

**ELK RIDGE
CITY COUNCIL MEETING
AUGUST 24, 2021**

TIME AND PLACE OF MEETING

This public hearing and regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, August 24, 2021, at 7:00 PM**. Notice of the time, place, and Agenda of these Meetings, were provided at the Elk Ridge City Office, the city website, the Utah Public Notice Website, and to the members of the Governing Body on Aug. 23, 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*, Deputy Coffey

Public: Larry Lee, Gordon Reynolds, Tanya Willis, Ryan Bybee, George Potter, Erin Clausen, Gaylene Jacobson, Jake Chase

OPENING REMARKS– INVITATION

Opening remarks were offered by Cory Thompson

Pledge lead by Jim Chase

APPROVAL/AGENDA TIME FRAME

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

VOTE: AYE (5) NAY (0) APPROVED

7:00 PM - PUBLIC HEARING:

BUDGET AMENDMENT

Mayor Ellis opened the public hearing. The budget amendment is for \$200,000 to begin the architectural drawings engineering for the civic center.

There were no public comments

JARED PETERSON MOTIONED TO CLOSE THE PUBLIC HEARING CORY THOMPSON SECONDED

VOTE: AYE (5) NAY (0) APPROVED

PUBLIC FORUM

There was no public comment

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. BUDGET AMENDMENT FOR THE CIVIC CENTER ARCHITECTURAL DRAWINGS AND ENGINEERING

Mayor Ellis stated this will enable the city to get the documents and plans in order to move forward with the open house so the public can view and comment on the plans. All of the funds for this have been put away in savings and will come out of those funds.

NELSON ABBOTT MOTIONED TO AMEND THE CAPITAL PROJECT FUTURE IMPROVEMENT FUND BUDGET FOR \$200,000 BY RESOLUTION 21-08-24-1R FOR ARCHITECTURAL DRAWINGS AND ENGINEERINGS CORY THOMPSON SECONDED.

VOTE: AYE (5) NAY (0) APPROVED
Jim Chase AYE

Jared Peterson AYE
Nelson Abbott AYE
Tricia Thomas AYE
Cory Thompson AYE

2. **AMBLEVIEW ESTATES PRELIMINARY PLAT DISCUSSION**

Nelson Abbott stated the commercial area has shrunk to 2 acres from 7-9 acres which is a concern. This is 1 of 2 places the city has approved for commercial and does not want the city to give it up to residential. Once it is gone it is gone. Also, there are too many lots according to the Development Capacity Map in the General Plan. Jared Peterson does not want the lots to exceed the Development Capacity map and is concerned about sewer hookups and capacity. Tricia Thomas is concerned the commercial is too small and it needs to be bigger. She is still not sure how commercial will work there but thinks it should be bigger but not the whole 8 acres. Cory Thompson stated if commercial does ever come to Elk Ridge this is most likely place; the city has to make sure there is a place for it. Discussion ensued on the amount of commercial space that would be acceptable and appropriate and fronting 11200 and not Elk Ridge Dr. Ryan Bybee, developer, would like to have more direction on what the city does want. The general plan and the annexation does have flexibility. Mayor Ellis recommends Ryan speak with the city planner in more depth regarding the lot numbers and the size of the commercial area.

3. **LIGHTHOUSE HEIGHTS SUBDIVISION FINAL PLAT DISCUSSION**

Tricia Thomas asked about the concerns the city planner had on the 6 inch line and is the sewer being a little shallower ok. Nelson Abbott stated the fire department did testing and the pressure and flow and the results were to be sent to Shay Stark. Discussion ensued on the sewer and water pressure. Mayor Ellis stated that the drainpipe was upgraded to 18 inches. Mayor Ellis is most concerned about the tank above this area the city would like a stub put in for a drainage pipe to catch any overflow from the tank. The pipe is something the city would put in; it is not the developer's responsibility. Discussion ensued on drainage and maintaining the land next to the retaining pond. Mayor Ellis recommends that developer meet with Shay Stark about the stub and to make sure all the issues council wanted were in the plans.

4. **NUISANCE CODE: SPECIFIC NUISANCES**

Mayor Ellis stated the amendment on the parking of trailers on the road was brought forward by the deputy in order to make this code enforceable. Discussion ensued on the term "unattended" and unsafe items parked on the road and an appropriate time period.

CORY THOMPSON MOTIONED TO MOVE THE NUISANCE CODE:SPECIFIC NUISANCE TO PUBLIC HEARING AT THE NEXT MEETING JIM CHASE SECONDED

VOTE: AYE (5) NAY (0) APPROVED

5. **COMMERCIAL VEHICLE CODE**

Mayor Ellis stated the amendment is just taking out words "such as"

JARED PETERSON MOTIONED TO MOVE COMMERCIAL VEHICLE CODE TO PUBLIC HEARING NEXT MEETING NELSON ABBOTT SECONDED.

6. **ACCESSORY APARTMENT CODE**

Discussion ensued on allowing accessory apartments in an accessory building. The draft will be sent to the attorney for review.

7. **FINANCIALS**

There were no concerns or questions.

8. **APPROVAL OF CITY COUNCIL MINUTES FOR JULY 13, 2021**

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NELSON ABBOTT MOTIONED TO APPROVE CITY COUNCIL MINUTES FOR JULY 13, 2021
WITH THE STATED CORRECTIONS TRICIA THOMAS SECONDED.

VOTE: AYE (4) NAY (0) APPROVED Abstained- Jared Peterson

MOTION TO ADJOURN Nelson Abbott motioned to adjourn Tricia Thomas seconded.

VOTE: AYE (5) NAY (0) APPROVED

Laura Oliver, Deputy Recorder