the city to turn off the lights in the Salem development
40 right next to Elk Ridge. Salem has different lighting restrictions then Elk Ridge.
41 Dale Bigler – Stated he would like the Dark Sky ordinance to go forward.
42 Tricia Thomas – Asked if the city moves forward with this ordinance and the residents won't change their lights,
43 then the city can't be listed on the Dark Sky registry.
44 Mayor Ellis – Yes the city can still be listed on the registry.
45 Tricia Thomas – Then yes, she feels that this is exactly what the city needs. She feels that a lot of people moved
46 here to have that.
47

48 Mayor Ellis adjourned the work session at 7:10.

49 ELK RIDGE 50 CITY COUNCIL MEETING 51 September 26, 2017 52 53

54 TIME AND PLACE OF MEETING

55 This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, September 26, 2017
56 at 7:00 PM; this meeting was preceded by a Public Hearing at 6:00 PM and City Council Work Session Meeting at 6:10
57 PM. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

58 Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave,
59 Payson, Utah, and to the members of the Governing Body on September 22, 2017.
60

61 ROLL CALL

62 Mayor: Ty Ellis
63 Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler
64 Others: Royce Swensen, *Recorder*

Cheri Rhoades, *Deputy Sheriff*
Public: Jim Chase, Jared Peterson, Cindi Ellis, Tricia Gunnerson

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Paul Crook and Jared Peterson led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA AND TO ADJUST THE TIME FRAME TO 7:10 PM DALE BIGLER SECONDED.

VOTE:	AYE (5)	NAY (0)	APPROVED
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PUBLIC FORUM

7:28 pm

Daniel Meredith – He was going to comment on the Dark Sky ordinance but did not realize that it was just a rough draft. When it is revised then the ordinance says that any existing lighting will be excepted but that in 2025 lighting that doesn't comply then you have to shut off your lights. He would like the city not to micro manage the residents in what types of trees, bricks stucco and style of grass. Enforcing existing items is difficult; enforcing the Dark Sky requirements would be a nightmare to enforce. Commercial properties tend to listen but residential is the opposite. Lights that are a nuisance do fall under the state nuisance laws and are very enforceable. If it is just about neighbors lights shining there are lumen and direction restrictions if you can see the bare bulb over a distance. Lumens are measured for distance too; 660 of lumens at 8 feet that means 412 feet. If that comes up as part of the debate that is already legal and not part of Dark Sky. The curfew is set by the Mayor and not by the council and not permanent. He feels that it should be made permanent by the council.

Paul Palmer – Asked if there are any homes currently that do not comply with Dark Sky.

Mayor Ellis – Yes, if there are bare light bulbs, or lights that radiate above the horizontal line.

Paul Palmer – Asked if they are pointed down would they be compliant. The city needs to address the lighting with the builders. What is there right now is there and it's too late.

Jared Peterson – Mentioned that he had sent an email on the animal code to the council. The one inch overlay around the roundabout and down is the worst overlay he has ever seen. He witnessed another wreck at the intersection of the canal road (down by the charter school on Elk Ridge Dr.) with people going east west. This is about the 8th wreck he's seen there.

Shawn Ram - Would like to address the animal code in particular the concerns about dogs. He watched the video of the discussion city council had and the concerns seem to be around smaller homes having dogs in the spirit of being inhuman to dogs. He moved here a year ago in the specific intent to buy land. The intention behind that was his wife's hobby of dog mushing. Dog mushing involves an 8-10 dog team and alternates as needed. The animal code is important to them so they approached the Planning Commission and presented their case (conditional use). As he considered the potential of having more dogs they went through every concern there could be. The dogs would generally be in an enclosed area. Where they live they can put the dogs where there would literally be no neighbors. Huskies run if they get out so the enclosure prevents any concerns they have around that and noise. Finally, the Mayor addressed the code in the context of a 6 acre property and potentially 60 dogs. Having witnessed the Planning Commission and the efforts they put into the animal code, there was strict adherence to the US code around the amount of space an animal should have. The City Council reduced all of those areas. There are more animals available in a lesser amount of space thereby contradicting US code but enabling many more animals. A 6 acre lot could have 60 dogs. It could also have 240 chickens 1200 pigeon. Those do seem unreasonable but the optionality is important. They came here with intent to buy land so that they could do what they wanted to with the land. He recognizes the need for restrictions and would just ask that the city council consider max per acre, because there is no conditional use permit any more. If he, for example, wanted 1200 pigeon and could build a facility that was absolutely perfect for all the pigeon, he could see why the city council would feel comfortable with him having the pigeon as opposed to someone else. Given the fact the current code does not consider anyone that would go above and beyond the measurements of the US code or the city of Elk Ridge, he would ask that the city council consider a max per acre on the larger lots of 2 or 3 dogs. Currently, a 1 acre lot without live stock rights can have 10 dogs. And a 1 acre lot with livestock rights is limited to 3 dogs. That seems discriminatory and doesn't make sense.

CITY COUNCIL AGENDA ITEMS

21 **1. ANIMAL CODE 10-18 CODE AMENDMENT DECISION**

22 Nelson Abbott – He recommends revising both tables to state a max of 3 cats and 3 dogs per acre. Whether you have animal
23 rights or not it is the same. In light of the feedback from residents he feels this is the best way to address it. They are still counted
24 in the points.

25 **NELSON ABBOTT MOTIONED TO ADOPT TABLE 10-18A AND TABLE 10-18B AS LAID OUT IN THE**
26 **PACKET WITH THE ADJUSTMENT OF 3 MAX PER ACRE OF CATS AND DOGS ON BOTH TABLES TRICIA**
27 **THOMAS SECONDED.**

	VOTE:	AYE (4)	NAY (1)	APPROVED
30	DALE BIGLER	AYE		
31	BRITTANY THOMPSON		NAY	
32	NELSON ABBOTT	AYE		
33	TRICIA THOMAS	AYE		
34	PAUL CROOK	AYE		

35 Brittany Thompson voted Nay because the points are too lenient.

36 **2. SALEM LIBRARY CARDS DECISION**

37 Mayor Ellis- The council has discussed subsidizing library cards for the Salem Library. Salem City has been contacted and has
38 approved this effort. Salem library cards are \$25.00 a year. The council needs to approve the amount to subsidize per card and
39 set the cap for the budget for perhaps a \$1000.00. The city could subsidize \$10.00 per card and the resident can pay the remaining
40 \$15.00

41 Paul Crook – Asked for clarification that the nonresident fee was \$25.00.

42 Mayor Ellis – Confirmed that the Salem Library card was \$25.00 for a nonresident card.

43 Brittany Thompson – If the city subsidizes \$10.00 a card and the residents pay \$15 that would be fair. The city would be able
44 to cover 100 residents. The bookmobile had roughly 68 card holders. That would be 1/3 the cost of the bookmobile. Instead of
45 only getting to use the bookmobile twice a month the residents can use it a lot more. The city can subsidize more residents at a
46 cheaper cost. The residents that she has spoken to about the bookmobile, would be happy to use a local library

47 Nelson Abbott – Two points: 1. For those who already have a library card is the city going to go back and cover those cards? 2.
48 The Salem resident's cards are based on property taxes which is \$47. Salem may come back and raise the nonresident fee.

49 Mayor Ellis – It makes it too difficult to try and cover cards already purchased. The city will cover cards new cards. If Salem
50 raises the fee then the council can deal with that when it happens.

51 Nelson Abbott – The city could subsidize a library of the resident's choice.

52 Tricia Thomas – Asked why the council is capping the amount to be subsidized. If this is a big win then the city should cover it
53 for everyone. She thinks it is a great idea.

54 Brittany Thompson –Salem could not give us a number of how many Elk Ridge residents use their library.

55 Mayor Ellis – The council has to remember the budget. If the cap is met and then council can budget more towards the cards if
56 they so choose.

58 **BRITTANY THOMPSON MOTIONED TO APPROVE AMENDING THE BUDGET FOR \$1000 TO SUBSIDIZE**
59 **SALEM CITY LIBRARY CARDS AT A RATE OF \$10 PER CARD. DALE BIGLER SECONDED.**

	VOTE:	AYE (5)	NAY (0)	APPROVED
61	PAUL CROOK -	AYE		
62	TRICIA THOMAS	AYE		
63	NELSON ABBOTT	AYE		
64	BRITTANY THOMPSON	AYE		
65	DALE BIGLER	AYE		

67 **3. MINUTES FOR AUGUST 8, 2017**

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

69 No changes

70 NELSON ABBOTT MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR AUGUST 8, 2017 PAUL
71 CROOK SECONDED

72 VOTE: AYE (5) NAY (0) APPROVED

73 4. MINUTES FOR AUGUST 11, 2017

74 No changes

75 NELSON ABBOTT MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR AUGUST 11, 2017
76 BRITTANY THOMPSON SECONDED

77 VOTE: AYE (5) NAY (0) APPROVED

78 5. MINUTES FOR AUGUST 26, 2017

79 NELSON ABBOTT MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR AUGUST 26, 2017 TRICIA
80 THOMAS SECONDED.

81 No changes

82 VOTE: AYE (5) NAY (0) APPROVED

83 **ADJOURNMENT**

84
85 BRITTANY THOMPSON MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AND GO INTO
86 CLOSED SESSION TO DISCUSS EMPLOYEE COMPETENCY NELSON ABBOTT SECONDED.

87
88 VOTE: AYE (5) NAY (0) APPROVED
89

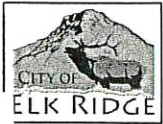
90
91 Mayor Ellis closed the City Council Continued to close session at 7:30
92

93
94 
95 _____
96 Laura Oliver, Deputy Recorder

C

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C



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

AMENDED NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, October 10, 2017, at 7:00 PM;** which will be preceded by a **Public Hearing at 6:00 PM** and a **City Council Work Session at 6:10 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. Proposed Ordinance Amendment to Title 9 Chapter 3 Urban/Wildland Interface Area see attachments

6:10 PM - CITY COUNCIL WORK SESSION AGENDA ITEMS:

1. Proposed Ordinance Amendment to Title 9 Chapter 3 Urban/Wildland Interface Area Discussion see attachments
2. LDS Church Prelim Plat Discussion see attachments
3. Haskell, Memory Care/Research and Senior Living of Elk Ridge Discussion see attachments
4. Utopia Fiber Presentation Discussion
5. Bond Payoff Discussion see attachment
6. Business Licenses Discussion see attachment
7. Cross Walk Elk Ridge Dr./Pine Tree Cove Discussion
8. Payson Properties Gladstan Area Discussion see attachment
9. General Plan Draft Discussion see attachment

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

Opening Remarks if Volunteered
Pledge of Allegiance
Approval/Agenda Time Frame
Roll Call
Public Forum

Council Member Brittany Thompson Participating Electronically (Telephone)

1. Vote for Council Member Participating Electronically-Brittany Thompson
2. Proposed Ordinance Amendment to Title 9 Chapter 3 Urban/Wildland Interface Area Decision see attachments
3. Adoption of Amended Urban/Wildland Interface Boundary Decision see attachment
4. Business Licenses Decision see attachment
5. Bond Payoff Decision see attachment

Closed Session if Necessary

Adjournment


CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS

(If necessary)

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.

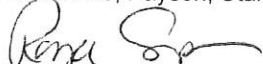
Dated this 9th day of October 2017.



Royce Swensen, City 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 9th day of October, 2017.



Royce Swensen, City Recorder

ELK RIDGE
CITY COUNCIL MEETING
October 10, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, October 10th, 2017, at 7:00 PM; which will be preceded by a Public Hearing at 6:00 PM and a City Council Work Session at 6:10 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 October 6, 2017

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Nelson Abbott, Brittany Thompson, Dale Bigler, Tricia Thomas

Others: Laura Oliver, *Deputy Recorder* and Royce Swensen, *Recorder*, Shay Stark, McKay Lloyd

Cheri Rhoades, *Deputy Sheriff*

Public: Jim Chase, Chris Hermansen, Roger Knell, Milan R. Malkoviat, Mark Greenwood, Tricia Gunnerson, Zach Fisher, Leona Druse, Roger Timmerman, Jeremy Witt, Alyssa Merrill, Burt Harvey, Tonya Benard, Karen Napier, Olivia Christensen

PUBLIC HEARING:

6:00 pm

1. PROPOSED ORDINANCE AMENDMENT TO TITLE 9 CHAPTER 3 URBAN/WILDLAND INTERFACE AREA

Jim Chase - He lives at 69 E. Park Dr. He is in support of this amendment.
This is something the city needs to protect us. Mayor Ellis closed the Public Hearing.

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:10 pm

1. PROPOSED ORDINANCE AMENDMENT TO TILTE 9 CHAPTER 3 URBAN/WILDLAND INTERFACE AREA

Mayor Ellis - Stated that the city will adopt 2006 code. Option 1 is to have the entire city be in the boundary. Shay Stark stated that the city should go ahead and adopt the state code, but keep the city code as is for now. There is some administrative leeway included in the code. There are no conflicts between the two codes. Then the council can continue to work with this and make modifications as needed. Mayor Ellis clarified regarding the administrative leeway. Shay Stark stated that the leeway works through the building inspector. Nelson Abbott stated that he has a concern regarding section 105.2 on page 2. If the code official determines that a permit is required and welding and cutting operations is listed. Does this mean everyone who welds needs to get a permit? Shay Stark said that this is a good example of some of the code that may need to be modified. There is another example in it regarding the storage of paint that will need to be addressed and decided what is reasonable. The landscape section will also need to be addressed. The council talked about creating a flyer and educating the residents. The state code is great and can be implemented quickly. Most people will find the things they are planning on doing already meet the code. The way the city develops; including water, roads, limitations on grades, limitations on driveways, in most cases is moderate. The checklist will be an important addition to the code. Dale Bigler stated that the city could do a chipper day where someone comes around and trims the leaves and branches of the trees in the older part of town to eliminate some of the hazard they cause.

2. LDS CHURCH PRELIMINARY PLAT DISCUSSION

Shay Stark stated this has been through the Planning Commission. There were a lot of comments at the public hearing. A concern was regarding the lighting in the parking lot. Another concern was the

noise that would be created with the construction. On the south side the parking lot will be cut down six feet and there will be a six foot fence on top of that, which creates a 12 foot sound wall. There was a concern raised regarding the lights on the north and east sides. One way to address this would be to require a privacy fence. Another concern was regarding storm drains. The storm drainage is proposed to put in underground galleries. If they can get down to the gravel then it will drain very quickly. The galleries are round plastic half round pipes with gravel packed around them. The water is caught in the catch basins and then goes through the pipes to slow down the water and remove the sediment. The pipes will need to be cleaned out on a regular basis. The engineers were asked to be extremely conservative regarding the numbers on this. The pipes are typically 36-44 inches wide. The geotechnical report states that there is clay but that the gravel is not very deep below it. The recommendation for the zone change and for the preliminary plat is based on the purchase of the property. It could take up to a year to get final approval from administration to build the church. It was also recommended that the city give a two year extension on the project. Brittany Thompson brought up a concern regarding the requirement of adding a new fire truck in order to keep the city's standard with the ISO rating with the addition of a new church building. The fire truck would be about \$200,000 and there would then be a concern regarding having enough firemen. Nelson Abbott stated that the city will have to buy an additional fire truck because of the other large buildings going up in Elk Ridge. Royce Swensen stated that because of the agreements the city has in place with other fire departments Elk Ridge meets the standard. The same is true for the ambulance. The city does not have the staff to man the ambulance, but it does have the agreements in place with surrounding emergency services. Shay Stark stated that he discussed this issue with Seth Waite, the Fire Chief, who explained that because of the city's inter-local agreements the surrounding cities will back it up. If the city had an additional truck it couldn't man it so Elk Ridge would have to rely on the inter-local agencies either way. Mayor Ellis asked if the ISO rating is effected with the inter-local agreements. Shay Stark stated that the response times are fine. Nelson Abbott explains that the ISO rating is based on several factors: water, response times, level of training for the firefighters, fire sprinkler code. Response times are measured from the initial call to when they are on route to when they are on scene. As long as we can keep our inter-local agreements in place we will be fine. However, if the city becomes too much of a drain on the other cities it could be facing some difficulty. He recommends laying the ground work to getting enough volunteers in place to be able to make that transition in the future. Milan R Malkovich clarifies there are only exits from the parking lot on the north side because the grading to make an exit on another side would be too extreme. Roger Knell is an engineer and received a call from Mr. Black, a neighbor to the building site. He, representing the neighbors to the south and to the north, unanimously and respectfully request the fence be a black chain link fence without slats. They do not want an opaque fence so they can keep the views to the valley. The neighbor to the north respectfully requests that there be a row of hedges lining that side. This will block the lights of the cars from those houses. Another comment, in regards to the fire issue, this building will have fire sprinklers. Mayor Ellis stated this will be on the agenda to vote on at the next meeting.

3. HASKELL, MEMORY CARE/RESEARCH AND SENIOR LIVING OF ELK RIDGE DISCUSSION

Shay Stark stated this is a conditional use request. It will be located on Goosenest to the north of the existing assisted living center. Lee Haskell stated that this facility will focus more on memory care and research. They are working with the Alzheimer's Association and the directors at the State Health Department. There is a great need for research. The Alzheimer's Association provides access to over 150 pharmacological and non-pharmacological clinical studies being conducted all over the country. We would like to be one of those sites. We would invite the patients to participate, but it will be completely voluntary on their part. Those who have stage 1 or stage 2 Alzheimer's are the best candidates. Participating in clinical studies provide ways to improve quality of live and provide optimism for the future. More than 5 million Americans are living with Alzheimer's and that number is expected to triple by 2050 and is the sixth leading cause of death in the United States. He is very excited to be able to help. Brittany Thompson has a concern regarding the medical access for a facility this size. She is concerned the city does not have the ambulance accessibility necessary to respond to a medical facility of this size. Dale Bigler stated he has been involved in some of the research studies at the University of Utah. He feels it is logical to put it near the assisted living center.

1 He is in favor of this facility going forward. Nelson Abbott stated that one in three medical calls in the
2 city goes to that facility. If the city adds another 28 beds then it will likely be one in two EMS calls will
3 go to these two facilities. We are having a hard time meeting staff needs as it is for EMS. There is a
4 real cost associated with running the fire department. We spend \$16,000-\$20,000/year just in
5 dispatch costs. We are already exceeding, as a city, the property taxes we receive from the current
6 facility. He thinks the city can provide the services that will be necessary without putting a burden on
7 everyone in the city to allow this project. There is also a concern regarding what happens to the
8 facility if the economy tanks and they go under. The only use for a facility like this would be a halfway
9 house or a drug rehabilitation center. Lee Haskell stated that there is a dire need for Alzheimer's
10 facilities. The concern that it will go under and become a drug rehab center is unfounded. There is a
11 shortage of Alzheimer's beds all over. Tricia Thomas stated that the cost to the city is a concern that
12 should be addressed, but the fate of the business should not be considered in this decision. A
13 property owner should be able to do whatever they want with their land and if their business goes
14 under then the property owner will have to deal with it. She recommends looking more into the
15 ambulance issue. Lee Haskell stated that the ambulance service can be contracted out. Mayor Ellis
16 is concerned with the research aspect of the facility. Research is typically done at a university or
17 hospital and the facility will have to draw people from far away to come participate in the research.
18 The facility is also set up to provide services for those who are further along in the disease but the
19 best research is done with those who are at the beginning stages of the disease. The council needs
20 to be sure this is a sustainable facility. Memory Care is too vague. Lee Haskell stated this facility is
21 to provide a nice home for those who have lost the ability to decide on their own. It's not just memory
22 they are losing, they are losing their way of life. Mayor Ellis stated that the council needs more
23 information in order to make the best decision for the city. The council also needs more information
24 regarding the actual cost of each EMS call.

25 26 4. UTOPIA FIBER PRESENTATION

27
28 Roger Timmerman, Utopia stated that Utopia Fiber is an inter-local company created by local people
29 looking for a better option for internet. It is a governmental company. This system goes from
30 Tremonton to St. George and is a redundant system. There are two routes through each city and it is
31 all fiber. There are 70,000 customers and they are adding more every month. There was some that
32 was just added on the border of Payson and Elk Ridge. There are many levels of projects that can be
33 offered to the city. They can provide the ability to have the city buildings all connected or they can
34 provide service to the whole city. They can provide the service for the whole city without costing the
35 city any money. The all-in cost for a customer is \$65/month. \$30 of that fee is an infrastructure fee
36 that pays for the fiber and \$35 of it goes to the service. In order to be sure the infrastructure costs are
37 covered they determine if there will be a 30% take rate. If there is enough demand in the city that
38 30% will use the service then the costs for the infrastructure will be completely covered. The
39 recommendation is to have a buffer before starting and having 35-40% of residents interested in
40 participating. The return rate has been so high that this year they paid out dividends to the cities.
41 They have the revenue to cover all their bonds. These are self-funded projects and they do not cost
42 the residents who do not sign up any money. They have dark fiber and offer a gig of speed for
43 \$78/month. In addition to internet, they provide city services and private competition. Putting in the
44 fiber gives the opportunity for private sector competition. The city is encouraged to do a survey to see
45 if enough of the residents would want to participate. If the city falls short of the take rate then the city
46 would have to pay the difference. The survey will give the city an assurance of if the project would be
47 free to the city. Nelson Abbott would like to understand how the city gets representation on the UIA
48 agency. Roger Timmerman, Utopia explains the city would have to take on a portion of the bond to
49 be able to have representation on the UIA board immediately. This would be a contractual agreement
50 where the city is a partner in the project. Then in the future there would be opportunity to be on the
51 board of UIA. Nelson Abbot asked if the city has some conduit in place is there an impact on the
52 project. Roger Timmerman, Utopia stated that it does affect the project. The project will be planned
53 out as if the conduits are not available for use. Then as the construction starts the conduits will be
54 proofed and used as they are able. This approach will result in saving money every time an existing
55 conduit is used, but will not result in having to spend more money if the conduit was not usable. The
56 savings will be passed on to the city. The \$30 fee has a couple components to it. \$7 is insurance

and \$23 is debt service. The \$7 is built into the fee to preserve steady income when one customer leaves after a year of service and another one starts later. The \$23 will go away at the end of the debt service when the bond is paid off. It will be a 30 year bond.

5. BOND PAYOFF DISCUSSION

Royce Swensen stated that the payoff is about \$412,679 which includes an early termination fee of \$2879. Mayor Ellis stated that paying off the debt will free up about \$77,000/year in the budget. Nelson Abbott stated that this is one time money from the sales tax revenue that the council is considering using to pay off the city debt. Dale Bigler stated that this is the only bond the city has, which means that the city will no longer be bonded at all.

6. BUSINESS LICENSES DISCUSSION

Mayor Ellis stated the senate bill 81 says the city cannot charge businesses a fee to do business unless they are materially impacting the city. The city will need to amend the fee schedule. Nelson Abbott stated that the benefit to requiring a business license would be that the city is aware of businesses that may be collecting sales tax. Royce Swensen stated the county will send a letter notifying the city of businesses that are registered in Elk Ridge. Brittany Thompson stated that some businesses may have a PO Box and has a concern that the city may not collect the sales tax. Mayor Ellis stated that the best course of action would be to amend the fee schedule and continue to require business licenses. Royce Swensen stated that the fee schedule currently lists business licenses as a \$45 fee and the license is good for one year. Mayor Ellis stated that the city list a separate line for the immaterial business license to be no cost and keep the fee for the larger businesses.

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

ELK RIDGE CITY COUNCIL MEETING October 10, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, October 10th, 2017, at 7:00 PM; which will be preceded by a Public Hearing at 6:00 PM and a City Council Work Session at 6:10 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 October 6, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Nelson Abbott, Brittany Thompson, Dale Bigler, Tricia Thomas

Others: Laura Oliver, *Deputy Recorder* and Royce Swensen, *Recorder*, Shay Stark, McKay Lloyd

Cheri Rhoades, *Deputy Sheriff*

Public: Jim Chase, Chris Hermansen, Roger Knell, Milan R. Malkoviat, Mark Greenwood, Tricia Gunnerson, Zach Fisher, Leona Druse, Roger Timmerman, Jeremy Witt, Alyssa Merrill, Burt Harvey, Tonya Benard, Karcu Napier, Olivia Christensen

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Mayor Ellis and Dale Bigler led those present in the Pledge of Allegiance, for those who wished to participate.

1 APPROVAL/AGENDA TIME FRAME

2 NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA, ADJUST THE START TIME TO
3 7:28PM, AND APPROVE BRITTANY THOMPSON PARTICIPATING ELECTRONICALLY, PAUL
4 CROOK SECONDED.

VOTE:	AYE (5)	NAY (0)	APPROVED
NELSON ABBOTT	(AYE)		
BRITTANY THOMPSON	(AYE)		
PAUL CROOK	(AYE)		
DALE BIGLER	(AYE)		
TRICIA THOMAS	(AYE)		

13
14 PUBLIC FORUM

15 7:00 pm

16 Chris Hermansen stated he is the owner of Elk Ridge Assisted Living and is concerned about the memory care
17 facility. There are many memory care facilities throughout the state. It was proposed the new facility would take
18 pre-dementia and Alzheimer's patients, which is the same as assisted living centers. There is a facility in
19 Spanish Fork that couldn't fill its beds for Alzheimer's patients. Seasons of Santaquin took out their Alzheimer's
20 secured unit. The city of Payson just approved a 90 bed assisted living facility that includes Alzheimer's
21 patients. His concern is that if the new facility is built both facilities will fail. He states that his facility is a 33 bed
22 facility and it took two years to fill it instead of the 9 months to a year that was expected for a facility that size.
23 Elk Ridge is a small community with a lot of needs based on infrastructure and it is not near the freeway. When
24 people come to visit the patients they prefer to be close to the freeway. Of the 33 beds in his facility 12 are
25 Medicaid, 7 are paying full price, and 10 are at least \$500 below full price. There was a proposal to build a
26 facility that would compete with my facility and the city council did not approve it because there was an
27 ordinance against competing facilities within a half mile radius. He feels the memory care facility is just saying
28 they are a memory care facility to get it built and then it will be assisted living because they won't be able to find
29 memory care patients. The only place that has had two competing facilities next to each other is in Provo and
30 one of them just went out of business and is looking at becoming a troubled juvenile facility now. If the memory
31 care facility is approved he feels he may have to look at options of selling. He is aware of an opportunity to sell
32 to a drug rehab program. He has to be able to provide for his family. This community is too small to support
33 two assisted living facilities. He feels it would be in his best interest to sell his facility if the memory care facility
34 is approved.

35
36 Leona Druse from 288 S. Hillside Drive states they moved into Elk Ridge five years ago and loves the
37 community. She is concerned regarding the future plans of the growth of the city. There are more and more
38 homes going in and they are all Arive homes. She feels that having so many homes from the same builder
39 decreases the beauty of the community. All of the homes look the same and are blocking the views now,
40 including the view of the golf course as they are being built right in front of the golf course. Building all these
41 homes that look the same has taken the beauty out of Elk Ridge. She is wondering if there is a way to cap the
42 amount of homes going in to retain the beauty. She is also concerned if there will be gas stations and grocery
43 stores brought into the town. Mayor Ellis offers to set up a time to meet with Leona Druse to address her
44 concerns.

45
46
47 **1. PROPOSED ORDINANCE AMENDMENT TO TITLE 9 CHAPTER 3 URBAN/WILDLAND INTERFACE AREA**

48 Dale Bigler stated it is practical to adopt the state code.

49 Nelson Abbott stated the approach to the code should be a rule and not a law. Residents will be welding
50 without using a permit and the permit should not be enforced by the code enforcer.

51 Mayor Ellis stated that the code does not read as though a resident doing something incidental in their home
52 requires a permit. When the code says welding operations it is discussing a business that welds would need a
53 permit to be able to weld.

54 Shay Stark stated that after it is adopted the city council will need to go through and clarify or change anything
55 that is necessary.

NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO ADOPT ORDINANCE 17-10 AS OUTLINED
ALONG WITH THE INTERFACE MAP INCLUSIVE OF THE ENTIRE CITY

VOTE:	AYE (4)	NAY (0)	APPROVED
NELSON ABBOTT	(AYE)		
BRITTANY THOMPSON	(AYE)		
PAUL CROOK	(AYE)		
DALE BIGLER	(AYE)		
TRICIA THOMAS	(AYE)		

2. BUSINESS LICENSES

NELSON ABBOTT MOTIONED FOR RESOLUTION #17-10-1R TO EXEMPT HOME BASED BUSINESSES
FROM PAYING A FEE FOR A BUSINESS LICENSE, TRICIA THOMAS SECONDED.

VOTE:	AYE (5)	NAY (0)	APPROVED
NELSON ABBOTT	(AYE)		
BRITTANY THOMPSON	(AYE)		
PAUL CROOK	(AYE)		
DALE BIGLER	(AYE)		
TRICIA THOMAS	(AYE)		

3. BOND PAYOFF

DALE BIGLER MOTIONED TO MOVE FORWARD TO AMEND THE BUDGET TO PAYOFF OUR EXISTING
SALES TAX BOND OF \$412,679 NELSON ABBOTT SECONDED.

VOTE:	AYE (5)	NAY (0)	APPROVED
NELSON ABBOTT	(AYE)		
BRITTANY THOMPSON	(AYE)		
PAUL CROOK	(AYE)		
DALE BIGLER	(AYE)		
TRICIA THOMAS	(AYE)		

ADJOURNMENT

NELSON ABBOTT MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AT 7:48 PM AND GO BACK
INTO A WORK SESSION, DALE BIGLER SECONDED

VOTE:	AYE (4)	NAY (0)	APPROVED
NELSON ABBOTT	(AYE)		
BRITTANY THOMPSON	(AYE)		
PAUL CROOK	(AYE)		
DALE BIGLER	(AYE)		
TRICIA THOMAS	(AYE)		

Mayor Ellis closed the City Council Meeting at 7:48 pm.

CITY COUNCIL CONTINUED WORK SESSION AGENDA ITEMS:

7:48 pm

Brittany Thompson was excused.

1. CROSSWALK ELK RIDGE DR/PINE TREE COVE

Nelson Abbott confirmed the kids on the west side of Elk Ridge Drive need to cross the street to get on the bus from the east side of the street. Dale Bigler stated that he received an email stating they almost got hit there. Also, the mailboxes are there as well so there is pedestrian traffic for that as well. He states that a concrete island and striping are needed to help with safety there as well. Nelson Abbott agrees it should be striped. Dale Bigler stated that having the red flags available on each side of the road would be a good option too. Nelson Abbott stated the funding will come from the roads budget. Mayor Ellis recommends striping the road and adding flashing crosswalk signs. He stated that enforcing the speed limit along Elk Ridge drive will be easier as well. McKay Lloyd stated the striping will be inexpensive. The signs will be the expensive part. A blinking stop sign is \$3200 so a blinking caution sign would be similarly priced. Mayor Ellis confirmed the cost of the striping is less than \$500 and approves going forward with the striping. The sign will need to be approved by the council. He recommends having McKay Lloyd research the cost of the signs. Tricia Thomas asked if the stop sign there will be moved forward so the cars coming up to the stop sign can see up the street better. Mayor Ellis stated the curbing needs modification place to be able to move it.

2. PAYSON PROPERTIES GLADSTAN AREA

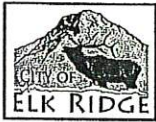
Nelson Abbott stated there will be a water rights transferred from Payson to Elk Ridge. Payson City will put in a change application with the state changing the point of diversion from Payson City to Elk Ridge City. Then Elk Ridge will charge Payson for the water used. The water comes from the same aquifer no matter which well it comes from. Payson City doubles the water rates for any residents who are outside of Payson boundaries and pulling water from their well. Jeremy Witt stated that 5-7 years is just a temporary fix. Jeremy Witt stated there are about ten pieces of property that would be affected by this. The lots would be larger sized lots. He put the application in to be part of Payson, but one of the owners has already transferred some water to Elk Ridge City and he owns about half of the property. Nelson Abbott stated there should not be any action taken until after the new well is up and running. If a well went down before the new well was online the residents would be required to ration the water. Mayor Ellis agreed there is too much risk before the new well is online. Jeremy Witt stated that Payson would be willing to pay for part of the new well, to buy a share of it. There could be another redundancy if we tie into Payson water as well. Mayor Ellis stated Elk Ridge would never tie into Payson water because they chlorinate their water. Shay Stark stated chlorinated water is a completely separate set of regulations and Elk Ridge should not tie into Payson water at all. Nelson Abbott stated if we had our own zip code we would not have to be subject to their zip code regulations. Shay Stark suggested discussing with Dan Shaw having an exit from the subdivision down Rim Rock. Nelson Abbott confirmed Payson City is responsible for all services for that area. Payson City would not accept help from Elk Ridge Fire Department when there was a fire there. Jeremy Witt stated the sewer lines can be connected to Payson through the RV park. The land is in the boundaries of Payson City. The land was part of deal that made the golf course happen. It was disconnected from Elk Ridge by a judge. It can be brought back into Elk Ridge but it is a lengthy and costly process. Mayor Ellis is concerned if no action is taken the owners will have to drill their own well and they won't drill down 900 ft. Instead they will drill to the 350 foot aquifer that is drying out. Jeremy Witt confirmed Payson City is putting in two water tanks. One tank will be on higher ground right above the well and the other tank will be by the veterans' home. Mayor Ellis stated Elk Ridge City should not be putting stress on the water system without the well up and running. He confirms the new well will be connected to the water distribution system by mid 2018 and the well will be set up to have the line directly to the tank in another year to two years after that. Nelson Abbott suggested leaving our options open at this point.

3. GENERAL PLAN DRAFT

Shay Stark stated the Planning Commission has taken out about half of the General Plan. He suggested to consider how to implement the vision in the General Plan as the City Council goes through the General Plan. Nelson Abbott suggested giving better access to the General Plan and the comments to be able to compare and record the progress of the document.

Mayor Ellis closed the Continued City Council Work Session at 8:06 pm.


Laura Oliver, Deputy Recorder



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

AMENDED NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, October 24, 2017, at 7:00 PM**; which will be preceded by a **Public Hearing at 6:00 PM** and a **City Council Work Session at 6:05 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. Bond Payoff of Sales Tax & Franchise Tax Revenue Bonds and the Proposed Amendment to the 2017/2018 Fiscal Year Budget to Reflect the Payoff see attachment

6:05 PM - CITY COUNCIL WORK SESSION AGENDA ITEMS:

1. Seth Waite, Fire Chief Presentation on Emergency Services
2. Bond Payoff of Sales Tax & Franchise Tax Revenue Bonds and the Proposed Amendment to the 2017/2018 Fiscal Year Budget to Reflect the Payoff
3. Haskell, Memory Care Facility Conditional Use Discussion see attachments
4. LDS Church Preliminary Plat Discussion see attachments
5. Haskell Plaza Commercial Discussion see attachments
6. Crosswalk Elk Ridge Dr. see attachment
7. Ashworth Property Discussion see attachment
8. Elder's Additional Adjustment of Fees Discussion see attachment
9. General Plan see attachment

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

Opening Remarks if Volunteered
Pledge of Allegiance
Approval/Agenda Time Frame
Roll Call
Public Forum

1. Bond Payoff of Sales Tax & Franchise Tax Revenue Bonds and the Proposed Amendment to the 2017/2018 Fiscal Year Budget to Reflect the Payoff Decision
2. LDS Church Preliminary Plat Decision
3. Haskell, Memory Care Facility Conditional Use Decision

Closed Session if Necessary

Adjournment

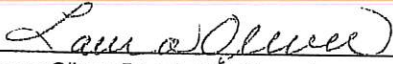
CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS

(If necessary)

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 20th day of October 2017.


Laura Oliver, Deputy City 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 20th day of October, 2017.


Laura Oliver, Deputy City 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
October 24, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, October 24th, 2017, at 7:00 PM; which will be preceded by a Public Hearing at 6:00 PM and a City Council Work Session at 6:10 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 October 6, 2017

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Nelson Abbott, Brittany Thompson, Dale Bigler, Tricia Thomas

Others: Royce Swensen, *Recorder*, Laura Oliver, *Deputy Recorder*, Shay Stark *City Planner*, McKay Lloyd, *Public Works Director*, Cheri Rhoades, *Deputy Sheriff*, Seth Waite, *Fire Chief*

Public: Roger Knell, Milan Malkovich, Mark Greenwood, Jaxon Albrecht, Brandon Millington, Jennie Elder, Jamie Elder, Tricia Gunnerson, Jim Chase, Douglas Bezzant, Melanie Hoover, Avery Brown, Julene Mikolauski, Chelsey Mikalauski Tripp, Courtney Burnette

PUBLIC HEARING:

6:00 pm

1. BOND PAYOFF OF SALES TAX & FRANCHISE TAX REVENUE BONDS AND THE PROPOSED AMENDMENT TO THE 2017/2018 FISCAL YEAR BUDGET TO REFLECT THE PAYOFF

Mayor Ellis opened the public hearing.

There was no public comment.

Mayor Ellis closed the public hearing.

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:05 pm

1. BOND PAYOFF OF SALES TAX & FRANCHISE TAX REVENUE BONDS AND THE PROPOSED AMENDMENT TO THE 2017/2018 FISCAL YEAR BUDGET TO REFLECT THE PAYOFF.

Mayor Ellis asked the council members if they had any comments regarding the bond payoff while Seth Waite, Fire Chief prepared for his presentation. Dale Bigler thought that getting the city out of debt was a good thing. No other comment at this time.

2. SETH WAITE, FIRE CHIEF PRESENTAION ON EMERGENCY SERVICES

Seth Waite thanked the City Council for their support for the fire department. He had a 2 hour consultation with the ISO representative. First, the city is in good shape. The city has a 5X rating. That means there is a portion of the city that is not covered by fire hydrants. To fix that the city would need to put fire hydrants down Goosenest Dr. The city is 6 3/4 points away from having a 4 which is fairly good. Those 6 3/4 points will be hard fought to get. The ISO is not going away regardless of the rumors. It is being done online so that it can be done digitally and will continue to be followed very strictly. The city can get a lot of those points through the water system. By showing that the city has flushed and pressure tested every hydrant within the rating period, which is every 5 years, it can gain those 4 points. It has been 2 1/2 years since the city's last rating period. The next best thing is to test every pressure zone every 5 years. Testing takes a lot of water. He would like to do this in conjunction with the Fire Department. The ISO stated that another engine in the bay would be great but if the city doesn't have the personnel to man it, it doesn't count. They look at the personnel. The city has to count a second engine on every fire call to maintain the 5 points. The city has automatic aid and mutual aid in place with Woodland Hills Salem and Payson when there is a structure fire and every wildfire Payson and Woodland Hills, are automatically dispatched. That is how the city can justify the second engine. The city does not need a ladder truck. The city does not have any structures over 35 feet. Maybe when the city gets a school, depending on the gymnasium etc, the city may have to look at this. The mitigating factor is having home sprinklers in place.

A few more points can be gained by getting equipment that would be on a ladder truck and placed on the second responding vehicle. The city does not need to go out and get another fire truck. The city can mitigate that through home sprinklers, automatic and mutual aid. The IOS rating system looks at structures that are going to require 2500 GPM (gallons per minute) or more; then the ISO will look for a third engine. The city does not have any of those structures, and school and churches do not count if they are sprinkled. The only time they look at requiring a ladder truck is for structures that require 3500 GPM. The lower the rating number the better the rating; 9 being the worst. The city can also gain points through education by showing the city provided education regarding defensible space, cutting vegetation, fire alarms, etc. The city also discussed education through the Interface code. Increasing the ISO rating will require funds and needs to be budgeted. Nelson Abbott stated an ISO rating change would mean a little more than a 10% reduction on home owners insurance, which is huge.

3. HASKELL, MEMORY CARE FACILITY CONDITIONAL USE DISCUSSION

Brittany Thompson stated that she would vote no on the conditional use. She feels that the call volume would be too high for volunteer EMS with already having an assisted living center. Paying for EMS would further strain the budget. Is it a viable facility based upon the research and keeping both facilities filled? Nelson Abbott and Mayor Ellis stated that viability is not a matter for the City Council. There is a cost that is incurred for those facilities by the residents. The City Council reviewed the tables of EMS calls to Elk Ridge City. Nelson Abbott stated that the city cannot over burden the city's volunteer residents. Shay Stark asked how many EMTs and medically trained personnel does it take for the city to run an ambulance service? Seth Waite answered that it takes 2 EMTs on every call. In order to have 2 EMTs on every call the city needs 2 EMTs 24/7/365 plus he has to show the state the justification for application for the license in order transport and that the city can maintain that. The city struggles right now every month with openings.

4. LDS CHURCH PRELIMINARY PLAT DISCUSSION

Brittany Thompson confirmed that the geotechnical report had not been changed. Shay Stark confirmed that it had not. The church has added additional ground in order for better emergency services access and landowners request on the south side to have a chained link fence, so that there is a landscape buffer instead of a retaining wall the whole width. That is the only change.

5. HASKELL PLAZA COMMERCIAL DISCUSSION

Shay Stark stated in March 2018, Lee Haskell brought before the City Council a commercial plan with a different configuration and was granted some exceptions, which were approved by Planning Commission and City Council. The Council was waiting for plan revisions for the approval. Several months passed and Lee Haskell submitted revised plans with the buildings perpendicular to Elk Ridge Dr. due to the grade of the land. The residents will be accessed on the higher side, making them almost walk out apartments. Because the configuration has change it was brought back to Planning Commission for Public Hearing. The meeting was civil but emotions were high. The residents would prefer not to have commercial there although they realize that this land has been zoned commercial for over 20 years and that Lee has the right to develop it commercially. Shay passed out a memo stating the resident concerns and solutions. Some for the concerns were lights shining in the homes from the parking stalls across for the homes. Removing those stalls was mentioned or building a 3-4 foot wall or side facing stalls. Entrances removed from residential streets but that creates problems with emergency vehicles especially on this site. The code requires entrances to be put on as many streets as possible to spread the traffic out. Speeding is also a concern by the public as well as the there being residential on the second floor. Nelson Abbott is concerned about access to garages due to the grade.

Discussion ensued on number of parking stalls. No further reductions in number of parking stalls per building. Parking stalls/garages need to be by the building they are associated with.

Brittany Thompson stated that the phases need to start on the south corner.

Discussion stopped due to time.

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

ELK RIDGE
CITY COUNCIL MEETING
October 24, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, October 24th, 2017, at 7:00 PM; which will be preceded by a Public Hearing at 6:00 PM and a City Council Work Session at 6:10 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 October 6, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Nelson Abbott, Brittany Thompson, Dale Bigler, Tricia Thomas

Others: Royce Swensen, *Recorder*, Laura Oliver, *Deputy Recorder*, Shay Stark *City Planner*, McKay Lloyd, *Public Works Director*, Cheri Rhoades, *Deputy Sheriff*, Seth Waite, *Fire Chief*

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REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Dale Bigler and Jamie Elder led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

BRITTANY THOMPSON MOTIONED TO APPROVE THE AGENDA AND ADJUST THE START TIME TO 7:04PM, NELSON ABBOTT SECONDED.

VOTE:	AYE (5)	NAY (0)	APPROVED
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PUBLIC FORUM

7:00 pm

Tricia Gunnerson – Would like the city to look into a better internet service for the city. She is concerned about the roundabout on Salem Hills Dr. by the Elder's property. It is not in good shape and hopes the city has a plan to repair it.

Jim Chase – He is in favor of paying off the bond. The city has suffered financially because of it and paying it off will be good for the city.

Douglas Bezzant – He is representing some of the residents that live around the commercial property. He is a city planner by trade and he has a lot of questions about this commercial zone. He would like to reserve some time when this comes up for discussion. Mayor Ellis told him to speak with Royce Swensen to make an appointment.

Courtney Burnette – Is concerned about the current Assisted Living turning into a Drug Rehab as was stated by the owner on a previous meeting and does not understand why with the empty space in Salem why this developer thinks he could build commercial property in Elk Ridge. She is super concerned about traffic and that not enough questions have been asked.

1. BOND PAYOFF OF SALES TAX & FRANCHISE TAX REVENUE BONDS AND THE PROPOSED AMENDMENT TO THE 2017/2018 FISCAL YEAR BUDGET TO REFLECT THE PAYOFF

NELSON ABBOTT MOTIONED TO PASS RESOLUTION 17-10-24-1R TO PAYOFF OF THE BOND EARLY IN THE AMOUNT OF \$412,679.00 AND TO AMEND THE BUDGET ACCORDINGLY, DALE BIGLER SECONDED

VOTE: AYE (5) NAY (0) APPROVED
PAUL CROOK (AYE)
TRICIA THOMAS (AYE)
NELSON ABBOTT (AYE)
BRITTANY THOMPSON (AYE)
DALE BIGLER (AYE)

2. LDS CHURCH PRELIMINARY PLAT DECISION

BRITTANY THOMPSON MOTIONED TO REZONE 4.13 ACRES ON THE SOUTH END OF THE ARMSTRONG PROPERTY LOCATED APPROXIMATELY AT 1150 NORTH ROCKY MOUNTAIN WAY TO PUBLIC FACILITY ZONE CONTINGENT UPON THE PURCHASE OF THE PROPERTY FOR CONSTRUCTION OF AN LDS CHURCH, NELSON ABBOTT SECONDED.

VOTE: AYE (5) NAY (0) APPROVED

BRITTANY THOMPSON MOTIONED TO GRANT 2 ONE YEAR EXTENSIONS FOR THE PRELIMINARY PLAT FOR 4.13 ACRES ON THE SOUTH END OF THE ARMSTRONG PROPERTY APPROXIMATELY AT 1150 NORTH ROCKY MOUNTAIN WAY AND TO APPROVE THE PRELIMINARY PLAT, DALE BIGLER SECONDED.

VOTE: AYE (5) NAY (0) APPROVED

3. HASKELL, MEMORY CARE FACILITY CONDITIONAL USE DECISION

No motion was made, further discussion is needed.

ADJOURNMENT

BRITTANY THOMPSON MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AT 7:22 PM AND GO BACK INTO A WORK SESSION, PAUL CROOK SECONDED

VOTE: AYE (5) NAY (0) APPROVED

Mayor Ellis closed the City Council Meeting at 7:22 pm.

CITY COUNCIL CONTINUED WORK SESSION AGENDA ITEMS:
7:48 pm

6. ELDER'S ADDITIONAL ADJUSTMENT OF FEES DISCUSSION

The motion for the Elder's, Camelot Development road reimbursement stated "up to \$25,578.00" and limited which funds could be used which left a balance of \$6,128 unable to reimburse from the building permit. Mayor Ellis state that the next meeting the City Council would clarify the motion. All Council members agreed to approve this by a poll vote.

7. CROSSWALK ON ELK RIDGE DRIVE

Brittany Thompson asked if the residents have asked the post office to move the mail boxes down and around the corner. Tricia Thomas stated there will be mailboxes on either side of the street. Nelson Abbott stated that is only part of the issue. There are kids that cross that street to their bus stop, and the city has a trail that ends there which needs to be connected to the rest of the trail. The city needs to be able to direct people across that street at a safe place. Brittany Thompson stated there is too much going on at this intersection for it to be a safe cross walk. It needs to be 50 yards further up the hill. She feels strongly that a cross walk at this area is adding more liability. Just because a crosswalk is there does not mean that cars will stop. McKay Lloyd stated

there are planter strips going up the hill that would have to have sections removed. It is time to educate kids on how to use crosswalks. Sheriff Rhoads stated that both sides of the argument have merit. Flashing signs are an option. Nelson Abbott stated the crosswalk needs to be part of the trail system and be clearly marked as such. Dale Bigler stated that it needs to be signed with flashing lights and stripes. Discussion ensued on the safety of crosswalks. Mayor Ellis asked for clarification on the City Council's recommendation. He has the authority to spend up to \$2,000 without getting approval and may approve the stripping before the next meeting.

8. ASHWORTH PROPERTY DISCUSSION

Shay Stark stated that there are 2 parcels, located at 601 S and 621 S Canyon View Dr. that are split. The split occurred in May of 1979 but the deed is not recorded online. Brittany Thompson stated that the same person owned the 2 parcels which were each given to 2 adult children. Shay Stark stated the frontage on the lots are 103 feet, like the other lots next to them that are developed. The current zone requires 120 foot frontage. Shay Stark asked Dale Bigler, who was on the City Council in the early days of the city, how lots that were split or taken out of the open space and what if he could recall the code and practice at that time for recording lots, and changes in plats? The Shuler's and Jim Winterton started with plats A and B, which were recorded with the county in the 1970s. Canyon View Dr. was replatted in 1979 with smaller lots. It's thought that services were stubbed in on these split lots. If services are stubbed in it would be assumed that the lots were approved. The city attorney David Church thinks that the city should consider them nonconforming lots, if they were created before the city incorporated. There are about 30 lots in this older area, that fall under this time period or under the splits in the late 1990s -2000s that seem to be illegal. Shay talked to a few people whose property were split in the late 90/2000s who claim that they had approval from the City Council and then moved forward with the deeds and that the city didn't require anything. There are lots on Oak Lane that were split in half and there are amended plats. Some people were amending plats, where as others were recording deeds. The city is trying to find a solution for the older lots that are now thought to be illegal. Dale Bigler stated they had to incorporate in 1977 and they had no help from the county or anyone. People who split their lots had to record it with the county before they could sell a lot. Jim Winterton did a lot of recording of properties just with the boundary description, not a plat. There was no real structure. Discussion ensued on when Elk Ridge was incorporated and became a city (Nov. 2000) Nelson Abbott stated that the city needs to verify if services were stubbed in before they make any decision. Shay Stark stated that this will go back on the agenda for further discussion after the services have been verified. Brittany Thompson stated that if a lot split during the early years of the city and has services and not recorded then that could be the standard in determining if the lots are legal and buildable.

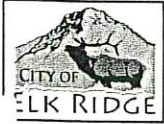
9. GENERAL PLAN DRAFT

Shay Stark stated the Planning Commission removed the policies and goals and what they consider to be fluff. Shay is fine with the General Plan being simplified and reducing the amount of text. Some of the text that was edited out of the General Plan was originally there to justify why the city zoned areas a certain way. The one piece of the puzzle that is missing is spelling out how the city is going to implement the General Plan. He recommends the Council review this and send it back to Planning Commission with their recommendations. Nelson Abbott thinks too much commercial was taken out. This is the guiding principle for the city and the first place to protect it against undesirable commercial entities. Brittany Thompson thinks too much commercial was removed and that the commercial code needs to be updated right way.

Mayor Ellis closed the Continued City Council Work Session at 8:06 pm.


Laura Oliver, Deputy Recorder





ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, November 14, 2017, 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. Haskell Commercial Development and Memory Care Facility Conditional Use, Annexation Possibility *see attachment*
2. Dark Sky Ordinance Discussion *see attachment*
3. Utopia Fiber Optics
4. Flag Lots and Private Streets Discussion *see attachment*
5. Accessory Dwellings Discussion *see attachment*

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

Opening Remarks if Volunteered

Pledge of Allegiance

Approval/Agenda Time Frame

Roll Call

Public Forum

1. Haskell Commercial Development Decision *see attachment*
2. Memory Care Facility Conditional Use Decision *see attachment*
3. Dark Sky Ordinance Decision
4. Ratify Poll Vote Elder's/Camelot Development Agreement
5. Utopia Fiber Optics Decision
6. City Council Minutes for September 12, 2017 Approval *see attachment*
7. City Council Minutes for September 26, 2017 Approval *see attachment*
8. City Council Minutes for October 10, 2017 Approval *see attachment*

Closed Session if Necessary

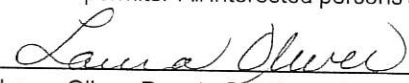
Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS

(If necessary)

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 13th day of November, 2017.



Laura Oliver, Deputy City 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 13th day of November, 2017.



Laura Oliver, Deputy City 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
November 14, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for **Tuesday, November 14, 2017, at 7:00 PM**; this meeting was preceded by a **City Council Work Session at 6:00 pm**. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on November 10, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Royce Swensen, *Recorder*

Cheri Rhoades, *Deputy Sheriff*

Public: Daniel Merritt, Chris Meredith Chris Hermansen, Aaron Clawson, Mike Merrill

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. HASKELL COMMERCIAL DEVELOPMENT AND MEMORY CARE FACILITY CONDITIONAL USE, ANNEXATION POSSIBILITY

Shay Stark stated that during the public hearing there were a lot of residents in opposition to the commercial property proposed. A resident asked Lee if he was willing to rezone that property to residential. Lee stated that he had tried many years before but was denied. That whole area was commercial and now it is only this property and 1 lot across the street. Lee would like to retire on his commercial property. Lee asked if he was able to annex in some property on Golden Eagle Way into the city if he could move his proposed memory care facility there. He would have to present this annexation to Payson since this property is in Payson's annexation zone. The residential would be R & L 20,000 and there is a maximum of 32 residential lots behind the facility. All but 1 ¼ acres would be zoned residential. The rezoning of the 1 ¼ acres to commercial would be contingent upon the approval and construction of the assisted living center. If the annexation falls through then it would revert back to the original property. The current commercial property will be rezoned R-15,000.

Mayor Ellis stated that the council needs to look at the merits of the proposal such as not having to share the road.. The commercial aspects are not fitting in well with the residential area. He is in favor of this proposal. Brittany Thompson stated that the problem would be shifting it from the current residents to the residents on Golden Eagle Way. Discussion ensued on the 54 or so acres (does not all belong to Lee) and it being in the Payson annexation zone and creating commercial space on the Smart property on 11200.

Nelson Abbott stated he is in support of the proposal. It would take a square peg and put it in a square hole instead of trying to make the commercial property fit into a residential area. The proposal, if successful would fix several problems that were already stated. Payson has some issues as does Elk Ridge and he feels that this may be an opportunity to help each other. Nelson is willing to sit down with Payson and negotiate this matter. Dale Bigler likes the proposal. It would resolve parking and traffic issues.

Mayor Ellis stated the current commercial and memory care facility are on hold now until Lee meets with Payson regarding the annexation. This proposal is not coming from the city but from the land owner. Elk Ridge wants to be sensitive to Payson and the annexation agreement. Brittany Thompson stated that it costs a lot of money to change the code for 1 maybe 2 commercial buildings and residential needs to be included since it makes up 99 % of the city.

2. DARK SKY ORDINANCE DISCUSSION

Shay Stark went through the ordinance that was drafted with the Planning Commission's recommendations. The Planning Commission recommended adopting the commercial part and doing more research on the residential. Much of the city already complies with the ordinance, there are a few exceptions. For the residential aspect the real concerns are to have downward pointing lights, and feature lighting for landscaping so that the light is not leaving the yard. This can be done in 3-4 sentences and exclude the terms such as lumens. Planning Commission recommended lowering the lumens to half of the commercial parking and remove automatic adjusting lighting down. Mayor Ellis stated that Garden City has a very

easy and basic code, leaving it as shielded and downward pointing and he would like the council to take a look at it. Council members agreed that a field trip is necessary to see what a compliant and noncompliant house look like.

UTOPIA FIBER OPTICS

The city needs to gather more data to see how the residents feel. A survey needs to be done to see if there is enough interest. Utopia will do the survey. Royce Swensen will contact Roger Timmerman of Utopia to do the survey.

3. FLAG LOTS AND PRIVATE STREETS DISCUSSION

Shay Stark stated that several land owners have come forward with issues regarding their property. One resident has asked about flag lots and if this would be an option for them. The biggest concern with flag lots is emergency services. There are long driveways which make evacuation of individuals from homes that may be on fire a great hazard. Response time is increased greatly. Another issue is storm water, the home has no frontage for drainage and the water has nowhere to go except to someone else's property. Private lanes: some concerns are maintenance and right of ways to services. Private lanes are better than flag lots. There are several properties off of Goosenest that have accessibility issues. Planning Commission did not like any of the options and recommended leaving the code as is. Nelson Abbott was on the council when this code was changed to get rid of flag lots and the whole council was 100% for the change then. The property on Goosenest and or older parts of town were originally open spaces that were never intended to be developed. Properties have changed hands and that others have bought the land that was already land locked and he doesn't feel that the city is taking away anything from those land owners by leaving the code as is.

Mayor Ellis closed the City Council Work Session at 6:58 pm.

ELK RIDGE CITY COUNCIL MEETING November 14, 2017

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for **Tuesday, November 14, 2017, at 7:00 PM;** and 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 November 14, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler

Others: Royce Swensen, *Recorder*

Cheri Rhoades, *Deputy Sheriff*

Public: Daniel Meredith, Chris Hermansen, Aaron Clawson, Mike Manwill

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Tricia Thomas and Nelson Abbott led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

**BRITTANY THOMPSON MOTIONED TO APPROVE THE AGENDA AND ADJUST THE TIME FRAME TO 7:01
NELSON ABBOTT SECONDED.**

VOTE:

AYE (5)

NAY (0)

APPROVED - ALL

PUBLIC FORUM

7:00 pm

Daniel Meredith – Any light leaving your property is already illegal. The city has trouble enforcing the codes that it already has. The fence at the corner of Sky Hawk and Elk Ridge Dr. is very dangerous and very frustrating. Last year the council said that it would take care of it and it is still the same.

Aaron Clawson – There is a lot of ambiguity regarding Dark Sky. The council members were unable to clearly articulate what Dark Sky is and how it would be enforced on Facebook. He would hope that if this issue goes forward that the council has a clear understanding of the ordinance and how it would be enforced.

Mike Manwell – Thinks that the current draft is too strict and difficult to understand and if most people are in compliance then why do we need it.

CITY COUNCIL MEETING

Mayor Ellis took a few minutes to discuss some allegations made regarding uninformed individuals on Facebook. This caused the city a lot of stress. This was eventually dealt with. This last election there were some inflammatory remarks made again on Facebook. He asked Tricia Thomas to take a picture of the post which she then read to the council meeting: "Out of curiosity can anyone tell me how a political candidate can receive contributions totaling zero, have expenses totaling zero and have signs all around the city. Something about this doesn't add up. According to campaign financial reports that is a case with 2 of the candidates who are on the ballot in Elk Ridge." Mayor Ellis continued, He wants to formally address that. There are 2 people that had filled out a zero dollar expense sheet. They are Paul Crook and himself. He wants all of Elk Ridge to know why they put zero dollars on the campaign finance disclosure. He doesn't want any mistake about it. He asked Paul Crook to bring his sign in. Mayor Ellis asked Paul Crook to hold it up it reads "Paul Crook Elk Ridge City Council and asked Paul when he bought his signs. Paul Crook answered 2 years ago the first time he ran. The Mayor Asked how much money it cost Paul to put them back up. Paul answered if he counted the gas maybe \$5 in gas. Mayor Ellis held up his sign. If you take off the duck-tape it has his city council website from the time he ran for city council. He took blue duct tape out of his closet and put it on the sign. The mayor didn't feel that he need to report the duct tape. He did 6 signs. One disappeared. There is a piece of card stock that covers up "City Council" that says mayor. He didn't feel that he needed to state on the financial disclosure 15 feet of duct tape and some card stock that he already had in his home. In the future if anyone wants to contest the financial disclosures they have these minutes to go on. The bigger issue is that since he has been on City Council and particularly since he has been Mayor, he has never had one time that he has questioned the integrity of any single person on this council. He doesn't see eye to eye with them and sometimes questions how their brain works and he is sure that they question his. But, that is a healthy discussion that they have. Never has he felt that anyone there has done anything that he would consider falsifying records or pretending in any way to achieve something in a deceitful way. He sees a soon to be council member (in the audience), he wants to continue those discussions because the last thing he has, as mayor, is time to worry about inflammatory comments that come from uneducated individuals about issues that they didn't take the time to come and ask if there had been a mistake instead of putting it on Facebook for the inflammatory response. The Mayor doesn't want this and can almost guarantee that when it comes snow season this whole thing will happen again. It is going to tick him off and he isn't going to care a bit. If the public wants to have a discussion about it call any of us on the phone. But he won't tolerate and dignify the responses. What he figures to be the political landscape anymore to just throw something out and let it fling and he just won't do it. He does not think he or Paul violated any disclosure laws. He does not understand the intention of what he wrote and why it was even put in there. He wants everyone to know that they do their very best to make sure that they are honest and forthright and disclose publicly what they do and he hopes that the residents of Elk Ridge appreciate what this council does because they do spend time and effort and do their very best to speak up and vote their conscience because that is what they were elected to do.

1. HASKELL COMMERICAL DEVELOPMENT DECISION

This item was tabled until Lee Haskell gets information on annexing property into Elk Ridge.

2. MEMORY CARE FACILITY CONDITIONAL USE DECISION

This item was tabled until Lee Haskell gets information on annexing property into Elk Ridge.

3. DARK SKY ORDINANCE DECISION

Tabled until Shay and the council has an opportunity to review another Dark Sky ordinance.

60
61 **4. RATIFY THE POLL VOTE ELDER'S/CAMELOT DEVELOPMENT AGREEMENT**

62 Brittany Thompson read the motion which the Mayor emailed to the city council:
63

64 "THE CITY AGREES TO APPLY A CREDIT OF CITY HELD WATER RIGHTS AND A WAIVER OF THE
65 FOLLOWING FEES TO A VALUE OF \$25,578.00, EXCEPTING FOR SEDD AND PAYSON SEWER IMPACT
66 FEES WHICH THE CITY DOES NOT HAVE AUTHORITY TO WAIVE, IN ACKNOWLEDGEMENT THAT
67 THE IMPROVEMENTS BENEFIT FUTURE DEVELOPMENT OF ADJACENT PROPERTY OWNERS."
68 WATER SHARES \$8,100 (1.8 ACRE FEET, \$4,500 PER ACRE FEET), WATER IMPACT \$5,653, PARK
69 IMPACT \$2,393, ROAD IMPACT \$3,304, TOTALING \$19,450. THE REMAINING BALANCE OF \$6,128.00 TO
70 BE TAKEN OFF OF THE DURABILITY ENGINEERING AND INSPECTION FEE ON THE PERFORMANCE
71 GUARANTEE. THAT REIMBURSEMENT OF \$25,578.00 SHOULD BE ADDED TO THE ELK RIDGE CITY
72 ASSESSMENT SHEET FOR PARCEL 30:078:0294 AND A LETTER PLACED IN THE FILE EXPLAINING
73 THE ASSESSMENT COSTS BEFORE THE PLAT IS RECORDED FOR CAMELOT RIDGE DEVELOPMENT.
74

75 **POLL VOTE RATIFIED AYES (4) NAY (0) ABSTAINED (1) RATIFIED**

76
77 **PAUL CROOK – AYE**
78 **TRICIA THOMAS – AYE**
79 **NELSON ABBOTT – AYE**
80 **BRITTANY THOMPSON- ABSTAINED**
81 **DALE BIGLER - AYE**
82

83 **5. CITY COUNCIL MINUTES FOR SEPTEMBER 12, 2017 APPROVAL**

84 Nelson Abbott – page 6 should be Ray Loveless. Tricia Thomas -change Tricia Thompson to Thomas throughout.
85

86 **NELSON ABBOTT MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR SEPTEMBER 12, 2107**
87 **WITH THE CORRECTIONS AS OUTLINED TRICIA THOMAS SECONDED**
88

89 **VOTE: AYE (5) NAY (0) APPROVED**
90

91 **6. CITY COUNCIL MINUTES SEPTEMBER 26, 2017**

92
93 Nelson Abbott page 2 line 95 remove "shipping and". On page 3 line 16 make both lines past tense
94

95 **BRITTANY THOMPSON MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR SEPTEMBER 26,**
96 **2017 DALE BIGLER SECONDED.**
97

98 **VOTE: AYE (5) NAY (0) APPROVED**
99

00 **7. CITY COUNCIL MINUTES FOR OCTOBER 10, 2017**

01
02 Paul Crook page 6 change Tricia Thompson to Thomas and line 28 motion was seconded by Nelson Abbott. Brittany
03 Thompson- make note that she left before the work session.
04

05 **NELSON ABBOTT MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR OCTOBER 10, 2017 WITH**
06 **THE CORRECTIONS AS OUTLINED BRITTANY THOMPSON SECONDED.**
07

08 **VOTE: AYE (5) NAY (0) APPROVED**
09

10 **NELSON ABBOTT MOTIONED TO ENTER INTO A CLOSED SESSION TO DISCUSS LEGAL**
11 **MATTERS/PENDING LITIGATION BRITTANY THOMPSON SECONDED.**
12

13 **VOTE: AYE (5) NAY (0) APPROVED**
14

15 **ADJOURNMENT**

NELSON ABBOTT MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AT 8:00 PM. TRICIA THOMAS SECONDED.

VOTE: AYE (5) NAY (0) APPROVED

WORK SESSION CONTINUED

5. ACCESSORY DWELLINGS DISCUSSION

Shay Stark going along with the discussion on flag lots is accessory dwellings. The Fields have a large pasture and the only access is on a private lane, making it landlocked. The code says that a home has to front a public street. The Planning Commission had reservations about accessory dwellings. They didn't say no but need more discussion and research. Brittany Thompson stated that the same problems exist as flag lots. It may depend on how it is tied to the house. An apartment attached to the house is different and is already covered by the code. Nelson Abbott stated if it is connected it is covered by current code. His concern is having a secondary apartment/dwelling then it needs to have its own water meter, electric meter, sewer bill etc. Shay Stark stated that someone can go in and divide their lot by deed, not that that is legal, but they can sell it off with services and make it 2 lots, then you have a flag lot. Nelson Abbott stated that he doesn't want to go anywhere near this. If it looks like a flag lot, smells like a flag lot and behaves like a flag lot: it is a flag lot. Tricia Thomas does not want to go down that road, she is opposed to accessory dwellings. Brittany Thompson agrees and opposes accessory dwellings.

Mayor Ellis scheduled Tuesday, November 21 at 6:00pm to meet and ratify the election results.

Tricia Thomas stated that the vandalism in the north end of town is running rampant. Is there anything the city council can do? Brittany Thompson stated that it is a neighborhood issue. There has been a lot of egging, smoke bombs, pumpkin smashing, doorbell ditching, kicking in garage doors, rock throwing etc. Sheriff Rhoads stated that it is mostly in one neighborhood and possibly the same kids. The kids that did the smoke bombs were caught and charged. They were also guilty of doorbell ditching, etc. through the summer and possibly the same kids doing the egging now. Mayor Ellis will put something on the city Facebook page. Sheriff Rhoads recommended people to contact dispatch.

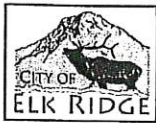
Mayor Ellis asked McKay when the truck will be in. McKay Lloyd stated that it will be here before Christmas.

Mayor Ellis asked McKay about the striping on Elk Ridge Dr. McKay Lloyd stated that everything that needed to be done in order to get the stripping done has been done except for grinding off of the lines on Park Dr. which will be done before Thanksgiving. Paul Crook asked if the city is going to restripe in front of the public works building and if they were going to fix the jog on Goosenest. McKay Lloyd stated he wasn't sure. It isn't as pressing as Elk Ridge Dr. Tricia Thomas asked about the road buy her house, Sky Hawk Way, and if they are going to move the curbing out. Nelson Abbott stated that they also talked about restriping it so the cars coming down the hill are more visible. Dale Bigler stated that making a wide stripe at the end of the road for drivers pulling out will help. Shay Stark stated that a lane can be narrowed down to 10 feet. Mayor Ellis stated the restriping of the road at the bottom of Elk Ridge Dr. was put on hold until they can get more information on maybe moving the bus stop and mail boxes.

Mayor Ellis asked if his revision of the General Plan is alright and where Shay was on getting it to Planning Commission. Royce Swensen stated the plan is to have it to the Planning Commission for review in the December meeting. Shay Stark is still reviewing it and has some updating. There will be a public hearing when the General Plan is ready to be finalized.

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


Laura Oliver, Deputy Recorder



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a special **City Council Meeting on November 21, 2017, at 6:00 PM.** The meeting will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 PM - CITY COUNCIL AGENDA ITEMS:

Roll Call
Approval/Agenda, Time Frame

AGENDA ITEMS

1. Canvass and Certify 2017 Municipal Election Results
2. Surplus Equipment Discussion and Decision see attachments

Adjournment

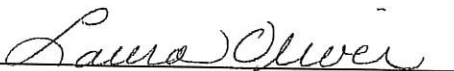
Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting. Dated this 20th day of November, 2017.


Laura Oliver, 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 20th day of November, 2017.


Laura Oliver, 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
November 21, 2017**

TIME AND PLACE OF MEETING

TIME AND PLACE OF MEETING

This special Meeting of the Elk Ridge City Council was scheduled for Tuesday, November 21, 2017, 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 November 17, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Paul Crook, Tricia Thomas, Nelson Abbott, Absent: Brittany Thompson, Dale Bigler

Others: Royce Swensen, *Recorder*

Cheri Rhoades, *Deputy Sheriff*

Public: Cindi Ellis

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. CANVASS AND CERTIFY 2017 MUNIPAL ELECTION RESULTS

Mayor Ellis read the election results.

Melanie Hoover received 265 votes, Ty Ellis received 410 votes. Total of 670 votes cast. Ty Ellis is the declared winner.
City Council 4 year term: 2 seats available and there were only 2 candidates. Jared Peterson 571 votes, David Jean write-in 58 votes. Total 629 votes cast.
City Council 2 year term: 1 seat was available, Paul Crook received 331 votes, JT Webster received 298 votes. Paul Crook is declared the winner. Total of 629 votes cast.

NELSON ABBOTT MOTIONED TO CERTIFY THE ELECTION RESULTS AS PRESENTED TRICIA THOMAS SECONDED.

VOTE	AYE 3	NAY 0	APPROVED
PAUL CROOK –	AYE		
TRICIA THOMAS –	AYE		
NELSON ABBOTT –	AYE		

Absent Brittany Thompson, Dale Bigler

2. SURPLUS EQUIPMENT DISCUSSION AND DECISION

Dale Bigler arrived 6:07 pm

Mayor Ellis read through the list of surplus items. The city would like to surplus a 2005 Ford F150 truck which is worth about \$3500., a Troy Built Mustang mower and the John Deere mower. The John Deere mower was resurrected from the dead and needs to be surplused. The Troy Built has also been resurrected and needs to be surplused. Money received from these 2 mowers will go towards the purchase of a new mower. The money from the mowers need to be placed in the parks fund. The money from the truck will be used for a new public works truck. Nelson Abbott asked how soon public works needed the truck. There is a truck, about 2 years old, 4 wheel drive, being cycled out at SESD. Mayor and Council thought that would be perfect. Nelson Abbott wondered since the city is getting rid of 2 mowers what happens when the 1 mower left breaks down. Royce Swensen confirmed that there are 2 more mowers left.

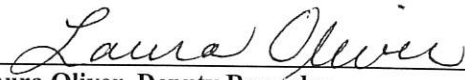
**NELSON ABBOTT MOTIONED TO APPROVE THE SURPLUS EQUIPMENT LIST TO SURPLUS OUT THE 2005 FORD F150, THE TROY BUILT MUSTANG ZERO TURN MOWER AND THE JOHN DEERE MOWER
DALE BILGER SECONDED**

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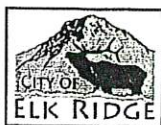
VOTE	AYE 3	NAY 0	APPROVED
DALE BIGLER MOTIONED TO ADJOURN THE MEETING NELSON ABBOTT SECONDED			

VOTE	AYE 3	NAY 0	APPROVED
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Mayor Ellis closed the City Council Continued Work Session at 6:12 pm.



Laura Oliver, Deputy Recorder



ELK RIDGE CITY - 80 East Park Drive - Elk Ridge, UT - 84651
801.423.2300 staff@elkridgecity.org www.elkridgecity.org

NOTICE & AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on December 12, 2017, at 7:00 PM;** which will be preceded by 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. SESD Discussion – Nelson Abbott
2. Ashworth Property Discussion
3. Calendar PC CC
4. Final Acceptance and Entrance into Durability Harrison Heights Phase 9 Discussion see attachment
5. Final Acceptance and Entrance into Durability Elk Ridge Meadows Phases 8 & 9 Discussion
6. Final Acceptance and Entrance into Durability Kelly Acres Discussion
7. General Plan Discussion see attachment
8. Monthly Financial Discussion see attachment

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

- Opening Remarks if Volunteered
 - Pledge of Allegiance
 - Approval/Agenda Time Frame
 - Roll Call
 - Public Forum
1. Acceptance of Financials Ending June 30, 2017: Greg Ogden and Curtis Roberts, Decision see attachment
 2. Final Acceptance and Entrance into Durability Harrison Heights Phase 9 Decision
 3. Final Acceptance and Entrance into Durability Elk Ridge Meadows Phases 8 & 9 Decision
 4. Final Acceptance and Entrance into Durability Kelly Acres Decision
 5. Approval of City Council Minutes from October 24, 2017 see attachment

Closed Session if Necessary
Adjournment

CONTINUED CITY COUNCIL WORK SESSION AGENDA ITEMS (If necessary)

Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.
Dated this 12th day of December, 2017.


Laura Oliver, 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 8th day of December, 2017.


Laura Oliver, 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
December 12, 2017**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for Tuesday, December 12, 2017, at 7:00 PM; this meeting was preceded by a City Council Work Session at 6:00 pm. The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on December 8, 2017.

ROLL CALL

Mayor: Ty Ellis

Council Members: Tricia Thomas, Nelson Abbott, Paul Crook, Brittany Thompson, Dale Bigler

Others: Royce Swensen, *Recorder*, Laura Oliver, *Deputy Recorder*.

McKay Lloyd, *Public Works Director*, Deputy Rhoads

Public: Jim Chase, Tyler Cope

CITY COUNCIL WORK SESSION AGENDA ITEMS:

1. **FINAL ACCEPTANCE AND ENTRANCE INTO DURABILITY HARRISON HEIGHTS PHASE 9 DISCUSSION**
Shay Stark stated that the developer has completed the work on this phase and it has been inspected by Craig Neeley, Engineer and McKay Lloyd. All the required work is completed and the phase is ready for final acceptance and accepted into durability. There is nothing outstanding.
2. **FINAL ACCEPTANCE AND ENTRANCE INTO DURABILITY ELK RIDGE MEADOWS PHASES 8 & 9 DISCUSSION**
Shay Stark stated that phase 8 and 9 were submitted together. The developer has completed the work on this phase and it has been inspected by Craig Neeley, Engineer and McKay Lloyd. All the required work is completed and the phase is ready for final acceptance and accepted into durability. There is nothing outstanding.
3. **FINAL ACCEPTANCE AND ENTRANCE INTO DURABILITY KELLY ACRES DISCUSSION**
Shay Stark stated that the developer has completed the work on this phase and it has been inspected by Craig Neeley, Engineer and McKay Lloyd. All the required work is completed and the phase is ready for final acceptance and accepted into durability. There is nothing outstanding.
4. **SESD DISCUSSION**
Nelson Abbott stated that in the next few weeks or months SESD is going to be making some administrative legislative actions. They asked Nelson to ask the City Council members for support in working towards securing the city's territories. Those areas the city is serving now, the council wants to make sure that the city continues to serve them without other city's coming in and annexing the city's customer base which would negatively impact the city. When a city loses annexation territories it loses customer base and infrastructure, which drives costs up. Nelson will provide information as it comes available. Payson recently annexed in all the way to the landfill. Eventually the poles and wires will be in Payson. Eventually when they start putting homes in those building there won't want overhead lines. The costs to bury them will go to current customers. If there is a way to solidify the city's position then that will need to be discussed. They will discuss this in the next month or two.
5. **ASHWORTH PROPERTY DISCUSSION**
Royce Swensen stated that the Ashworth's paid to have the lots cammed and there are no services stubbed into either lot. The minutes have been gone through from 1976 to 1987 and there was no mention of those properties. The city will continue with the assumption that the properties were divided through a deed split. Shay Stark stated that there are other lots that had questions on them as well. Those lots were approved platted lots and did not have services stubbed in. At that time services were not put in until the home was built. Mayor Ellis confirmed that the lots then are not legal lots of record or nonconforming lots of records before the city was established. Dale Bigler stated that there were a lot of approved splits but the landowners never followed through with having them properly recorded.

58 6. **CALENDAR PC CC DISCUSSION**

59 Royce Swensen stated that this calendar follows the same pattern that has been followed in previous years. Mayor and City
60 Council had no objections or changes.

61 7. **GENERAL PLAN DISCUSSION**

62 Mayor Ellis- The City Council has taken the Planning Commission recommendations and have added some things back in
63 and reformatted it. The information that the Planning Commission included is still in there.

64 Shay Stark- Land Use Discussion: On the north side there are parcels that are not annexed into the city. The Smart's property
65 may be the best place for a commercial zone, with a buffer around it and residential behind it. Those that would build there
66 would know 100% that property is commercial. Entrance/exits points would be right hand only turns. The Brown's need to
67 be contacted to see if they still want to rezone to residential now since the city is redoing the maps. Nelson Abbott stated that
68 having a built in buffer zone may prevent the problems they are having with the current commercial area. Shay Stark stated
69 that once the city hears back from Lee Haskell and Payson regarding the annexation on Golden Eagle Way they will get
70 those properties rezoned immediately. Brittany Thompson thought that the future annexation areas should already be zoned
71 so that future developers know what the zones are. Shay Stark showed the land in the city annexation area and said that as
72 soon as the city knows about Haskell's property then they will get the other areas zoned and or rezoned. In the old Salem
73 Hills area of Belle Vista lots were parceled off and sold by the bank. They were approved as 13,000 sq. ft. lots. The zoning
74 now is 15,000. Shay recommends leaving the R-12,000 in the General Plan but specify that zone is only for Belle Vista.
75 Discussion ensued on lot sizes, setbacks and the council wanting to avoid having to grant exceptions.

76 Shay Stark stated the final area of concern and the biggest change in the General Plan is the south end of the city. It has been
77 proposed that the HR 1 (Hillside Residential) zone be changed to CE2 (Critical Environment). HR 1 is a minimum of 1 acre
78 lots and CE2 is a minimum 5 acre lots. There is also the Mountain Home Overlay and the Cluster Overlay. They are basically
79 the same with clustering homes together and leaving the rest of the land as natural open space. Instead of having that as an
80 overlay, write it into the code so that there are 2 options in the code. A developer can develop 5 acre lots or if they chose to
81 do a clustered development they can do a quarter to half acre for the home sites and they can have a density of 1 home for 2
82 ½ acres instead of 1 home for 5 acres. Because the area has to have a road in and a road out the clustered homes would be
83 on cul-de-sacs. The natural area would be platted as open space. Brittany Thompson stated that the minimum should be a
84 half acre and would the cul-de-sacs be off that road? Shay Stark stated the road that exists on the current General Plan is
85 limited to where it can be built because of the slopes. It would be difficult to develop at a density of 1 dwelling per acre. In
86 looking at the sensitive area map the light green is 10%-15% which is buildable, the dark green is 15%-20 % slope, is
87 buildable, the blue is 20%-30% slope and cannot be developed. The light and dark green constitute 50% of the total area.
88 Nelson Abbott asked based on these changes what the maximum lots that can be developed are. He is concerned with the
89 overall capacity of the city's infrastructure. The sewer line is sized to 1500 connections; when those are used than the line
90 would have to be dug up and a bigger line put in. Shay Stark stated that the estimation is 240 lots. The open space can be
91 deeded to the city or they can hold the land privately but would have to provide access to the forestland.
92 Discussion ensued on different size lots.

93
94
95 **ELK RIDGE**
96 **CITY COUNCIL MEETING**
97 **December 12, 2017**

98
99 **TIME AND PLACE OF MEETING**

00 This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for **Tuesday, December 12, 2017,**
01 **at 7:00 PM;** this meeting was preceded by a **City Council Work Session at 6:00 pm.** The meetings were held at the Elk
02 Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

03 Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave,
04 Payson, Utah, and to the members of the Governing Body on December 8, 2017.

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06 **ROLL CALL**

07 Mayor: Ty Ellis

08 Council Members: Tricia Thomas, Nelson Abbott, Paul Crook, Brittany Thompson, Dale Bigler

09 Others: Royce Swensen, *Recorder*, Laura Oliver, *Deputy Recorder*.

10 McKay Lloyd, *Public Works Director*, Deputy Rhoads

11 Public: Jim Chase, Tyler Cope
12

13 **OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION**

14 Opening remarks were offered by Mayor Ellis and Nelson Abbott led those present in the Pledge of Allegiance, for those
15 who wished to participate.
16

17 **APPROVAL/AGENDA TIME FRAME**

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19 **NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA WITH THE 7:00 PM START TIME BRITTANY**
20 **THOMPSON SECONDED.**
21

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

23 **PUBLIC FORUM**

24 6:00 pm

25 Tyler Cope, Realtor stated he has land owners on Loafer Canyon Road that would like to improve their properties and market
26 them. He would like the city to get fee title for the section of road owned by an individual. What can be done to see that the
27 city does this and is it possible to improve the properties without fee title? Is the city willing to have any volunteer work in
28 helping to secure fee title?

29 Dale Bigler asked how many properties are in the canyon.

30 Tyler Cope stated there are 7 or 8, 1 acre parcels. They are not in a subdivision.

31 Mayor Ellis stated that the council needs to be aware there is interest in developing this area and the problems it has needs to
32 be addressed. The council can't answer these questions tonight. The council has had some discussion concerning the issues
33 and they need to look deep into the solutions here. He cannot answer whether they can proceed with fee title tonight. He
34 recommended Mr. Cope to stay in contact with Shay Stark concerning this matter.
35

36 **REGULAR COUNCIL MEETING AGENDA ITEMS:**

37
38 **1. ACCEPTANCE OF FINANCIALS ENDING JUNE 30, 2017: GREG OGDEN AND CURTIS ROBERTS,**
39 **DECISION**

40
41 Curtis Roberts, CPA, City Financial Director and Greg Ogden, CPA, City Auditor stated that the audit was successful.
42 Everything in the audit report shows that Elk Ridge is in great shape. The only finding that the city needs to improve on is
43 having Royce Swensen present the financial information to the council on a monthly basis and to review the budget and see
44 if anything needs to be adjusted. This is what the state auditor's office recommends. They went through the report in more
45 detail.
46

47 **BRITTANY THOMPSON MOTIONED TO ACCEPT THE FINANCIALS OF JUNE 30, 2017 AS PRESENTED**
48 **BY GREG OGDEN AND CURTIS ROBERTS DALE BIGLER SECONDED.**
49

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

51
52
53 **2. FINAL ACCEPTANCE AND ENTRANCE INTO DURABILITY FOR HARRISON HEIGHTS PHASE 9**
54 **DECISION**

55 **DALE BIGLER MOTIONED TO APPROVE ENTRANCE INTO DURABILITY AND ACCEPT THE**
56 **IMPROVEMENTS FOR HARRISON HEIGHTS PHASE 9 NELSON ABBOTT SECONDED.**
57

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

59
60
61 **3. FINAL ACCEPTANCE AND ENTRANCE INTO DURABILITY FOR ELK RIDGE MEADOWS PHASES 8 &**
62 **9 DECISION.**

63 **NELSON ABBOTT MOTIONED TO APPROVE ENTRANCE INTO DURABILITY AND ACCEPT THE**
64 **IMPROVEMENTS FOR ELK RIDGE MEADOWS PHASES 8 & 9 DALE BIGLER SECONDED.**

VOTE: AYE (5) NAY (0) APPROVED

4. FINAL ACCEPTANCE AND ENTRANCE INTO DURABILITY FOR KELLY ACRES DECISION

BRITTANY THOMPSON MOTIONED TO APPROVE ENTRANCE INTO DURABILITY AND ACCEPT THE IMPROVEMENTS FOR KELLY ACRES PAUL CROOK SECONDED.

VOTE: AYE (5) NAY (0) APPROVED

5. APPROVAL OF CITY COUNCIL MINUTES FROM OCTOBER 24, 2017

Mayor Ellis stated line 98 of page 4 should state (4) voted.

NELSON ABBOTT MOTIONED TO APPROVE THE MINUTES FOR OCTOBER 24, 2017 WITH THE NOTED CHANGE. BRITTANY THOMPSON SECONDED.

VOTE: AYE (5) NAY (0) APPROVED

Dale Bigler stated for the record that he thoroughly enjoyed the past 4 years on the City Council. His focus was working with the landscaping, trails, and parks. He feels that they have done a lot of good things. Elk Ridge has an excellent City Council going forward.

Brittany Thompson has loved her time on the City Council and getting to know them better, instead of just neighbors, on a deeper level. She has loved being on the city council and is sad to go. Her hope is, in a few years, to comeback. The work that happens in this room is so important and effects everyone. She loves working with the residents.

ADJOURNMENT

DALE BIGLER MOTIONED TO ADJOURN THE REGULAR CITY COUNCIL SESSION AT 7:36 PM PAUL CROOK SECONDED.

VOTE: AYE (5) NAY (0) APPROVED

WORK SESSION CONTINUED

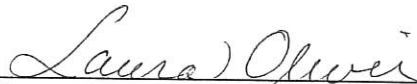
8. MONTHLY FINANCIAL DISCUSSION

Royce Swensen stated that he has committed to presenting the financials on the second meeting of the month.

WELL UPDATE

Royce Swensen stated that the well has hit water. The volume is in a good range 300 gallon per minute, yesterday was 1200 gallons per minute. The well is currently in development and has hit red sand. The well needs to be 5 parts per million. With the sand it's been 200-400 parts per million and has been up and down. Today it was 60 parts per million which is much better. In speaking with Craig Neeley, the engineer, he said it is just part of the process. They have had a couple weeks of development which they were not counting on. They have not done the 24 hour test yet. It is clearing and the 24 hour test will be done when the parts per million have come down. It is anticipated that development may take place in another 2 weeks. The additional development time does equal more money. Curtis Roberts stated that there was a large amount of funds set aside for the well which will cover that expense. Shay Stark gave a detailed description of how development works. The more the well is developed now the longer life the well will have. The city could not ask for a better well with the quantity of water it is pumping.

Closed session was not necessary.


Laura Oliver, Deputy Recorder

