

**ELK RIDGE
CITY COUNCIL MEETING
JULY 13, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, July 13, 2021, at 7:00 PM.** The meeting was held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah. Notice of the time, place and Agenda of this Meeting, was provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on July 12, 2021.

ROLL CALL

Mayor: Ty Ellis
Council Members: Nelson Abbott, Tricia Thomas, Jim Chase, Cory Thompson, Absent- Jared Peterson,
Others: Royce Swensen, *City Recorder*, Laura Oliver, Deputy Recorder, David Jean, *Public Works Director*
Public: Tanya Willis, Michael Hill, Marcia Vincent, Stephanie Gricius, Gordon Cottrell, Darlene Cottrell, Tori Black,
Liz Smith, Cindi Ellis, Tanner Prestwich, Gordon Reynolds, Richard Wilcox

OPENING REMARKS– INVITATION

Opening remarks were offered by Cindi Ellis
Pledge lead by Jim Chase

APPROVAL/AGENDA TIME FRAME

**NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA AND TIME FRAME CORY THOMPSON
SECONDED**

VOTE:	AYE (4)	NAY (0)	APPROVED Absent Jared Peterson
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PUBLIC FORUM

Tanya Willis is concerned the increased density and traffic will create safety issues for the children in areas with no sidewalks. There has been no traffic or pedestrian safety study. Before the city approves higher density the city needs to work with the school district to get the elementary school built. She is also concerned with water and the levels of the water tanks in the morning. The city needs to make more water storage before making more density. It is not the city's job to make it economically feasible for the developer.

Michael Hill stated the growth that is being asked for isn't feasible. Loafer Canyon Rd ingress and egress is too narrow and asked if this road going to be widened. Elk Ridge Dr also needs to be widened. The evacuation was a nightmare because of the size of the existing roads.

Marcia Vincent is concerned about the water and having enough water for more density. She would like access to where the well water and the water shares are coming from and information about the aquifer. This information should be available to the residents. She is concerned about where kids are going to ride their bikes and would like a traffic study before the rezoning is allowed. She would like to have greenspace and walking paths on the eastside of the development and keep the ½ acre lots and the development to be a similar atmosphere to the existing neighborhoods.

Gordon Cottrell would like to have a trail behind the homes on Sage Lane. He is concerned that the roads and sidewalks won't be wide enough and is concerned about the increase in traffic and water usage with the drought.

Tory Black stated she knows development is inevitable. We moved here for the country like atmosphere and think the development should resemble what she has with large lots and does not agree in changing it to a ½ to 1/3. She is bothered that this was all approved without any study or roads or plans for roads and Meadow Lark will be a superhighway. Not having access to the plans makes it look like the city doesn't want us to know.

Liz Smith echoes everything that has been said. Her biggest concern is with the water. If we put in another well is the developer going to pay for it. Her other concern is the roads. There are only 2 roads to get out of Elk Ridge and there is nothing connecting middle Elk Ridge with Lower Elk Ridge. Elk Ridge Dr is technically one way. Closing the original Elk Ridge was a mistake and the city needs another way out of the city.

Tanner Prestwich is concerned with increased traffic and is the traffic going to be forced down the existing roads. .
Gordon Reynolds agrees with sentiments expressed. He is a member of the Planning Commission. He is concerned that the developer came to and spoke to the city council and had talk to members of the council before coming to the planning commission. His understanding is that it is supposed to come to Planning Commission first before going to City Council. A council member also spoke at the last planning commission meeting, and whether votes were swayed or what, he don't know, but he was surprised at the votes of the planning commission of 3 ayes, 1

opposed and 1 abstained. He feels that the developer was out of line by not following the protocols in place and backdooring to city council before it comes to planning commission. Residence who attended the meeting told him they were told planning commission was just a formality and that the rezoning had already been approved. His concern is protocols were violated and when developers violate those protocols there should be some sort of penalties.

Mayor Ellis stated that the city has had concept discussion. A developer will come in and will show a concept to the council to see if they are even in the ballpark before they spend \$50,000- \$75,000 on engineering to do the plan set and then have the council just kill it. The developer did so and the council said it looks fairly well thought through and move forward if they felt like it to take it to the planning commission. The council did not approve anything, in fact tonight would be the very first step of approving anything if they approve anything and if they do anything tonight. Nothing has been approved other than talking at a concept level. As the process of development is gone through there are a lot of issues that are taken into consideration, lot sizes, traffic, water, sewer etc. the list is fairly long to see if the city can move forward on it at all. When the developer came in originally the council told them they would not be allowed to put anything in the canyon. The developer talk about doing smaller lots and were told you can talk about anything you want. Put it on a piece of paper and bring it in and we'll take a look and talk it through and that is where we are right now; the potential to move from R&L20,000 to R1-15,000. Concerning water, when he became mayor he was under the impression that the bigger the lot the less the water. That is the opposite of what happens. I'm going to commit to the council to prove that theory. He has 4 years worth of water data on every home so he can run reports that he can prove this out. The more house on the lot less water is used. Less water is used as density increases. Nothing has been approved and this is the very, very beginning. We have not even seen the preliminary plan, just concept where the city has said no we need a road over here, we have to have a road off of sunset going out of the city. They have to do concept. It's better if they come in and talk to us. We want to have the conversation. It's their land if you do not want them to build go buy the land. We cannot stop people but we can control it manage it and do it right, work with them and get a good environment. We want a good neighborhood that is our goal. I don't know how many of you have moved in in the last 5 years but he has been her for 28 years. He, (Nelson Abbott) screwed up my view and he's a good friend of mine now. We cannot stop people; we have to do it wisely, manage it with water use, traffic etc. Love the comment on the elementary school. Those are all issues we are working on, but the city has not approved anything. We are going to move on but he appreciates the comments

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. SURPLUS FORD 550 AND PLOW TRUCK

**NELSON ABBOTT MOTIONED TO SURPLUS THE FORD 550 AND THE 1999 PLOW TRUCK JIM CHASE
SECONDED**

VOTE: AYE (4) NAY (0) APPROVED Absent Jared Peterson

2. ZONE CHANGE PROPOSAL OF PARCELS 30:074:0014, 30:076:0011 AND 30:074:0040 FROM R&L 20,000 TO R1-15,000

Mayor Ellis stated that Jared Peterson feeling that he is ok as long as we are not increasing the sewer connection count that what is in the general plan. The General Plan states developable area at this location is 122 units. The developer brought in 94 on the concept. Cory Thompson asked why the developer wants to rezone this. Mayor Ellis stated the city took the canyon out of the developed area and the main road was placed at the end of Canyon View. Gordon Reynolds stated that the slopes there are 35% and not buildable anyway. Mayor Ellis stated that if the lots stay at R&L20,000 then he recommends taking out the L (livestock). The mayor wants to see the water difference between the 20,00 and 15,000 lots and 12,000 lots. Tricia Thomas stated the city does not owe the developer anything because they can't build on the ravine and lowering the lot size shouldn't be based on that. Stephanie (from the Developer) stated that the preliminary plat was just turned in last week and there are 91 lots and could very well go down in due to the slopes. He is also concerned about the city having to maintain the ravine. Cory Thompson is concerned about the comments of thoughts of the Planning Commission member who spoke earlier and recommends sending it back to Planning Commission to review their decision. Nelson Abbott stated he has several concerns: the general plan is zoned R&L 20,000, all the homes to the north and west bought their lots knowing there would be 20,000 sq ft. lots. There is also the number of sewer connections the city has. The city needs to make sure that the city does not use up all the sewer connections otherwise the south part of the city will not have any connections for development. His 3rd concern is the city having to maintain the ravine in the canyon and that it will turn into a place for dirt bikes and that it needs to be fenced off and shut down.

CORY THOMPSON MOTIONED TO MOVE THE PROPOSAL OF PARCELS 30:074:0014, 30:076:0011 AND 30:074:0040 FROM R&L 20,000 TO R1-15,000 BACK TO PLANNING COMMISSION TO RECONSIDER THEIR RECOMMENDATION NELSON ABBOTT SECONDED

VOTE: AYE (4) NAY (0) APPROVED Absent Jared Peterson

3. **PROPOSED CODE AMENDMENT 10-9A-12-5 LOT FRONTAGE**

NELSON ABBOTT MOTIONED TO APPROVE 10-9A-12-5 LOT FRONTAGE TRICIA THOMAS SECONDED

VOTE: AYE (4) NAY (0) APPROVED Absent Jared Peterson

Tricia Thomas AYE

Nelson Abbott AYE

Jim Chase AYE

Cory Thompson AYE

4. **PREMIER POINT 4 PRELIMINARY AND FINAL PLAT**

Mayor Ellis stated this is a 2-lot subdivision. It is technically a lot line adjustment but due to the landownership the Utah County Recorder requested it to go through the subdivision process.

JIM CHASE MOTIONED TO APPROVED PREMIER POINT 4 SUBDIVISION NELSON ABBOTT SECONDED

VOTE: AYE (4) NAY (0) APPROVED Absent Jared Peterson

5. **FOOD TRUCKS**

Cory Thompson stated the draft before states that Food Trucks are not generally permitted in residential neighborhood. Food Trucks can be permitted to operate in residential neighborhood if must file a conditional use permit and follow the requirements of that permit. Any business should not be in a residential neighborhood unless the business is in the home. Tricia Thomas stated that the city needs to make this available with out trucks being parked in front someone's home. Tricia Thomas wanted confirmation that a food truck can operate at a private party that is not open to the public. Mayor Ellis stated that the city's goal is to have a place for food trucks to operate safely.

CORY THOMPSON MOTIONED TO SEND THE FOOD TRUCK AMENDMENT TO PLANNING COMMISSION AS PRESENTED IN CITY COUNCIL JIM CHASE SECONDED

VOTE: AYE (3) NAY (1) APPROVED Absent Jared Peterson

6. **APPROVAL OF CITY CONCIL MINUTES FOR JUNE 8, 2021**

JIM CHASE MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR JUNE 8, 2021 NELSON ABBOTT SECONDED

VOTE: AYE (4) NAY (0) APPROVED Absent Jared Peterson

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 (4) NAY (0) APPROVED Absent Jared Peterson

Laura Oliver, Deputy Recorder