

**ELK RIDGE
CITY COUNCIL MEETING
AUGUST 10, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, August 10, 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 August 9, 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: Richard Barton, Karla Munson, Aaron Ludwig, Wes Jones, Jamie Elder, Tanya Willis, Stephanie Gricius, Mark Davenport, Tori Black, Liz Smith, Larry Lee, Clint Ashmead, Patricia Gunnerson, Cheyn Gunnerson

OPENING REMARKS– INVITATION

Opening remarks were offered by Aaron Ludwig

Pledge lead by Nelson Abbott

APPROVAL/AGENDA TIME FRAME

NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA AND TIME FRAME TRICIA THOMAS SECONDED

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

PUBLIC FORUM

Aaron Ludwig wants to remind the council to please see what they can so that there is access to the public lands, on the mountain, beyond the private land.

Liz Smith is concerned about Ama Fille becoming an access road into Elk Ridge. There are only 2 roads that go into Loafer Canyon, Valley View and Park Dr. She would like the council to stick with the general plan and make the access road Goosenest Dr. Ama Fille is too small to be the 3rd access. Please keep the 3rd access in case something happens to Elk Ridge Dr. or Loafer Canyon Rd.

Wes Jones would like access to the public lands. He understands there has been vandalism on property but he's sure there is a way to work something out.

Jamie Elder stated he wants to comment on the rezone on Fairway Dr. He is supporting Richard Barton with the rezone but he would like to protect the hillside, terrain and the mountainous feel of the area and to also keep the density low, the plans he has presented are fine and make sense with the area.

Eric Severs stated that every time there is a big rain there is a lot of debris that ends up on South Elk Ridge Dr. and Public Works have to scrap it off the road. He suggested sandbagging the area or finding a more permanent way to keep the debris from washing into the road.

Patricia Gunnerson would like the meeting to resume on Zoom, there are a lot of people that couldn't get into the meeting last time. She is also concerned about rezoning Mr. Barton's property and what he really plans to do with it and suggests putting something in place that the 4 acres can't be divided further.

Tanya Willis is concerned the Goosenest Rd. access road is being cut out. That is a major east west corridor that would also connect to the south part of the city which would create a true 3rd access. The proposed plat just puts more pressure on Loafer Canyon Rd. and shifted the access down without making a true 3rd access which is a problem for emergency services and traffic and would like the council to make sure that connecting those corridors are part of the master plan.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. ZONE CHANGE PROPOSAL OF PARCELS 30:078:0284, 30:078:0290 AND 30:078:0207 FROM HILLSIDE RESIDENTIAL TO R1-15,000 (FAIRWAY DR)

Mayor Ellis stated this piece of property currently is zoned as Hillside Residential. The proposal is to rezone the lots around the cul-de-sac as R1-15,000 and the remaining 4 acres remain as Hillside Residential. Nelson Abbott stated this property was originally zoned CE 1 in order to protect the area due to the topography. Shawn Elliot who was on the planning commission at that time stated due to circumstances at that time they had to approve this area with 1/3 acre lots. Mayor Ellis stated that there have been several different plans that have been presented and would like to know what the owner wants to do. Richard Barton stated that the plan that was presented to the Planning Commission and City Council tonight is what he intends to do. He could make 5 lots on his land without rezoning but wants to keep the 4 acres in the back to build his home. Richard Barton would agree to a stipulation being in the agreement that he could not further divide the acreage and he plans to keep the 4 acres accessible to people who like to walk and stated that Shay Stark, the city planner, stated that this plan is the best plan for the environment and the area.

Nelson Abbott confirmed that this is not a flag lot. Mayor Ellis stated that the lot does have frontage on the cul-de-sac. This will be on the next agenda for decision.

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 (LOAFER CANYON)

Mayor Ellis stated the Planning Commission looked at this again and sent it back with no changes, which was if the development fails the zone reverts to R&L 20,000. The city tried to get money through MAG to put a road in through this area to give the city another egress/ingress. The plan was to come off Sunset and into Goosenest. The problem with coming off Goosenest is the slope is too steep. The angle it would have to come into Goosenest really makes the right hand turn difficult. So, the city went with the plan of taking Sunset on down and connecting it to Loafer Canyon. When the developer came in with a development here the city told them where the city needed the road. This development gives the city super connectivity to the city. This will also give the city the opportunity to deal with the storm drain and the water on Park Dr., Powell Rd., and Canyon View Dr. Discussion ensued on where the water will be diverted too, 11200 and or drainage area on Loafer Canyon. Mayor Ellis stated that it's important for the city to maintain control over the drainage area. Mayor Ellis recommends, if approved, to add some considerations; no more than 91 lots, keep 20%- 30% of the larger lots, and to be able to tie into Canyon View Dr. Discussion ensued on exactly where the road would connect to Canyon View Dr. and how traffic will flow down to Loafer Canyon and 11200. It does not connect to Ama Fille Lane. The property directly south of this development submitted application and the city is expecting the plans soon, which will finish the road to Canyon View Dr. Discussion ensued on whether the city should maintain control of the drainage area and if it was turned over to private property how could it be ensured the drainage would not be changed.

NELSON ABBOTT MOTIONED TO APPROVE REZONING PARCELS 30:074:0014, 30:076:0011 AND 30:074:0040 FROM R&L 20,000 TO R1-15,000 WITH THE STIPULATION THAT THERE ARE NO MORE THAN 91 LOTS, AND WITH THE INTENTION OF CREATING AN EGRESS OFF OF CANYON VIEW RD AND THE ZONE WILL REVERT BACK TO R&L 20,000 OF DEVELOPMENT FAILS TRICIA THOMAS SECONDED

VOTE:	AYE (4)	NAY (0)	APPROVED	Absent Jared Peterson
Tricia Thomas	AYE			
Cory Thompson	AYE			
Nelson Abbott	AYE			
Jim Chase	AYE			

105
106 **3. CAMELOT RIDGE RELEASE OF DURABILITY**
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108 JIM CHASE MOTIONED TO ACCEPT CAMELOT RIDGE INTO THE CITY AND RELEASE
109 DURABILITY NELSON ABBOTT SECONDED
110

111 VOTE: AYE (4) NAY (0) APPROVED Absent Jared Peterson
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113 **4. BUDGET AMENDMENT CIVIC CENTER**
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114 Mayor Ellis stated that the city needs a civic center, there just isn't the room needed to meet the needs
115 of the city.
116

117 CORY THOMPSON MOTIONED TO MOVE THE BUDGET AMENDMENT FOR \$200,000 TO
118 PUBLIC HEARING FOR THE CIVIC CENTER NELSON ABBOTT SECONDED
119

120 VOTE: AYE (4) NAY (0) APPROVED Absent Jared Peterson
121

122 **5. APPROVAL OF CITY COUNCIL MINUTES FOR JUNE 22, 2021**
123

124 NELSON ABBOTT MOTIONED TO APPROVED THE CITY COUNCIL MINUTES FOR JUNE
125 22, 2021 CORY THOMPSON SECONDED
126

127 VOTE: AYE (4) NAY (0) APPROVED Absent Jared Peterson
128

129 **MOTION TO ADJOURN** NELSON ABBOTT MOTIONED TO ADJOURN THE REGULAR
130 CITY COUNCIL MEETING JIM CHASE SECONDED.
131

132 VOTE: AYE (4) NAY (0) APPROVED Absent Jared Peterson
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Laura Oliver, Deputy Recorder