

**ELK RIDGE
CITY COUNCIL MEETING
May 25, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for Tuesday, May 25, 2021, at 7:00 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 24, 2021.

ROLL CALL

Mayor: Ty Ellis

Council Members: Nelson Abbott, Tricia Thomas, Jared Peterson, Jim Chase, Cory Thompson

Others: Royce Swensen, *City Recorder*, David Jean, *Public Works Director*, Shay Stark, *City Planner*, Deputy Gary Coffe,

Public: Judy Grantham, Terry Bjornson, Kara Bjornson, Scot Bell, Gary Winterton, Nate Brusik, Bob Ward, Dan Ford,

OPENING REMARKS– INVITATION

Opening remarks were offered by Cory Thompson

Pledge lead by Nelson Abbott

APPROVAL/AGENDA TIME FRAME

**NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA AND TIME FRAME JARED PETERSON
SECONDED**

VOTE: AYE (5) NAY (0) APPROVED

PUBLIC FORUM

Gary Winterton stated that easement by necessity may be used in order to access his property.

Terry Bjarnson stated that he cannot find the information on the subdivision. Mayor asked that Royce help Terry after meeting with the website.

Kara Bjarnson would like to know if the city has decided to create precedent in cutting the hilltop.

Judy Grantham lives in the 55+ and her backyard faces the proposed Lighthouse Subdivision. Has the city engineers or county engineers surveyed the property in the last 10-20 years regarding water, drainage, irrigation, sewer lines, soil erosion, and flooding. Has the city consulted the city attorney's office regarding prior development proposals for these same properties. She understands that this has been turned down for development in the past.

WORK SESSION

1. FIELD TRIP LIGHTHOUSE HEIGHTS SUBDIVISION

City council and Mayor Ellis went to the Lighthouse Heights Subdivision property.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. LIGHTHOUSE HEIGHTS SUBDIVISION

Tricia Thompson confirmed with Shay Stark that Lighthouse was asked to put sumps in the cul-de-sac. Shay Stark confirmed this for the overflow. Cory Thompson is concerned about the drainage pipe and the slope of the pipe not being sufficient for flow. Shay Stark stated that there are tests that are required to make sure there is flow. If there are areas under 1% slope if there is ponding or stoppage, then the pipe is removed and flow corrected. The pond has been designed to handle the industry standard 100 year storm. There will be a 12" pipe in place for overflow to mitigate anything over a 100 year old storm. As a pipe gets bigger it can be laid flatter and still have flow unlike a small pipe or a pipe that is too big and flat which could collect leaves and debris. The pipe is 78"-79" set vertical, and water will flow over into it. The end of the pipe is down in the box. By having flow come off the top of the pond you don't have all the force of the water into the retention pond pushing on that pipe. 79 is at the top of the pond and 78 is the height of the grate. Mayor Ellis stated that he has been concerned that the impact of storms have been underestimated in the past and wants to be sure not to underestimated them now. Shay Stark stated as an engineering firm, standard equations are used otherwise the firm, any firm, could be found liable. With storm water there are standard processes and equations, so much in fact that the federal government paid to create the original software that is used to do those calculations. Shay Stark has found through his experience in Elk Ridge, mathematics work but we are going above and beyond the standards. Cory Thompson is concerned about what type of ground the pipe is going to be in and about the pipe settling and interfering with flow. Shay Stark stated that he thought the pipe would be placed in natural soil. Discussion ensued on how deep the pipe will be.

Jared Peterson stated that the deepest part of the trench is about 10 feet below the sidewalk after the haircut. Tricia Thomas asked if the homes in the back are not built and only the homes along Elk Ridge Dr are built would there still be a haircut. Shay Stark stated that there were no actual plans submitted for that concept. Mayor Ellis stated that he is still concerned about the drainage. Jared Peterson recapped the pond will hold a 100-year storm, sumps were added, and there is an overflow pipe. Shay Stark's one concern was that the neighborhood below would be flooded so extra measures were added. Discussion ensued on the cut of the hill and whether it is setting precedence. Jared Peterson stated that there is more than a 7-foot cut on Parkside Cove. Discussion ensued on Mr. Winterton's property, and zero maintenance on the retaining pond. Mayor Ellis stated the matter to tonight is to vote on the exception to cut the hilltop.

NELSON ABBOTT MOTIONED TO APPROVE THE EXCEPTION FOR THE 13 1/2 FOOT CUT, WHICH IS 7 FEET BEYOND WHAT IS ALLOWED IN THE CONSTRUCTION STANDARDS, AS PRESENTED JARED PETERSON SECONDED

VOTE: AYE (3) NAY (2) Approved

Cory Thompson and Nelson Abbott vote NAY

2. DAN FORD SUBDIVISION CONCEPT DISCUSSION

Shay Stark stated that in the General Plan the area located down Loafer Canyon Road would remain a natural area maybe with a trail or other amenity to protect that drainage. This drainage area is important enough for the city to put it in the general plan to protect and preserve it and zone it as public use and not residential. Another item the city needs another road to get people out of the city. The idea is to bring people down Canyon View and Sunset, across Kimber's property and down on to Loafer Canyon. Dominion Gas likes the plan of having the gas line under the road, which is the best protection for it. The city has had some casual discussion with the Kimber's about a road crossing the property at Sunset, which they prefer it over the gas line as well. There is flexibility in the back of these lots to align the road accordingly. Currently this is zoned R&L20,000. Due to the amount of ground they are giving to the city, the development is asking for more density by mixing in some smaller lots, which are at least 14,000 sq ft. with some open space. There are a couple things that can be done without setting precedence and keeping it equitable to the development and beneficial to the city. The city could consider rezoning to R1-15,000. The general plan must be amended at the same time. The zone change would only increase the density of about 5-6 lots. Discussion ensued on the property along Loafer Canyon road. Mayor Ellis stated that this is to let the develop know if the council is agreeable to the concept presented before more funds are put towards the project.

3. APPOINTMENT OF PLANNING COMMISSION MEMBERS

Mayor Ellis stated that he has appointed to new members to the Planning Commission. Maureen Bushman will be an alternate and Jared Case will be the fulltime commission member.

4. 21-22 TENTATIVE BUDGET

Mayor Ellis stated the city is not changing any water rates at this time. The city will look at water rates again in December. Payson raised sewer cost \$.79 which brings the operating revenue to zero. The city needs operating revenue to be at 2%. The Mayor recommends an increase of \$2.25 for sewer to cover operating costs. Jared Peterson asked why the city doesn't become a partner with Payson instead of a customer. Storm Drain - the city is still needing some numbers from Aqua Engineering for the Capital Facilities analysis. Garbage -lower first can rate from \$14.25 to \$13.90 and raise the second can from \$8.25 to \$9.75. The second can is being subsidized by the first can this gets rid of the subsidy. Recycle- raise from \$10. To \$11. This is in anticipation of Republic Services raising rates. As prices for recycling increase residents are changing out the recycle can for a second can. Next meeting is the public hearing for the tentative budget.

5. FINANCIAL REVIEW

There were no concerns.

6. APPROVAL OF CITY COUNCIL MINUTES FOR APRIL 27, 2021

JARED PETERSON MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR APRIL 27, 2021 JIM CHASE SECONDED

VOTE: AYE (5) NAY (0) APPROVED

MOTION TO ADJOURN NELSON ABBOTT MOTIONED TO ADJOURN THE REGULAR CITY COUNCIL MEETING AND TO GO BACK INTO WORK SESSION CORY THOMPSON SECONDED.

VOTE: AYE (5) NAY (0) APPROVED

WORK SESSION CONTINUED

2. CUL-DE-SAC FRONTAGE HILLSIDE RESIDENTIAL ZONE

Royce Swensen explained that in all the other zones cul-de-sac frontage can be a minimum of 60 feet. This is missing in Hillside Residential and it needs to be consistent with the other zones.

3. GENERAL PLAN HILLSIDE RESIDENTIAL

The General Plan refers to Hillside Residential as having animal rights the code needs to be updated accordingly.

4. ANIMAL CODE DISCUSSION

Discussion ensued on animal rights.

5. NUISANCE CODE

Council went through current draft and discussed how fines are determined. This will be on the next council work session.

Laura Oliver, Deputy Recorder