

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 12, 2021 at 7:00 PM** via ZOOM Video Conferencing. There will be no anchor point. The meeting will be open to the public through the link below.

Join Zoom Meeting

<https://us02web.zoom.us/j/87165029307>

Meeting ID: 871 6502 9307

One tap mobile

+13462487799,,87165029307# US (Houston)

+16699006833,,87165029307# US (San Jose)

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

Opening Remarks if Volunteered

Approval/Agenda Time Frame

Roll Call

AGENDA ITEMS

1. Mayor Declaration: Electronic Meetings Per UCA 1-12-2
2. FEMA Covid Relief Presentation: Cindy Wilmhurst
3. Dryland Subdivision Final Plat Discussion see attachment
4. Evelyn's View Subdivision Water Allocation see attachment
5. Commercial Vehicle Code Discussion see attachment
6. Accessory Structures 10-12-5 Proposed Amendment Discussion see attachment
7. Harrison Heights Phase 12 Motion
8. Council Yearly Training
9. Public Meetings Calendar see attachment
10. City Council Minutes for Dec. 8, 2020 Approval see attachment

Closed Session if Necessary

Adjournment

Handicap Access, Upon Request. (48 Hours Notice)

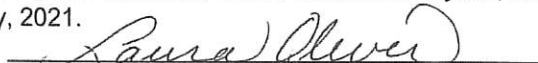
The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.

Dated this 11th day of January 2021.


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 11th day of January, 2021.


Laura Oliver, Deputy Recorder

**ELK RIDGE
CITY COUNCIL MEETING
JANUARY 12, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for Tuesday, January 12, 2021, at 7:00 PM. Due to the Coronavirus Pandemic the meeting was held via ZOOM;

Join Zoom Meeting

<https://us02web.zoom.us/j/87165029307>

Meeting ID: 871 6502 9307

One tap mobile

+13462487799,,87165029307# US (Houston)

+16699006833,,87165029307# US (San Jose)

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 Jan. 11, 2021.

ROLL CALL

Mayor: Ty Ellis

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

Others: Royce Swensen, *City Recorder*, David Jean, *Public Works Director*

Public: Lee Haskell, Justin Haskell, Cindy Wilmschurst, Dept of Human Services, State of Utah

OPENING REMARKS– INVITATION

David Jean offered opening remarks.

APPROVAL/AGENDA TIME FRAME

JIM CHASE MOTIONED TO APPROVE THE AGENDA AND THE TIME FRAME CORY THOMPSON SECONDED.

VOTE: AYE (5) NAY (0) APPROVED

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

1. MAYOR DECLARATION: ELECTRONIC MEETINGS PER UCA 1-12-2

WHEREAS, the Mayor is the Chairman of the Elk Ridge City Council public body, and;
WHEREAS, the State of Utah has amended Utah Code 52-4-207 regarding electronic meetings enabling the chairman of a public body to hold public meetings without an anchor location, and;
WHEREAS, the COVID-19 pandemic guidelines set forth by the State of Utah remain in effect and Utah County is listed as a High Transmission Area, and;
WHEREAS, the Elk Ridge City buildings are severely inadequate to hold a public meeting during a pandemic;
THEREFORE, it is determined by the Mayor of Elk Ridge City that all public meetings of the City Council public body will be online and without an anchor location for the next 30 days as permitted by city ordinance. Information on how to connect will be made available on the agenda of the meetings.

2. FEMA COVID RELIEF PRESENTATION: CINDY WILMHURST

Cindy Wilmschurst, with the State of Utah Department of Human Services Division of Substance Abuse and Mental Health, shared a presentation of the FEMA project that, is currently in all 50 states, to help the population struggling through the pandemic with stress, anxiety, feeling extreme isolation etc. This is a free and confidential program. Cory Thompson asked how the city can participate and help get that word to the public. Cindy said

through any means available such as social media, newsletter, website. Mayor Ellis asked for business cards and anything the city can give the residents she will bring up business cards for those who are interested, and she will email the presentation.

3. **DRYLAND SUBDIVISION FINAL PLAT DISCUSSION**

Jim Chase asked about how much fill there is and about a barrier at the end of the road. Jared Peterson stated that the development goes up to about 13 feet of fill and there is to be a railing or rocks at the end of the road above the bank. David Jean stated that the fill the contractor is planning to use will be proctored to make sure that it is compactable and an e-fill will need to be brought in. Mayor Ellis is concerned with the amount of fill that is going to be used it will effect the quality of the roads. He wants to ensure that everything is compacted properly, and Elk Ridge is left with good quality roads. Is there a way to independently verify that the contractor has done everything properly? Lee Haskell stated that he will be the contractor and has always put in good roads. IECS will be doing the proctors and testing to make sure everything is done properly. Jared Peterson asked what the sewer main is from lot 13 up to the Johnson's, they are going through yards. Lee Haskell stated that is a sewer line that goes up to the Johnsons for future development which was requested to be put in by Shay Stark. The easement there has been widened. Jared Peterson stated that the future sewer line from the Johnson's down to the manhole should be private. Discussion ensued on the retaining pond and the encroachment on the Elk Ridge Dr and types of barriers for the pond and the end of Hannah Street. The pond area and this part of the road needs to have a lot more detail. The restoration of the pond will be replacing what is already there and should be in the development agreement. This will go on the agenda the next meeting for final approval.

4. **EVELYN'S VIEW SUBDIVISION WATER ALLOCATION**

JARED PETERSON MOTIONED TO ACCEPT THE 4.204 ACRE-FEET OF WATER FROM WATER RIGHT NO. 59-5996 (A45293), NELSON ABBOTT SECONDED

VOTE: AYE (5) NAY (0) APPROVED

5. **COMMERCIAL VEHICLE CODE DISCUSSION**

Discussion ensued on the intent planning commission had on the number of vehicles a resident can have and the other recommendations. Jared Peterson was at the Planning Commission meeting and confirmed that Planning Commission's recommendation was 1 commercial vehicle per lot and not to exceed 1 vehicle per ½ acre. Discussion ensued on the enforceability of restricting parking 5 feet away from the property line. Discussion ensued on disabled/unattended vehicles need to be moved immediately, only one vehicle per lot only and remove the 5 foot from property line. Vehicles can only be on the property and not on the road; this removes of continuous parking problem. Jared Peterson will prepare the changes for the next meeting.

6. **ACCESSORY STRUCTURES 10-12-5 PROPOSED AMENDMENT**

Royce Swensen stated this is what has been approved by planning commission. Discussion ensued on sheds on property with no primary structure to be grandfathered in.

7. **HARRISON HEIGHTS PHASE 12 MOTION**

Mayor Ellis stated that the recording did not have the second to the motion, it needs to be restated.

NELSON ABBOTT MOTION TO ACCEPT AND RELEASE HARRISON HEIGHTS PHASE 12 INTO DURABILITY AND ACCEPT IT INTO THE CITY TRICIA THOMAS SECONDED.

VOTE: AYE (5) NAY (0) APPROVED

03 **8. COUNCIL YEARLY TRAINING**

04 Mayor Ellis stated everything the city council does must be done in public view. Any time there are more than 2
05 council members together it constitutes a quorum except for social gatherings and happenstance. Royce Swensen
06 read from the handbook on when a council can meet privately per Utah State Code. The agenda is set by the
07 mayor and the mayor has the discretion of what is on it. If council needs anything on the agenda, it must be into
08 the staff in time which is by Monday morning, the day before council meeting.

09
10 **NELSON ABBOTT MOTIONED TO ACCEPT THE TRAINING AS PRESENTED JIM CHASE**
11 **SECONDED**

12
13 VOTE: AYE (5) NAY (0) APPROVED

14
15 **9. PUBLIC MEETINGS CALENDAR**

16
17 **NELSON ABBOTT MOTIONED TO APPROVE THE PUBLIC MEETINGS CALENDAR FOR 2021**
18 **AS PRESENTED CORY THOMPSON SECONDED.**

19
20 VOTE: AYE (5) NAY (0) APPROVED

21
22 **10. CITY COUNCIL MINUTES FOR DEC. 8, 2020 APPROVAL**


23 Corrections on line 48 and 49 from Golden Eagle Way to Elk Ridge Dr. and the house on lot 3 should front
24 Olympic Lane, page 3 complete sentence by adding concerns and strike all of Nelson Abbotts aye votes as he
25 was mayor pro tem and did not vote.

26
27 **NELSON ABBOTT MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR OCTOBER**
28 **13, 2020 WITH THE CORRECTIONS AS STATED TRICIA THOMAS SECONDED**

29
30 VOTE: AYE (5) NAY (0) APPROVED

31
32 **NELSON ABBOTT MOTIONED TO ADJOURN COUNCIL MEETING CORY THOMPSON**
33 **SECONDED**

34
35 VOTE: AYE (5) NAY (0) APPROVED

36
37 
38 Laura Oliver, Deputy Recorder
39



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NOTICE AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a regular **City Council Meeting on Tuesday, January 26, 2021 at 7:00 PM** via ZOOM Video Conferencing. There will be no anchor point. The meeting will be open to the public through the link below.

Join Zoom Meeting

<https://us02web.zoom.us/j/82526780613>

Meeting ID: 825 2678 0613

One tap mobile

+12532158782,,82526780613# US (Tacoma)

+13462487799,,82526780613# US (Houston)

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

Opening Remarks if Volunteered
Approval/Agenda Time Frame
Roll Call

AGENDA ITEMS

- | | |
|---|----------------|
| 1. Dryland Subdivision Final Plat | see attachment |
| 2. Dryland Subdivision Water Allocation | see attachment |
| 3. SUVMWA, West Smith Ditch Water Shares | |
| 4. Accessory Structures 10-12-5 Proposed Amendment | see attachment |
| 5. Commercial Vehicle Code/Nuisance Code Discussion | see attachment |
| 6. Airbnb and Vrbo Discussion | see attachment |
| 7. Replace Fire Truck Rescue 222 | see attachment |
| 8. Plow Truck Replacement | |
| 9. Oak Lane Booster Station- VFD | see attachment |
| 10. Storm Drain Plan Discussion | |
| 11. Annual Drinking Water Quality Report | see attachment |
| 12. Financial Review | see attachment |
| 13. City Council Minutes for Jan. 12, 2021 Approval | see attachment |

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 25th day of January 2021.


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 25th day of January, 2021.


Laura Oliver, Deputy Recorder

**ELK RIDGE
CITY COUNCIL MEETING
JANUARY 26, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for Tuesday, January 26, 2021, at 7:00 PM. Due to the Coronavirus Pandemic the meeting was held via ZOOM;

Join Zoom Meeting

<https://us02web.zoom.us/j/82526780613>

Meeting ID: 825 2678 0613

One tap mobile

+12532158782,,82526780613# US (Tacoma)

+13462487799,,82526780613# US (Houston)

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 Jan. 25, 2021.

ROLL CALL

Mayor: Ty Ellis

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

Others: Royce Swensen, *City Recorder*, David Jean, *Public Works Director*, Deputy Gary Coffee

Public: Lee Haskell, Justin Haskell, Stan Nelson, Cindi Ellis

OPENING REMARKS- INVITATION

Jared Peterson offered opening remarks.

APPROVAL/AGENDA TIME FRAME

NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA AND THE TIME FRAME JIM CHASE SECONDED.

VOTE: AYE (5) NAY (0) APPROVED

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

1. DRYLAND SUBDIVISION FINAL PLAT

Jim Chase stated there is a gap along west side of Golden Eagle Way and the lot line at lot 5 which needs to be adjusted or defined, also the sewer line should be defined on the sheet 2(mylar) as private. Jared Peterson stated the word proposed needs to be removed.

JIM CHASE MOTIONED TO APPROVE DRYLAND SUBDIVISION PLAT A WITH THE CORRECTION OF THE BOUNDARY LINE AND LOT LINE AND THE SEWER LINE ON LOT 13 TO SHOW AS PRIVATE JARED PETERSON SECONDED

VOTE: AYE (5) NAY (0) APPROVED

2. DRYLAND SUBDIVISION WATER ALLOCATION

NELSON ABBOTT MOTIONED TO ALLOCATE 7.73 ACRE FEET OF WATER FROM WATER RIGHT 51-3496 AND 23.36 ACRE FEET OF WATER FROM WATER RIGHT 59-5996 TO THE DRYLAND SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF ELK RIDGE, UT JIM CHASE SECONDED.

VOTE: AYE (5) NAY (0) APPROVED

3. **SUVMWA, WEST SMITH DITCH WATER SHARES**

Cory Thompson stated the city has 2 water-share issues. The first is a block grant of additional water from the Department of the Interior to SUVMWA that is related to the Mapleton Springville pipeline. The pipeline was completed in 2020 so there is additional water. SUVMWA and Central Utah Water District is assigning all of that additional water to Mapleton and Springville. FYI-It shows over the next 30 years, based on the current allocation, Elk Ridge will have a municipal and industrial water shortage. Cory will update the council as needed. The second item is more problematic for the city The West Smith Ditch Co. is a water sharing collective which involves several cities. The governing body of West Smith Ditch has decided to close the corporation. Elk Ridge is the owner of 5.232-acre shares of the water in West Ditch. The city received a letter from a law firm (Gordon Law) that the Ditch company is ridding itself of all its members and the water rights from the ditch. The maintenance has gotten too expensive, and the ditch is in disrepair. The company cannot afford to maintain the ditch, so they have decided to close. All other shareholders have backed out the ditch except for Provo and Elk Ridge. The letter stated Elk Ridge could sell the water at market rate or transfer the water into another entity, however, it is against the Utah Constitution for a municipality to sell the shares. To transfer the shares, West Ditch wants a fee of \$80,000-\$100,000. The city has a couple of options a.) if the city does nothing then Elk Ridge and Provo would have to negotiate with each other to decide what to do with the rights, and maintain the ditch b.) Central Utah Water District stated the water in the ditch belonged to the Provo River basin. Central Utah Water is extremely interested in owning these shares. The city could likely broker a deal with Central Utah Water where Central Utah Water would cover the fees and maintenance of the ditch if Elk Ridge would give them rights to the shares in the Provo River area and they would exchange them for other shares. This is legal for the city to do. c) the city could enter negotiations with the law group in the amount of the fees charged to exit the ditch. Cory is disinclined to pay anything at this point. d) Cory spoke with a one of the few water law experts in Utah who would take a look at the letter and go through the options and help the city understand the options and recommend the most expedient and cheapest option. The cost is almost certainly less than \$5000 unless the Gordon Law pushes back. All options have some negatives associated with it. Nelson Abbott stated about 10 years ago the city brokered a deal with the state along the same lines. Surface water rights always lose volume when converted to ground, (10-acre feet of surface water ends up being 6-acre feet for example). Nelson recommends talking with Tony Fuller who the city has worked with. Royce Swensen stated Tony Fuller has retired. Otherwise, Nelson Abbott likes option b. Jim Chase asked if it's a ditch does that means real estate is involved. Cory Thompson will find out if the city owns just water rights or if the city owns any actual real estate. Cory Thompson stated he does not think the city wants to battle/negotiate with Provo but needs to transfer out of the ditch and put the shares in the city's name directly which legal cost should be less than \$5000 if there isn't a fight with Gordon Law. The city doesn't want to give away valuable Provo River shares. Mayor Ellis recommends moving forward with the attorney to give the city expert advice and not sell the city short. Jared Peterson stated that the state takes unused shares and thinks the rights need to be transferred but agrees that the city needs legal counsel. Cory Thompson stated the Ditch is having a meeting Jan 30th which Cory is planning to attend. Mayor Ellis stated that the city would need to do a budget amendment for legal counsel.

4. **ACCESSORY STRUCTURES 10-12-5 PROPOSED AMENDMENT**

Mayor Ellis stated as the council goes through this discussion for them to keep in mind that this code affects the whole city and how will it impact the city as it goes forward. This is a city-wide conversation and not a barn conversation and should stand on its own regardless of the animal code. Discussion ensued on the type of buildings that could be built in the front yard behind the front setback of 25 feet, from a barn or shed with junk around it to a tree lined driveway with a garage Tricia Thomas asked what if someone wants to build an apartment in front of the house can you put

in multiple accessory buildings and is concerned about unintended consequences. Mayor Ellis stated that the city cannot end up with numerous accessory buildings with accessory apartments on a lot. Nelson Abbott is in approval of this amendment due to property rights of homeowners. Jim Chase asked if this should just be for the R&L zone and not the smaller lots. Tricia Thomas stated that this is a big change to let people build in front of their homes and she is not in favor of the change. Cory Thompson is concerned about residence putting in a very objectionable business in an accessory building, in what ways can people take advantage of this that would be pleasing to the city other than just building a shed in front of a house. Jared Peterson stated that the nuisance code states you cannot have certain businesses in the city.

JARED PETERSON MOTIONED APPROVE ORDINANCE 21-01 ACCESSORY BUILDINGS 10-12-5 NELSON ABBOTT SECONDED

| | | | |
|----------------|---------|---------|----------|
| VOTE: | AYE (4) | NAY (1) | APPROVED |
| Jim Chase | AYE | | |
| Jared Peterson | AYE | | |
| Cory Thompson | AYE | | |
| Tricia Thomas | | NAY | |

5. COMMERCIAL VEHICLE CODE NUISANCE CODE DISCUSSION

Discussion ensued on the nuisance code regarding violations. Discussion of ambiguity of C and the addition of clarifying language, that vehicles must meet both B and C and change continuous to attended parking.

6. AIRBNB AND VRBO DISCUSSION

Royce Swensen stated the city office has had calls wondering if Airbnb's are allowed in the city. Discussion ensued on issues that should be part of a code such as parking, business licenses etc. and should the city pursue a code to collect the taxes and protect residences. Per the Council's request administration will draft something and take it to Planning Commission.

7. REPLACE FIRE TRUCK RESCUE 222

Mayor Ellis stated that the 1996 Rescue truck needs replaced due to ongoing mechanical issues and is not reliable. Fire Chief Seth Waite did research and the truck they need will cost around \$105,000. This truck will be ready for use and not need to be rebuilt or anything. There will need to be a budget amendment to purchase the truck.

JIM CHASE MOTIONED TO APPROVE REPLACEMENT OF THE FIRE TRUCK RESCUE 222 FOR A BUDGET AMENDMENT PUBLIC HEARING NELSON ABBOTT SECONDED

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

8. PLOW TRUCK REPLACEMENT

David Jean stated the 99 International plow truck needs to be replaced due to age. The new truck would be a 10-wheeler, with the plow, sander, bed with more capacity to move material. This is a multi-use truck and can be used by several departments. The funds will be paid out of depreciation funds set aside for the purchase of a new truck and along with funds from different departments. This is for next year's budget. The truck must be ordered and will be picked up around October 2021. Cory Thompson, Tricia Thomas, Jim Chase, Nelson Abbott, and Jared Peterson are all in support of the purchase. They cannot officially motion to purchase the truck at this time.

154 9. **OAK LANE BOOSTER STATION-VFD**

155 David Jean stated when the bid was submitted the electrician left out the cost for the VFDs which
156 wasn't noticed when the bid was reviewed by Aqua. The city would need to purchase the equipment
157 and the electrician will put it in at cost. If this had been on the bid it would have still been the low bid.
158 There needs to be a budget amendment for \$34,500 added to the Oak Lane Booster Station for
159 equipment purchase of 3 VFDs and soft-start assembly
160

161 **JIM CHASED MOTION TO APPROVE A BUDGET AMENDMENT FOR \$34,500 ADDED**
162 **TO THE OAK LANE BOOSTER STATION FOR EQUIPMENT PURCHASE OF 3 VFDS**
163 **AND SOFT START ASSEMBLY NELSON ABBOTT SECONDED**

164 VOTE: AYE (5) NAY (0) APPROVED

165 10. **STORM DRAIN PLAN DISCUSSION**

166 Mayor Ellis stated the storm drain plan needs to be developed.

167 Part of the plan must be funding the storm drain enterprise fund. Storm drain is lacking especially
168 along Canyon View, and Park Dr. Mayor Ellis recommends raising the storm drain fee. Council needs
169 to think of how to raise the funds to complete the storm drain plan.
170

171 11. **ANNUAL DRINKING WATER QUALITY REPORT**

172 David Jean stated that the water report came back, and the city is in good shape and there are no
173 violations. The part of the city that does not have a back-flow preventer device needs to have them
174 installed by the homeowners and they must be inspected yearly. This is a state mandate. The city needs
175 to be completely in compliance by the end of year 5 (2026).
176

177 12. **FINANCIAL REVIEW**

178 There were no concerns
179

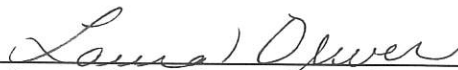
180 13. **CITY COUNCIL MINUTES FOR JAN. 12, 2021 APPROVAL**

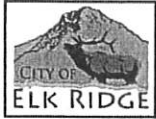
181
182 **CORY THOMPSON MOTIONED TO APPROVE THE MINUTES FOR JANUARY 12, 2021**
183 **WITH THE CHANGE OF RYAN HASKELL TO JUSTIN HASKELL JIM CHASE**
184 **SECONDED**

185 VOTE: AYE (5) NAY (0) APPROVED

186
187 **NELSON ABBOTT MOTIONED TO ADJOURN COUNCIL MEETING JARED PETERSON**
188 **SECONDED**

189
190 VOTE: AYE (5) NAY (0) APPROVED
191

192
193 
194 **Laura Oliver, Deputy Recorder**
195



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NOTICE AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a public hearing in conjunction with the regular **City Council Meeting on Tuesday, February 9, 2021 at 7:00 PM** via ZOOM Video Conferencing. There will be no anchor point. The meeting will be open to the public through the link below.

Join Zoom Meeting

<https://us02web.zoom.us/j/86321414588>

Meeting ID: 863 2141 4588

One tap mobile

+13462487799,,86321414588# US (Houston)

+16699006833,,86321414588# US (San Jose)

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

Opening Remarks if Volunteered
Approval/Agenda Time Frame
Roll Call

PUBLIC HEARING

Budget Amendment

AGENDA ITEMS

- | | |
|--|----------------|
| 1. Mayor Declaration Per USC 1-12-2 | |
| 2. Budget Amendment | see attachment |
| 3. Proposed Code Amendment Animal code 10-18-6 | see attachment |
| 4. Proposed Code Amendment Commercial Vehicle Code 110-12-26 | see attachment |
| 5. Nuisance Code Discussion | |
| 6. Proposed Code Amendment Procurement Amendment | see attachment |

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 8th day of February 2021.


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 February, 2021.


Laura Oliver, Deputy Recorder

**ELK RIDGE
CITY COUNCIL MEETING
FEBRUARY 9, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for Tuesday, February 9, 2021, at 7:00 PM. Due to the Coronavirus Pandemic the meeting was held via ZOOM;

Join Zoom Meeting

<https://us02web.zoom.us/j/86321414588>

Meeting ID: 863 2141 4588

One tap mobile

+13462487799,,86321414588# US (Houston)

+16699006833,,86321414588# US (San Jose)

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 8, 2021.

ROLL CALL

Mayor: Ty Ellis

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

Others: Royce Swensen, *City Recorder*, David Jean, *Public Works Director*, Deputy Gary Coffee, Brian

Squires, *Code Enforcement*

Public: Trent (?)

OPENING REMARKS- INVITATION

Jim Chase offered opening remarks.

APPROVAL/AGENDA TIME FRAME

NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA AND TIME FRAME JIM CHASE SECONDED.

VOTE: AYE (4) NAY (0) APPROVED Cory Thompson Absent

7:00 PM - PUBLIC HEARING – Budget Amendment

Mayor Ellis opened public hearing for budget amendment. There are 3 items 1) replacement of rescue truck for the fire department 2) in the water department legal counsel for water rights and 3) VFDs and soft-start for the Booster Station

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

1. MAYOR DECLARATION PER USC 1-12-2

WHEREAS, the Mayor is the Chairman of the Elk Ridge City Council public body, and;

WHEREAS, the State of Utah has amended Utah Code 52-4-207 regarding electronic meetings enabling the chairman of a public body to hold public meetings without an anchor location, and;

WHEREAS, the COVID-19 pandemic guidelines set forth by the State of Utah remain in effect and Utah County is listed as a High Transmission Area, and;

WHEREAS, the Elk Ridge City buildings are severely inadequate to hold a public meeting during a pandemic;

49 THEREFORE, it is determined by the Mayor of Elk Ridge City that all public meetings of the City
50 Council public body will be online and without an anchor location for the next 30 days as permitted
51 by city ordinance. Information on how to connect will be made available on the agenda of the meetings.
52

53 VOTE: AYE (4) NAY (0) APPROVED Cory Thompson Absent
54

55 **2. BUDGET AMENDMENT**
56

57 APPROVED AFTER ITEM 3
58

59 **3. PROPOSED CODE AMENDMENT ANIMAL CODE 10-18-6**
60

61 Mayor Ellis stated that it's possible to deal with the Ram's property through a variance since they do
62 have a unique issue with their property that isn't common with the rest of the neighborhood. The removal
63 of the 75 foot rule will be impactful. Discussion ensued on the placement of structures and difficulty of
64 nuisance code. Tricia Thomas stated she does not think the city should throw out the 75-foot requirement
65 and does not think the city should change the code for 1 person. There are areas that butt up against the
66 livestock zones. Mayor Ellis stated that even if this amendment is passed the Rams will still need a
67 variance for landscaping. Is there no concern between the R&L and R-1 Residential? Brian Squires stated
68 that dealing with nuisance code is not cut and dry. The area around Christly in the old Cloward estate in
69 the middle of town being next to R-1 zone is problematic when dealing with complaints from noise, flies,
70 smell etc. Mayor Ellis stated that it is important to not take away property rights of landowners with
71 animal rights. Tricia Thomas stated this is a community and there has to be some rules.

72 **NELSON ABBOTT MOTIONED TO APPROVE ORDINANCE 21-04 LIVESTOCK ANIMALS**
73 **10-18-6 JARED PEEPERSON SECONDED**
74

75 VOTE: AYE (3) NAY (1) APPROVED
76 Nelson Abbott AYE
77 Jim Chase AYE
78 Jared Peterson AYE
79 Tricia Thomas NAY
80 Cory Thompson Absent
81

82 Ordinance number changed to 21-4, There is already a 21-01.
83

84 **BUDGET HEARING**

85 **JIM CHASE MOTIONED TO CLOSE THE PUBLIC HEARING NELSON ABBOTT**
SECONDED

86 VOTE: AYE (4) NAY (0) APPROVED
87 Nelson Abbott AYE
88 Jim Chase AYE
89 Jared Peterson AYE
90 Tricia Thomas AYE
91 Cory Thompson Absent
92

93 **NELSON ABBOTT MOTIONED TO APPROVE THE BUDGET AMENDMENT AS**
94 **PRESENTED JIM CHASE SECONDED**

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

4. PROPOSED CODE AMENDMENT COMMERCIAL VEHICLE CODE 10-12-26

JIM CHASE MOTIONED APPROVE ORDINANCE 21-02 STORAGE OF COMMERCIAL VEHICLE CODE 10-12-26 NELSON ABBOTT SECONDED

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

5. NUISANCE CODE DISCUSSION

Jared Peterson stated the city code is outdated and is possibly not legal in some places on the enforcement side and would like to work on the city nuisance code this year. Brian Squires went through several different city codes in Utah County and there are areas in the nuisance code that need to be less vague or open to interpretation. Counsel agrees the nuisance code needs to be looked at.

6. PROPOSED CODE AMENDMENT PROCUREMENT AMENDMENT

JIM CHASE MOTIONED TO APPROVE ORDINANCE 21-03 PROCUREMENT 1-10 JARED PETERSON SECONDED

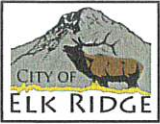
VOTE: AYE (4) NAY (0) APPROVED Cory Thompson Absent

NELSON ABBOTT MOTIONED TO ADJOURN COUNCIL MEETING JARED PETERSON SECONDED

VOTE: AYE (4) NAY (0) APPROVED Cory Thompson Absent



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 has cancelled the regular City Council Meeting on Tuesday, February 23, 2021 at 7:00 PM. The meeting is normally held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

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

CANCELLED

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 19th day of February 2021.

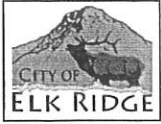

Laura Oliver, Deputy Recorder

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 19th day of February 2021.


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 - 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, March 9, 2021 at 7:00 PM** via ZOOM Video Conferencing. There will be no anchor point. The meeting will be open to the public through the link below.

Join Zoom Meeting
<https://us02web.zoom.us/j/86470298600>

Meeting ID: 864 7029 8600
One tap mobile
+13462487799,,86470298600# US (Houston)
+16699006833,,86470298600# US (San Jose)

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

Opening Remarks if Volunteered
Approval/Agenda Time Frame
Roll Call

AGENDA ITEMS

- | | |
|--|----------------|
| 1. Representative Douglas Welton | |
| 2. Smart Property Concept | see attachment |
| 3. Shuler Plat B Subdivision, Accept into City | see attachment |
| 4. Budget Amendment for Loader | |
| 5. Municipal Wastewater Planning Program Annual Report | see attachment |
| 6. City Council Minutes for Jan. 26, 2021 Approval | see attachment |
| 7. City Council Minutes for Feb. 9, 2021 Approval | see attachment |

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 8th day of March 2021.



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 March 2021.



Laura Oliver, Deputy Recorder

**ELK RIDGE
CITY COUNCIL MEETING
MARCH 9, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for Tuesday, March 9, 2021, at 7:00 PM. Due to the Coronavirus Pandemic the meeting was held via ZOOM;

Join Zoom Meeting

<https://us02web.zoom.us/j/86470298600>

Meeting ID: 864 7029 8600

One tap mobile

+13462487799,,86470298600# US (Houston)

+16699006833,,86470298600# US (San Jose)

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 8, 2021.

ROLL CALL

Mayor: Ty Ellis

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

Others: Royce Swensen, *City Recorder*, David Jean, *Public Works Director*, Deputy Gary Coffee

Public: Rep. Doug Welton, Michelle Christensen, Leslie King, Ryan Bybie, Kristy, lake_driver, Paul

OPENING REMARKS- INVITATION

Ty Ellis offered opening remarks.

APPROVAL/AGENDA TIME FRAME

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

VOTE: AYE (4) NAY (0) APPROVED Cory Thompson Absent

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

1. REPRESENTATIVE DOUGLAS WELTON

Representative Welton was elected into office Nov. 2020. He would like to visit council meeting every few months to keep communications open to understand the needs of the communities and to see that local government needs are heard and taken care of. He wants local governments to continue to be able to govern without overreach. Representative Welton invited the council to stay in contact with any and all concerns.

2. SMART PROPERTY CONCEPT

Ryan Bybie owns Cadence Homes, Utah County semi-custom home builder. Cadence homes is interested in developing the Smart Property on 11200 with higher end homes which average \$600,000-\$1.2 million. The area is zoned R-1-12 but their lots are bigger, approximately 15,000 sq ft. with single family housing and a smaller commercial component on the corner. Mayor Ellis stated that the only change or exception is a smaller commercial area and stated that once the commercial area is gone it's gone. Nelson Abbott stated 11200 is eventually going to be a major corridor extending over P mountain. Councils' opinion was split on changing the amount of commercial property.

52 3. **SHULER PLAT B SUBDIVISION, ACCEPT INTO THE CITY**

53
54 JIM CHASE MOTION TO ACCEPT SHULER SUBDIVISION PLAT B INTO THE CITY
55 JARED PETERSON SECONDED.

56
57 VOTE: AYE (4) NAY (0) APPROVED Cory Thompson Absent
58

59 4. **BUDGET AMENDMENT FOR LOADER**

60 Mayor Ellis stated that the city has been working on a plan for a loader for Public Works. This is a
61 critical piece of equipment for the city. Original discussion included spending \$90-95,000. David
62 Jean was able to find a brand-new loader through a state contract which would be \$150,000. Cost
63 without that state discount is about \$250,000 so it's a good price. The funds would come from 40%
64 from the general fund, 30% water fund, 15% sewer fund, 15% storm drain fund. This needs to go to
65 public hearing for a budget amendment for approval.
66

67 JARED PETERSON MOTIONED TO MOVE THE LOADER TO PUBLIC HEARING FOR
68 A BUDGET AMENDMENT JIM CHASE SECONDED
69

70 VOTE: AYE (4) NAY (0) APPROVED Cory Thompson Absent
71

72 5. **MUNICIPAL WASTEWATER PLANNING PROGRAM ANNUAL REPORT**

73
74 NELSON ABBOTT MOTION TO APPROVE THE MUNICIPAL WASTEWATER
75 PLANNING REPORT AS PRESENTED TRICIA THOMAS SECONDED.
76

77 VOTE: AYE (4) NAY (0) APPROVED Cory Thompson Absent
78

79 6. **CITY COUNCIL MINUTES FOR JAN. 26, 2021 APPROVAL**

80
81 TRICIA THOMAS MOTION TO APPROVE CITY COUNCIL MINUTES FOR JAN. 26, 2021
82 WITH THE ADDITION OF 2026 TO LINE 175 JIM CHASE SECONDED
83

84 VOTE: AYE (4) NAY (0) APPROVED Cory Thompson Absent
85

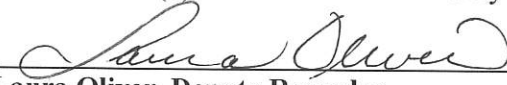
86 7. **CITY COUNCIL MINUTES FOR FEB 9, 2021 APPROVAL**

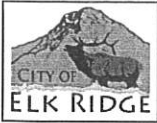
87
88 NELSON ABBOTT MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR FEB.
89 9, 2021 JARED PETERSON SECONDED
90

91 VOTE: AYE (4) NAY (0) APPROVED Cory Thompson Absent

92 NELSON ABBOTT MOTIONED TO ADJOURN COUNCIL MEETING JIM CHASE
93 SECONDED
94

95 VOTE: AYE (4) NAY (0) APPROVED Cory Thompson Absent
96

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98 
Laura Oliver, Deputy Recorder



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

Due to COVID-19 and the consequential risks to the health, safety, and welfare of Elk Ridge City residents the Planning Commission meeting will be held shall be held electronically and there shall be no anchor location.

NOTICE AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a Public Hearing in conjunction with the regular **City Council Meeting on Tuesday, March 23, 2020 at 7:00 PM;** via Zoom Video Conferencing. The meeting will be open to the public through the link below.

Join Zoom Meeting

<https://us02web.zoom.us/j/82544114790>

Meeting ID: 825 4411 4790

One tap mobile

+12532158782,,82544114790# US (Tacoma)

+13462487799,,82544114790# US (Houston)

7:00 PM - PUBLIC HEARING
Budget Amendment

see attachment

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

Opening Remarks if Volunteered
Pledge of Allegiance
Mayor's Declaration : Electronic Meetings Per UCA 1-12-2
Approval/Agenda Time Frame
Roll Call

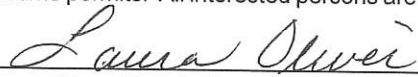
1. Budget Amendment
2. Financial Review
3. City Council Minutes for March 9, 2021 Approval

see attachment

Closed Session if Necessary
Adjournment

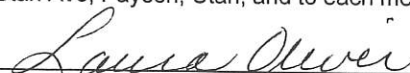
Handicap Access, Upon Request. (48 Hours Notice)

The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.
Dated this 22nd day of March 2021.


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 22nd day of March 2021.


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
March 23, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for Tuesday, March 23, 2021, at 7:00 PM. Due to the Coronavirus Pandemic the meeting was held via ZOOM;

Join Zoom Meeting

<https://us02web.zoom.us/j/82544114790>

Meeting ID: 825 4411 4790

One tap mobile

+12532158782,,82544114790# US (Tacoma)

+13462487799,,82544114790# US (Houston)

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 Mar. 22, 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: Cindi Ellis

OPENING REMARKS– INVITATION

Opening remarks were offered by Jared Peterson

Mayor Declaration: Electronic Meetings Per UCA 1-12-2

APPROVAL/AGENDA TIME FRAME

JIM CHASE MOTIONED TO APPROVE THE AGENDA AND TIME FRAME CORY THOMPSON 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 \$150,000 for a loader for the Public Works Department drawing from the following funds \$90,000 road fund, \$15,000 storm drain fund, \$15,000 sewer fund \$30,000 water fund,

Please comment in the chat if you wish to make a public comment regarding the budget amendment.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. BUDGET AMENDMENT

Proceeded with the meeting while waiting to see if there was any public comment.

2. FINANCIAL REVIEW

The financials reflect the adjustment for the loader. There were no concerns.

3. CITY COUNCIL MINUTES FOR MARCH 9, 2021 APPROVAL

JIM CHASE MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR MARCH 9, 2021 NELSON ABBOTT SECONDED.

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BUDGET AMENDMENT -con't

Public Hearing - There was no public comment regarding the Proposed Budget Amendment

CORY THOMPSON MOTION TO CLOSE PUBLIC HEARING FOR THE BUDGET AMENDMENT JIM CHASE SECONDED

NELSON ABBOTT MOTIONED TO PASS RESOLUTION 21-03-23-1R AS PRESENTED JARED PETERSON SECONDED

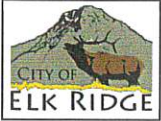
| | | | |
|-----------------|---------|---------|----------|
| VOTE: | AYE (5) | NAY (0) | APPROVED |
| Jim Chase | AYE | | |
| Jared Peterson | AYE | | |
| Cory Thompson | AYE | | |
| Tricia Thompson | AYE | | |
| Nelson Abbott | AYE | | |

MOTION TO ADJOURN Nelson Abbott motioned to adjourn Jared Peterson seconded.

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



Laura Oliver, Deputy Recorder



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Due to COVID-19 and the consequential risks to the health, safety, and welfare of Elk Ridge City residents the Planning Commission meeting will be held shall be held electronically and there shall be no anchor location.

NOTICE AGENDA

Notice is hereby given that the City Council of Elk Ridge will hold a Public Hearing in conjunction with the regular **City Council Meeting on Tuesday, April 13, 2020 at 7:00 PM;** via Zoom Video Conferencing. The meeting will be open to the public through the link below.

Join Zoom Meeting

<https://us02web.zoom.us/j/85015311468>

Meeting ID: 850 1531 1468

One tap mobile

+12532158782,,85015311468# US (Tacoma)

+13462487799,,85015311468# US (Houston)

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

Opening Remarks if Volunteered
Mayor's Declaration : Electronic Meetings Per UCA 1-12-2
Approval/Agenda Time Frame
Roll Call

1. Ranked Choice Voting Presentation
2. Election Interlocal Agreement see attachment
3. Food Truck Discussion
4. Capital Facilities Project Discussion
5. Approval of City Council Minutes for March 30, 2021 see attachment

Closed Session if Necessary
Adjournment

Handicap Access, Upon Request. (48 Hours Notice)

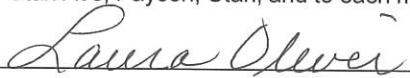
The times that appear on this agenda may be accelerated if time permits. All interested persons are invited to attend this meeting.
Dated this 12th day of April 2021.



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 12th day of April 2021.



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
April 13, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for Tuesday, April 13, 2021, at 7:00 PM. Due to the Coronavirus Pandemic the meeting was held via ZOOM;

Join Zoom Meeting

<https://us02web.zoom.us/j/85015311468>

Meeting ID: 850 1531 1468

One tap mobile

+12532158782,,85015311468# US (Tacoma)

+13462487799,,85015311468# US (Houston)

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 April 12th, 2021.

ROLL CALL

Mayor: Ty Ellis

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

Others: Royce Swensen, *City Recorder*, David Jean, *Public Works Director*, Deputy Coffey

Public: David May

OPENING REMARKS- INVITATION

Opening remarks were offered by Tricia Thomas

Mayor Declaration: Electronic Meetings Per UCA 1-12-2

APPROVAL/AGENDA TIME FRAME

JIM CHASE MOTIONED TO APPROVE THE AGENDA CORRECTING THE DATE TO APRIL 13, 2021 AND TIME FRAME CORY THOMPSON SECONDED. (AGENDA HAD 2020)

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

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. RANKED CHOICE VOTING PRESENTATION

David May of Utah Ranked Choice Voting gave a presentation on ranked choice voting. Council will study ranked choice voting and vote on it next council meeting.

2. ELECTION INTERLOCAL AGREEMENT

Mayor Ellis stated the only thing Elk Ridge has control over is who administers our election. The interlocal agreement states that Elk Ridge will have the county run the election for approximately \$6191. Final cost is determined on the number of ballots mailed back.

NELSON ABBOTT MOTIONED TO APPROVED RESOLUTION 21-04-13-1R INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY AND ELK RIDGE CITY FOR THE ADMINISTRATION OF THE 2021 MUNICIPAL ELECTIONS JIM CHASE SECONDED

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

58 3. **FOOD TRUCK DISCUSSION**

59 Nelson Abbott stated the city code does not have a mechanism allowing food trucks to operate in the city pursuant to state
60 code. Elk Ridge does not have a commercial zone. Nelson contacted Libertas Institute to assist him in drafting code.
61 Nelson feels this should be something the city needs to embrace for the residents Elk Ridge with some controls such as
62 licensing, trash, parking. Tricia Thomas was concerned how the city would collect the tax. Royce Swensen stated food
63 trucks report income from where the truck owner lives. Mayor Ellis stated he would like the city to embrace this and
64 find a place for food trucks to park. Right now, Elk Ridge only has home business that operate within the home and
65 there is not any available commercial property. Nelson Abbott will continue drafting the code and it will be on the next
66 agenda for further discussion.

67
68 4. **CAPITAL FACILITIES PROJECT DISCUSSION**

69 Mayor Ellis stated the city is in the process of updating the Capital Facilities Plan which will include updating impact
70 fees and adding storm drain. Nelson stated the Capital Facilities Plan is a 5 year plan: he would like to be know if there
71 is a way to be able have a yearly adjustment in case of a drastic increase or decrease in costs. Royce will talk to city
72 Financial Director to see if and how that would be possible.

73
74 5. **APPROVAL OF CITY COUNCIL MINUTES FOR MARCH 30, 2021**

75 Approval of minutes tabled due to typo of the date which should be March 23rd.

76
77 MOTION TO ADJOURN Nelson Abbott motioned to adjourn Cory Thompson seconded.

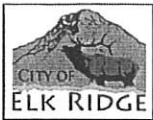
78
79 VOTE: AYE (4)

NAY (0)

APPROVED

Absent-Jared Peterson

80 
81 _____
82 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, April 27, 2021 at 7:00 PM;** which will be preceded by a regular **City Council Work Session at 6:30 PM.** The meetings will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:30 PM WORK SESSION

1. 2021/2022 Tentative Budget

see attachment

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

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

1. Ranked Choice Voting Resolution 21-04-27-1R
2. Nuisance Code
3. 21/22 Tentative Budget
4. Financial Review
5. Approval of City Council Minutes for March 23, 2021
6. Approval of City Council Minutes for April 13, 2021

see attachment

see attachment

see attachment

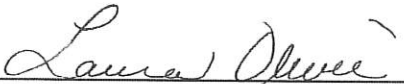
see attachment

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 26th day of April 2021.



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 26th day of April 2021.



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
April 27, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, April 27, 2021, 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 26, 2021.

ROLL CALL

Mayor: Ty Ellis

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

Others: Royce Swensen, *City Recorder*, Laura Oliver, Deputy Recorder, David Jean, *Public Works Director*

Public: Cindi Ellis

OPENING REMARKS- INVITATION

Opening remarks were offered by David Jean

Pledge lead by Jared Peterson

APPROVAL/AGENDA TIME FRAME

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

VOTE: AYE (5) NAY (0) APPROVED

WORK SESSION

1. 2021/2022 TENTATIVE BUDGET

Mayor and Council went over the 2021-2022 tentative budget to see if council was prepared to motion for public hearing.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. RANKED CHOICE VOTING RESOLUTION 21-04-27-1R

CORY THOMPSON MOTIONED TO APPROVE RESOLUTION 21-04-27-1R RANKED CHOICE VOTING FOR 2021 ELECTION NELSON ABBOTT SECONDED

| | | | |
|-----------------|---------|---------|----------|
| VOTE: | AYE (3) | NAY (2) | APPROVED |
| Cory Thompson | AYE | | |
| Tricia Thompson | NAY | | |
| Nelson Abbott | NAY | | |
| Jared Peterson | AYE | | |
| Jim Chase | AYE | | |

2. NUISANCE CODE

Jared Peterson presented a draft of the nuisance code. Most of the revisions make the code easier to read by breaking it out a little more. There are a few other changes bringing it up to date with State code. This is for the council to take home and to read, study and see what other items that need to be updated or changed. The intent is to make it easier for code enforcement and law enforcement to be able to cite certain infractions.

3. 21/22 TENTATIVE BUDGET

JARED PETERSON MOTIONED TO SET THE PUBLIC HEARING FOR THE 2021-2022 TENTATIVE BUDGET FOR JUNE 8, 2021 NELSON ABBOTT SECONDED

VOTE: AYE (5) NAY (0) APPROVED

57
58
59 4. **FINANCIAL REVIEW**

60 There were no concerns or questions.
61

62 5. **APPROVAL OF CITY COUNCIL MINUTES FOR MARCH 23, 2021**

63 Jared Peterson stated that line 39 needed all the amounts to be changed to 1,000's.
64

65 JARED PETERSON MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR MARCH 23,
66 2021 WITH THE CHANGE TO LINE 39 CORRECTING THE AMOUNTS JIM CHASE SECONDED.
67

68 VOTE: AYE (5) NAY (0) APPROVED
69

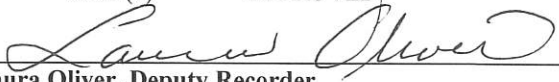
70 6. **APPROVAL OF CITY COUNCIL MINUTES FOR APRIL 13, 2021**

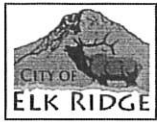
71
72 CORY THOMPSON MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR APRIL 13, 2021
73 WITH THE CORRECTIONS TO LINE 71 NELSON ABBOTT SECONDED
74

75 VOTE: AYE (4) NAY (0) APPROVED Jared Peterson Abstained
76

77 **MOTION TO ADJOURN** Nelson Abbott motioned to adjourn Jared Peterson seconded.
78

79 VOTE: AYE (5) NAY (0) APPROVED
80

81
82 
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, May 11, 2021 at 7:00 PM.** The meeting 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. Lighthouse Heights Subdivision Preliminary Plat Discussion | see attachment |
| 2. 21/22 Tentative Budget | see attachment |
| 3. Nuisance Code see attachment | see attachment |

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 10th day of May 2021.


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 May 2021.


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
May 11, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, May 11, 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 10, 2021.

ROLL CALL

Mayor: Ty Ellis

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

Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*, David Jean, *Public Works Director*

Public: Judy Grantham, Dan Towsey, Jan Hellewell, Maria Hawkins, Terry Bjarnson, Kara Bjarnson, Scot Bell, Denise Partridge, Wendy Scribner, Linda Buytendorp, Rex Tolman, Gary Winterton, Nate Brusik

OPENING REMARKS- INVITATION

Opening remarks were offered by Cory Thompson

Pledge lead by Gary Winterton

APPROVAL/AGENDA TIME FRAME

**NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA AND TIME FRAME JIM CHASE
SECONDED**

VOTE: AYE (5) NAY (0) APPROVED

PUBLIC FORUM

Judy Grantham lives in the 55+ community and her backyard faces the proposed Lighthouse Subdivision. Judy stated she would like a barrier along the upper road in the proposed subdivision; she is concerned about cars sliding off the road and into the home below and is concerned about losing the open space and wildlife.

Dan Towse stated he also lives in 55+ community he is concerned the city does not have a master plan. He was drawn to the area by the wildlife and open space and is concerned about losing these important things. How far back from Hillside Dr. is the development and where is the first home located.

Terry Bjarnson stated he live is the 55+ community and he agrees with everyone before him and is concerned about the roadway and the erosion problems on the hillside.

Scot Bell passed out a handout showing the elevations of the hillside where Lighthouse Subdivision is and is concerned about the natural drainage, concerned about the elevation from one side of the intersection to the other, and the backfill behind Parkside Cove and its stability.

Kent Partridge stated he lives in senior 55+ community and would like some kind of barrier on the elbow of the cul-de-sac and a site obscuring fence with gaps for the deer, and wants to make sure the retention basin is properly engineered he is right below it and is wondering if there is an overflow for it and where is that water going to go.

Rex Tolman stated he is concerned for the impact this development would have on the wildlife and the natural drainage of the area.

Gary Winterton stated that his father started Elk Ridge and he loves the city and watching it grow. His concern is being able to access a piece of land he owns that will be landlocked. He spoke of different easements and is hoping that something can be worked out so that he can continue to be able to access his property.

Nate Brusik stated he is the developer of Lighthouse Subdivision and all the concerns stated are all valid. All of the concerns have been addressed and will continue to be addressed. The drainage off the hillside on Elk Ridge Dr. and Hillside Dr will improve. Nate went through the history of finding the property and talking to the landowners behind the original lots along Elk Ridge Dr. Nate Brusik is putting in place everything needed to protect the existing homes as well as his own development.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. LIGHTHOUSE HEIGHTS SUBDIVISION PRELIMINARY PLAT DISCUSSION

Tricia Thomas stated that she thinks that the concerns are legitimate but also thinks that there is a lot of "I'm here shut the gates". She feels the same way. But if someone owns property and they meet all the expectation and rules, Council does not have the right to tell them "no".

First bullet point for the requested exceptions from the city engineer:

- The proposed project includes a cul-de-sac that is approximately 728 feet in length. Per City Ordinance Section 10-15c-5(B): *Cul-De-Sac Length: The maximum length of a cul-de-sac shall be five hundred feet (500') as measured from the nearest right-of-way line of the adjacent street to the center point of the turnaround with no more than sixteen (16) dwelling units accessing the cul-de-sac. The Planning Commission may grant an exception up to a maximum length of eight hundred feet (800') in single-family dwelling developments where the configuration or topography of the land reasonably limits the ability to provide a second access point to the local street system. The number of dwelling units may not be increased from the maximum of sixteen (16) dwelling units when the increased length exception is granted. The Planning Commission may grant an exception to the maximum number of dwelling units accessing the cul-de-sac in multi-family dwelling developments to a total twenty-four (24) units along the five hundred foot (500') maximum length. In no case shall the Planning Commission grant a combined exception expanding the maximum length and the maximum number of dwelling units.* An exception is necessary for the proposed cul-de-sac length due to the topography limiting the ability to provide a second access point to the local street system. The proposed length falls within the maximum length of 800' in which the Planning Commission has authority to approve the exception.

Discussion ensued on fire hoses being able to access a certain distance and the department is limited on how long a hose can be connected to a hydrant. The fire department will make recommendation accordingly in the TRC. Planning Commission has already approved it but the council has to approve it.

Second bullet point for requested exception from the city engineer

- Currently, generally, City does not allow cuts and fills over 7 feet deep. However, being on a mountain side this can be a challenge and there are areas such as the Haskell Dryland Subdivision and the Houghton parcel where the City has allowed additional cut and fill depth. In the example of the Haskell Dryland Subdivision additional cut and fill was necessary to slope the interior streets toward the east to get drainage out to an area where it would not flood other properties. In the Houghton example there was no way to access the parcel from Loafer Canyon Road without cutting a driveway into the hillside. In both cases there is special attention given to how the cuts and fills are addressed to prevent erosion and settlement due to the action. As an example, with the proposed subdivision, the only possible way to access the interior of the parcel is to bring a street from Elk Ridge Drive. In order to meet the City maximum grade requirements for both intersection and streets the only solution is to cut into the hillside to enter the property. This cut requires the removal of 13 to 14 feet of material. By doing so the proposed street is a gentle slope of 4% for 100 feet into the intersection and a maximum of 8% slope on the remainder of the street. This also has an added benefit that it reduces the height of the exposed face on the Parkside Cove property. A large area in the proposed development has been cut down to create lots that have useful buildable areas. Knowing that this was being proposed the City staff asked the applicant to provide a drawing showing the cut and fill areas on a grid so the extent of the excavation would be clearly understood. The drawing is found on Sheet C5.0. Negative numbers show the depth of cut from the existing ground and positive numbers show the depth of fill from existing ground. The applicant is requesting an exception to the maximum seven-foot cut and fill requirements. This drawing clearly shows one of the challenges with this parcel is that the ground quickly slopes upward from Elk Ridge Drive. By regrading these areas, the abrupt slopes are removed, and the lots will not require cuts and fills and steep driveways to access the dwellings. It is important that the Planning Commission is comfortable with what is being proposed with this consideration. There is no question that the earthwork being proposed is significant and reshapes the site.

Discussion ensued on taking 13 feet off the top of the development. Slopes over 30% cannot be touched and some of the lots won't be able to hold a huge home due to the buildable area. Discussion also ensued on cars backing out onto and main road. A field trip is planned for the next meeting for council to go to the hillside so

that council can see exactly what is being cut off the top and how the hillside will change and the elevations of the hillside and the proposed road.
Discussion ensued on the compaction time of the fill being 6-12 months. Council has concerns with this and would like the development to be done all at once so the once the grading is done and something goes wrong the city isn't left with a big scar. This is something that would go in the development agreement.

Third bullet point for requested exception from the city engineer:

- The final exception request is partly brought on by a request from the City staff. Due to the exposed slope in Parkside Cove and its proximity to Lighthouse Circle the City requested that the sidewalk be constructed at the back of curb thus allowing the traditional park strip width to be an added buffer between the sidewalk and the slope. This will help with safety if a child riding a bike rides off the sidewalk and also will simplify maintenance for the City as the landscaping will not be split between the two sides. The request is to allow the sidewalk to be located along the back of curb which is an exception from the traditional street cross section. If the Planning Commission is in agreement with any of the requested exceptions, please include the recommendation to approve the exceptions in the motion.

Discussion ensued on who would maintain the retention pond and surrounding area behind the sidewalk. Discussion ensued on whether the retention pond is big enough to handle the runoff and how the retentions pond respond. The retention pond, by code, has to handle a 100 year storm for that subdivision and that most runoff goes down Elk Ridge Dr. The lot on the cul-de-sac has a gas line going through the back part of the property which cannot be moved and cannot be built on and perhaps the cul-de-sac should be shortened a bit and lot 12 enlarged.

2. 21/22 TENTATIVE BUDGET

Mayor Ellis stated that tonight they will go through the enterprise funds. The city is not going to increase the water rate at this point but will plan on doing a complete water analysis. The increase may also depend on an SESD increase. Payson is raising rates .79 a month per household. The 2021/22 sewer fund is running negative \$5900. It has been addressed on the expense side of the budget but not on the revenue side. The city needs to raise sewer rates \$2.00 a month per household (tentatively); the city cannot run negative on an enterprise fund. The city charges \$14.25 per can (first can). The second can is \$8.25 this is \$1.25 under what should be charged. The second can is being subsidized by the first can which needs to stop. Recycle can is \$10 a month which needs to be \$11.38 per can. All cans need to go to true cost lower the first can to \$13.95 increase second can to \$9.80 and recycle to \$11.40. Does the council want to raise it once for the next 3-4 years or yearly at actual current costs. The city projects are funded from, sewer, water etc. which come out of these funds. Storm drain needs \$1,500,000 next year. There would have to be an \$8-\$10 increase on storm drain and that's just barely touching what is possibly needed. Storm drain is going to be included in the capital facilities, so the city understands what is really needed. Right now storm drain will not increase until we understand what is needed more clearly.

Discussion ensued on other items that council would like in the budget such as animal mitigation.

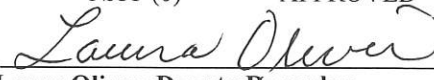
3. NUISANCE CODE

CORY THOMPSON MOTIONED TO TABLE THE NUISANCE CODE FOR THIS EVENING
JARED PETERSON SECONDED

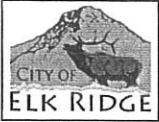
VOTE: AYE (5) NAY (0) APPROVED

MOTION TO ADJOURN Nelson Abbott motioned to adjourn Jared Peterson seconded.

VOTE: AYE (5) NAY (0) APPROVED



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, May 25, 2021 at 7:00 PM.** The meeting will be preceded by a Work Session at 6:00. The meeting will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 PM WORK SESSION

1. Field Trip Lighthouse Subdivision

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. Lighthouse Subdivision see attachment
2. Dan Ford Subdivision Concept Discussion
3. Appointment of Planning Commission Members
4. 21-22 Tentative Budget see attachment
5. Financial Review see attachment
6. Approval of City Council Minutes for April 27, 2021 see attachment

WORK SESSION CONT.

2. Cul-de-sac Frontage: Hillside Residential Zone see attachment
3. General Plan Hillside Residential see attachment
4. Animal Code Discussion
5. Nuisance Code

Closed Session if Necessary
Adjournment

see attachment

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 May 2021.


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 24th day of May 2021.


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
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 underestimate 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 developer 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.

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

116
117 JARED PETERSON MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR APRIL 27,
118 2021 JIM CHASE SECONDED

119
120 VOTE: AYE (5) NAY (0) APPROVED

121
122 MOTION TO ADJOURN NELSON ABBOTT MOTIONED TO ADJOURN THE REGULAR CITY
123 COUNCIL MEETING AND TO GO BACK INTO WORK SESSION CORY THOMPSON SECONDED.

124
125 VOTE: AYE (5) NAY (0) APPROVED

126
127 WORK SESSION CONTINUED

128 2. CUL-DE-SAC FRONTAGE HILLSIDE RESIDENTIAL ZONE

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

131 3. GENERAL PLAN HILLSIDE RESIDENTIAL

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

133 4. ANIMAL CODE DISCUSSION

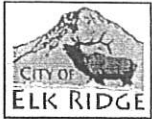
134 Discussion ensued on animal rights.

135 5. NUISANCE CODE

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

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141

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, June 8, 2021 at 7:00 PM. The meeting will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

7:00 PM

PUBLIC HEARING

2021/2022 Tentative Budget

see attachment

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

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

1. Eagle Scout Presentation: Scout Jake
2. Fire Department Recap: Fire Chief Waite
3. Survey Presentation: Ron Gailey
4. Lighthouse Heights Subdivision Preliminary Plat
5. C&L Estates, Accept into the City and Accept into Durability
6. 4 Way Stop Sign Meadow Lark and Christley
7. Watering Restrictions
8. 2021/2022 Tentative Budget Approval
9. Nuisance Code
10. City Council Minutes for May 11, 2021
11. City Council Minutes for May 25, 2021

see attachment

see attachment

see attachment

see attachment

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 4th day of June 2021.


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 7th day of June 2021.


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
June 8, 2021**

TIME AND PLACE OF MEETING

This Public Hearing and regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, June 8, 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*, Deputy Gary Coffey, Seth Waite, *Firechief*

Public: Cindi Ellis, Jeremy Johnson, Paul Crook, Bob Clark, Aaron Ludwig, Reuben Lisonbee, Gary Winterton, Dan Towsey, Sandra Burke, Brian Burke, Brad Turner, Jennifer Yorgensen, Travis Tasker

OPENING REMARKS- INVITATION

Opening remarks were offered by Cory Thompson

Pledge lead by Scout

APPROVAL/AGENDA TIME FRAME

NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA AND TIME FRAME WITH THE ADDITION OF PUBLIC FORUM AND TIME FOR EDUCATIONAL PURPOSES JIM CHASE SECONDED

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

PUBLIC HEARING - 2021/2022 TENTATIVE BUDGET

Mayor Ellis opened the public hearing

There were no comments from the public regarding the 2021/2022 Tentative Budget

Mayor Ellis stated the state statute states there are key things to follow- all public meetings has to be done in front of the public. There is no requirement to have public comment. Residents are always urged and welcomed to discuss their concerns with any city councilmember outside the meeting. There are some exceptions whenever there is a change to the budget the city must hold a public hearing which is published in a paper, and invite the public for comment. Tonight, council has the tentative budget for 2021-2022 budget. All land use issues must have a public hearing which generally goes before the Planning Commission.

There is also a Public Forum which is an open time for the residents to make a comment to the council. This is not a requirement and there are a lot of cities which do not have public forum. This is not a discussion time but residents are allowed to make any comment they feel is needed. The agenda is set by the Mayor and can be left off the agenda at the Mayors choice.

CORY THOMPSON MOTIONED TO CLOSE THE PUBLIC HEARING FOR THE TENTATIVE BUDGET FOR THE 2021-2022 FISCAL YEAR NELSON ABBOTT SECONDED

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

PUBLIC FORUM

Jeremy Johnson stated that his family came to Elk Ridge for the access to public land. He is frustrated that access has been closed off and does not know why; perhaps due to others tearing up the land. This can be addressed but keep the land open to the public. There was a private road, Bennion Creek, that was deemed a public right of way by the Utah Supreme Court due to being open to the public for over 10 years. He would like to council to keep the land open.

Aaron Ludwig appreciates the work the council does on behalf of the city and is concerned over the loss of access to the mountain. His family loves the access to the mountain that Elk Ridge has and he is aware that current access

is through private land. He is respectful of other people's property, but he would like access through it. He is requesting that the city look at all legal opportunities to open access to the mountain.

Reuben Lisonbee stated Elk Ridge is a beautiful place. He was drawn to Elk Ridge because of the access to the mountains. He enjoys the mountains with his family, The views are second to none. It is a spiritual place. There are water pipes and utilities and a road that run up the mountain that the city put in. The tax payers paid for that road and would like to get some usage from the money that resident put into the road and open access to the mountains and take advantage of the views and the peace.

Gary Winterton stated that it is not Lighthouse Subdivision obligation to give me access to his property just only if the city council decides that it needs to be given. The City Council and Planning Commission has the obligation to look at the whole area before any subdivision is approved. He missed an opportunity when the 55+ development was approved. He apologizes that he was not here, that was his bad, but did not realize it at the time. It was his responsibility. He knows the city sent out letters, that is all you can do. He spoke with his attorney, and he believes that the city has an obligation to provide access and whether it's through Lighthouse land. He apologized again. Its is the cities obligation to provide access one way or another. He does not have to go out and buy a lot to get that access.

Dan Towsey lives at 55+ and is concerned about cutting the hilltop above his home and would like more clarification on how that will be done.

Travis Tasker would also like to be able to access the mountains as well.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. EAGLE SCOUT PRESENTATION; JAKE BUNTON

Jake Bunton stated that he lives in Orem but attends scouts here, where his grandmother lives because it is active troop. He would like to put reflectors around the roundabout and the islands leading up to them . He would place yellow reflectors at the medians and 3 feet at the medians ends and 10 feet on the roundabout and the islands Cost for reflectors is approximately \$1.70 each totaling \$600-\$700 plus adhesive which he would like to ask the city to help with costs and the rest would be raised in a fund raiser. This would be done on a Saturday and they would have to close the road. They would need to get requirements from an engineer. Mayor Ellis stated that in order to have it on this year's budget the materials would have to be purchased and in the city's possession before June 30. The labor can be done after June 30th. There is \$500 in this year's budget. The city needs detailed plans and dates to close the road.

JIM CHASE MOTIONED TO APPROVE JAKE BUNTON'S EAGLE SCOUT PROJECT AND DONATE \$500 JARED PETERSON SECONDED

VOTE: AYE (5) NAY (0) Approved

2. FIRE DEPARTMENT RECAP: FIRE CHIEF WAITE

Fire Chief Waite gave a recap of the fire department personnel, calls and equipment. The fire department has a total of 27 personnel 3 EMTs resigned this week. Recruitment is always a struggle. Fire calls went up 21% EMS call were up over 100% 2020. 20% of the calls were from the care center. The fire Department is good shape and has almost everything it needs but it always needs more personnel. The fire truck is fully operational after 20 years. Mayor Ellis asked if the city would ever need 2 trucks. Fire Chief stated that by typing all the trucks that we have the fire department can now respond with the truck that was recently purchased as a 2nd truck. Discussion ensued on volunteer hours and documentation and the rating of the city and what it takes to lower the rating. Rating is every 5 years. There will be fire training in March/April 2022.

3. SURVEY PRESENTATION: RON GAILEY

Ron Gailey went over the results of the city survey held in May.

4. LIGHTHOUSE HEIGHTS SUBDIVISION PRELIMINARY PLAT

Mayor Ellis stated that last meeting the council approved the exception to remove more than the 7% cut that is allowed in code. The other issue was the distance of the cul-de-sac which was handled through Planning Commission. Drainage, cuts and roadways were hashed through last weekend. Tricia Thomas asked about access Gary Winterton's property. Mayor Ellis stated that the city has spoken with it's attorney and this is a civil matter between the developer and Mr. Winterton. Mayor Ellis stated that notice is sent to residents 300 feet of any

development. When Parkside Cove development came in the letters were sent to the residents. That is the opportunity to work with the developer to make sure they have access to their property. It is not the city's responsibility to call the developer and tell them they have to make access for the other property owner. This is a civil matter between landowners. This is not the city's place to negotiate with the landowners, this is strictly a civil matter. Royce Swensen stated that Mr. Winterton met with the city and Shay and the difficulties of developing that property. Jared Peterson pointed out issues he would like dealt with during final- lot 12 buildable area and put on the mylar the restrictions on lot 12, the area between the pond and the road, retaining wall details, bonding on the phases because of the cut on phase 2.

NELSON ABBOTT MOTIONED TO APPROVE THE LIGHTHOUSE HEIGHTS SUBDIVISION PRELIMINARY PLAT JIM CHASE SECONDED

VOTE: AYE (4) NAY (1) Approved

Cory Thompson voted Nay

5. C&L ESTATES, ACCEPT INTO THE CITY AND ACCEPT INTO DURABILITY

JARED PETERSON MOTIONED TO ACCEPT C&L INTO THE CITY AND ACCEPT ENTRANCE INTO DURABILITY TRICIA THOMAS SECONDED.

VOTE: AYE (4) NAY (1) Approved

6. 4 WAY STOP SIGN MEADOW LARK AND CHRISTLEY LANE

Jared Peterson stated that this intersection is hazardous. There are tire marks all over the intersection. There is a tree that is also impeding line of sight of the stop sign, as well as a slight curve in the street. It is unknown if the tree is within the 45 feet of the corner line of sight code. The tree will be measured to find out exactly where it is. The tree needs to be trimmed or removed if it is blocking the stop sign.

JARED PETERSON MOTIONED TO TURN THE INTERSECTION OF MEADOW LARK LANE AND CHRISTLY LANE INTO A FOUR WAY STOP TRICIA THOMAS SECONDED

VOTE: AYE (2) NAY (3) Not Approved

Council will look at this after gathering more information- Field trip next work session.

7. WATERING RESTRICTIONS

Mayor Ellis stated the Governor issued his third executive order. Cory Thompson asked how the wells were running and how often the tanks are checked. David Jean stated they are fine and checked all the time. Mayor Ellis stated the shallow wells are dry, but ElkRidge City does not have a shallow well. The deeper wells – 800 feet deep are fine. Nelson Abbott stated that the city should be on a permanent restriction. Council is concerned about not enforcing mandatory restrictions. Council agrees that water restrictions will remain as a recommendation and will be amended to mandatory restriction if needed.

8. 2021/2022 TENTATIVE BUDGET APPROVAL

Mayor Ellis stated the only difference is the capital facilities plan for storm drain has been changed according to the figures that the city received from Aqua.

NELSON ABBOTT MOTIONED TO APPROVE THE 2021/2022 TENTATIVE BUDGET RESOLUTION 21-06-08-1R SUBJECT TO THE TENTATIVE NUMBERS FOR THE OFFICIAL CERTIFIED TAX RATE JARED PETERSON SECONDED

VOTE: AYE (5) NAY (0) Approved

Jim Chase AYE
Jared Peterson AYE
Nelson Abbott AYE

156 Tricia Thomas AYE
157 Cory Thompson AYE

158 **9. NUISANCE CODE**

159 **JARED PETERSON MOTIONED TO TABLE THE NUISANCE CODE CORY THOMPSON**
160 **SECONDED**

161 VOTE: AYE (5) NAY (0) Approved

162 **10. CITY COUNCIL MINUTES FOR MAY 11, 2021**

163 Jim Chase state that line 96 correct typo and line 123 revise sentence.

164 **JIM CHASE MOTIONED TO APPROVE THE MINUTES FOR MAY 11, 2021 WITH CORRECTION**
165 **TO LINE 96 AND 123 CORY THOMPSON SECONDED**

166 VOTE: AYE (5) NAY (0) Approved

167 **11. CITY COUNCIL MINUTES FOR MAY 25, 2021**

168 Jim Chase stated line 89 correct typo.

169
170 **NELSON ABBOTT MOTIONED APPROVE THE MINUTES FOR MAY 25, 2021 WITH**
171 **CORRECTION TO LINE 89 AS STATED TRICIA THOMAS SECONDED**

172
173 VOTE: AYE (5) NAY (0) APPROVED

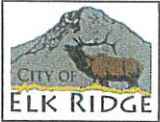
174
175
176 **MOTION TO ADJOURN NELSON ABBOTT MOTIONED TO ADJOURN THE REGULAR CITY COUNCIL**
177 **MEETING TRICIA THOMAS SECONDED**

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179 VOTE: AYE (5) NAY (0) APPROVED

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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 Public Hearing in conjunction regular **City Council Meeting on Tuesday, June 22, 2021 at 7:00 PM preceded by a work session 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

WORK SESSION

1. Field Trip: Meadow Lark and Christley Intersection

7:00 PM

PUBLIC HEARING

2020/2021 Final Amended Budget

see attachment

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

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

1. Resolution: 2020/2021 Final Amended Budget
2. Resolution: Certified Tax Rate
3. Resolution: City Fee Schedule; Garbage and Sewer
4. Water Usage: Public Works Report
5. Food Trucks
6. Amberview Estates Subdivision (Smart Property)
7. Financial Review
8. City Council Minutes for June 22, 2021

see attachment

see attachment

see attachment

see attachment

see attachment

see attachment

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 22nd day of June 2021.


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 22nd day of June 2021.


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
JUNE 22, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, June 22, 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 June 22, 2021.

ROLL CALL

Mayor: Ty Ellis

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

Others: Royce Swensen, *City Recorder*, David Jean, *Public Works Director*, Deputy Gary Coffey,

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 developer 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.

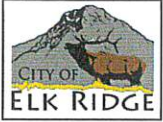
4. ANIMAL CODE DISCUSSION

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



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 13, 2021 at 7:00 PM.** The meeting will be preceded by a Work Session at 6:00. The meeting 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. Surplus Ford 550 and Plow Truck
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 see attachment
3. Proposed Code Amendment 10-9A-12-5 Lot Frontage see attachment
4. Premier Point 4 Preliminary and Final Plat see attachment
5. Food Trucks see attachment
6. Approval of City Council Minutes for June 8, 2021 see attachment

WORK SESSION CONT.

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 9th day of July 2021.


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 9th day of July 2021.


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
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 |
|-------|---------|---------|--------------------------------|

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 to 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 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

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

64
65 Mayor Ellis stated that the city has had concept discussion. A developer will come in and will show a concept to the
66 council to see if they are even in the ballpark before they spend \$50,000- \$75,000 on engineering to do the plan set
67 and then have the council just kill it. The developer did so and the council said it looks fairly well thought through
68 and move forward if they felt like it to take it to the planning commission. The council did not approve anything, in
69 fact tonight would be the very first step of approving anything if they approve anything and if they do anything
70 tonight. Nothing has been approved other than talking at a concept level. As the process of development is gone
71 through there are a lot of issues that are taken into consideration, lot sizes, traffic, water, sewer etc. the list is fairly
72 long to see if the city can move forward on it at all. When the developer came in originally the council told them
73 they would not be allowed to put anything in the canyon. The developer talked about doing smaller lots and were
74 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
75 through and that is where we are right now; the potential to move from R&L20,000 to R1-15,000. Concerning water,
76 when he became mayor he was under the impression that the bigger the lot the less the water. That is the opposite
77 of what happens. I'm going to commit to the council to prove that theory. He has 4 years worth of water data on
78 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
79 is used as density increases. Nothing has been approved and this is the very, very beginning. We have not even seen
80 the preliminary plan, just concept where the city has said no we need a road over here, we have to have a road off
81 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
82 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
83 control it manage it and do it right, work with them and get a good environment. We want a good neighborhood that
84 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,
85 (pointing to Nelson Abbott), screwed up my view and he's a good friend of mine now. We cannot stop people; we
86 have to do it wisely, manage it with water use, traffic etc. Love the comment on the elementary school. Those are
87 all issues we are working on, but the city has not approved anything. We are going to move on but he appreciates
88 the comments

89
90 **REGULAR CITY COUNCIL MEETING AGENDA ITEMS:**

91
92 **1. SURPLUS FORD 550 AND PLOW TRUCK**

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

95
96 **VOTE: AYE (4) NAY (0) APPROVED Absent Jared Peterson**

97
98 **2. ZONE CHANGE PROPOSAL OF PARCELS 30:074:0014, 30:076:0011 AND 30:074:0040 FROM R&L 20,000 TO**
99 **R1-15,000**

100 Mayor Ellis stated that Jared Peterson feeling that he is ok as long as we are not increasing the sewer connection count that
101 what is in the general plan. The General Plan states developable area at this location is 122 units. The developer brought in
102 94 on the concept. Cory Thompson asked why the developer wants to rezone this. Mayor Ellis stated the city took the
103 canyon out of the developed area and the main road was placed at the end of Canyon View. Gordon Reynolds stated that
104 the slopes there are 35% and not buildable anyway. Mayor Ellis stated that if the lots stay at R&L20,000 then he
105 recommends taking out the L (livestock). The mayor wants to see the water difference between the 20,00 and 15,000 lots
106 and 12,000 lots. Tricia Thomas stated the city does not owe the developer anything because they can't build on the ravine
107 and lowering the lot size shouldn't be based on that. Stephanie (from the Developer) stated that the preliminary plat was
108 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
109 the city having to maintain the ravine. Cory Thompson is concerned about the comments of thoughts of the Planning
110 Commission member who spoke earlier and recommends sending it back to Planning Commission to review their decision.
111 Nelson Abbott stated he has several concerns: the general plan is zoned R&L 20,000, all the homes to the north and west
112 bought their lots knowing there would be 20,000 sq ft. lots. There is also the number of sewer connections the city has. The
113 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 RECONCIDER 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 this draft of the proposed code states 1. Food Trucks are not generally permitted in residential neighborhood, and 2. Food Trucks can be permitted to operate in residential neighborhood if the homeowner files a conditional use permit and follows the requirements of that permit. Any commercial 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 without 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

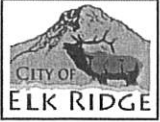
VOTE: AYE (4) NAY (0) APPROVED Absent Jared Peterson

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



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

NOTICE AGENDA

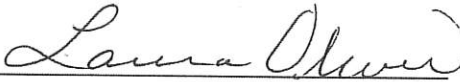
Notice is hereby given that the City Council of Elk Ridge has cancelled the regular City Council Meeting on Tuesday, July 27, 2021 at 7:00 PM. The meeting is normally held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

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

CANCELLED

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 15th day of July 2021.


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 15th day of July 2021.


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.

7/22/21
Posted to ^{the} Public notice website



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, August 10, 2021 at 7:00 PM.** The meeting 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. Zone Change Proposal of Parcels 30:078:0284, 30:078:0290 and 30:078:0207 from Hillside Residential To R1-15,000 (Fairway Dr) see attachment
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) see attachment
3. Camelot Estates Release Durability
4. Budget Amendment Civic Center
5. Approval of City Council Minutes for June 22, 2021 see attachment

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 9th day of August 2021.


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 9th day of August 2021.


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 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 lot 4 which is 4.11 acres 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**
107

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
112

113 **4. BUDGET AMENDMENT CIVIC CENTER**
114

115 Mayor Ellis stated that the city needs a civic center, there just isn't the room needed to meet the needs
116 of the city.

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

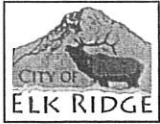
124 NELSON ABBOTT MOTIONED TO APPROVED THE CITY COUNCIL MINUTES FOR JUNE
125 22, 2021 CORY THOMPSON SECONDED
126

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
133
134

135 
136 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 public Hearing in conjunction with the regular **City Council Meeting on Tuesday, August 24, 2021 at 7:00 PM.** The meeting will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

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

PUBLIC HEARING

Budget Amendment for Civic Center Architectural Drawings and Engineering see attachment

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. Budget Amendment for Civic Center Architectural Drawings and Engineering
2. Amblevue Estates Preliminary Plat Discussion see attachment
3. Lighthouse Heights Subdivision Final Plat Discussion see attachment
4. Nuisance Code; Specific Nuisances see attachment
5. Commercial Vehicle Code see attachment
6. Accessory Apartment Code
7. Financials see attachment
8. Approval of City Council Minutes for July 13, 2021 see attachment

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 August 2021.


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 23rd day of August 2021.


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 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**

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

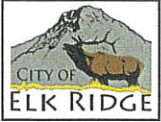
VOTE: AYE (4) NAY (0) APPROVED Abstained- Jared Peterson

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

VOTE: AYE (5) NAY (0) APPROVED



Laura Oliver, Deputy Recorder



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 in conjunction with the regular **City Council Meeting on Tuesday, September 14, 2021, at 7:00 PM.** The meeting will be preceded by dinner for councilmembers. The meeting will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

6:00 PM Dinner for Councilmembers provided by Republic Services

7:00 PM PUBLIC HEARING

1. Nuisance: Specific Nuisance 4-2A-3 see attachment
2. Storage of Commercial Vehicles and Equipment in Residential Zones 10-12-26 see attachment

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:


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

1. Houghton Subdivision Accept in the City and Durability see attachment
2. The Highlands at Elk Ridge Preliminary Plat see attachment
3. Zone Change Proposal of Parcels 30:078:0284, 30:078:0290 and 30:078:0207 from Hillside Residential to R1-15,000 (Fairway Dr) see attachment
4. Nuisance: Specific Nuisance 4-2A-3
5. Storage of Commercial Vehicles and Equipment in Residential Zones 10-12-26
6. Dark Sky Amendment 10-12-43, Clarification see attachment
7. Approval of City Council Minutes for August 10, 2021 see attachment
8. Approval of City Council Minutes for August 24, 2021 see attachment
9. Closed Session if Necessary

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 September 2021.


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 13th day of September 2021.


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
SEPTEMBER 14, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, September 14, 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 September 13, 2021.

ROLL CALL

Mayor: Ty Ellis

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

Others: Royce Swensen, *City Recorder*, Laura Oliver, Deputy Recorder, David Jean, *Public Works Director*

Public: Jennie Elder, Richard Barton, Trent Mehlhoff, Larry Lee, Weston Youd, Clint Ashmead, Cindi Ellis

OPENING REMARKS- INVITATION

Opening remarks were offered by Tricia Thomas

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 Cory Thompson

PUBLIC HEARING

Mayor Ellis opened the public hearing

1. NUISANCE: SPECIFIC NUISANCE 4-2A-3
2. STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT IN RESIDENTIAL ZONES 10-12-26

PUBLIC FORUM

Jenny Elder they would like to state again that the hope the density does not increase at all, but they are in favor of the plan as presented to date.

Richard Barton he has met with a couple city councilmembers and Trent Mehlhoff and they are trying to come up with a solution that works in order to keep Trent from being landlocked

Trent Mehlhoff wanted to again state that he does not want his property landlocked. He has been trying to work something out with Richard Barton.

Weston Youd stated he lives in the canyon next to the city property and he would like to know if there are any plans for the city property next to him and he would be interested in buying it. This property was brought up as possibly selling it when he was on the council, and it was not the appropriate time to purchase it at that time and then the subject was never brought up again.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. HOUGHTON SUBDIVISION ACCEPT IN THE CITY AND DURABILITY

NELSON ABBOTT MOTIONED TO ACCEPT THE HOUGHTON SUBDIVISION INTO THE CITY AND INTO DURABILITY AS RECOMMENDED BY DAVID JEAN JIM CHASE SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent Cory Thompson

JARED PETERSON MOTIONED TO CLOSE THE PUBLIC HEARING NELSON ABBOTT SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent Cory Thompson

2. THE HIGHLANDS AT ELK RIDGE PRELIMINARY PLAT

Mayor Ellis stated Planning Commission would like the culvert to be larger and there are several lots where they have concerns about the slopes. Jared Peterson stated the slopes that hold the road are a concern but these items are all matters that need to be dealt with in final plat. The city already has roads with Highland, all the Highland named roads need to be changed. Page 3 needs to say see C not C3 for future connections. Concerns on drainage, there are a lot of places holding back the road that is not 2/1 which will need engineering. Will there be pressure issues with how the water lines are planned? David Jean stated there could be some issues especially with fire flow. Jared Peterson stated the top of Meadowlark probably needs a temporary blow off right at the dead-end. Jim Chase stated the lots need to meet the minimum frontage on lots 88, 89, 90 etc. and secondary water needs to be removed. Mayor Ellis stated all but the frontages are concerns for the final plat.

JIM CHASE MOTIONED TO APPROVE THE PRELIMINARY PLAT FOR THE HIGHLANDS AT ELK RIDGE CONTINGENT UPON ENSURING THE FRONTAGE ON THE LOTS MEET MINIMUM REQUIREMENTS NELSON ABBOTT SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent Cory Thompson

3. ZONE CHANGE PROPOSAL OF PARCELS 30:078:0284, 30:075:0290 AND 30:078:0207 FROM HILLSIDE RESIDENTIAL TO R1-15,000 (FAIRWAY DR)

JARED PETERSON MOTIONED TO APPROVE THE REZONING OF 30:078:0284, 30:075:0290 AND 30:078:0207 FROM HILLSIDE RESIDENTIAL TO R1-15,000 AND 4.11 LEFT REMAINS HR-1 AS 1 LOT AND CONTINGENT UPON SALE OF PROPERTY JIM CHASE SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent Cory Thompson

4. NUISANCE: SPECIFIC NUISANCE 4-2A-3

JIM CHASE MOTIONED TO APPROVE ORDINANCE 21-7 AMENDING SPECIFIC NUISANCE 4-2A-3 WITH THE ADDITION OF THE WORDS "ON THE STREET" JARED PETERSON SECONDED.

| | | |
|----------------|---------|------------------|
| VOTE | AYE (4) | NAY (0) APPROVED |
| TRICIA THOMAS | AYE | |
| JIM CHASE | AYE | |
| JARED PETERSON | AYE | |

NELSON ABBOTT AYE

Cory Thompson Absent

5. STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT IN RESIDENTIAL ZONES 10-12-26

JARED PETERSON MOTIONED TO APPROVE ORDINANCE 21-8 AMENDING STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT IN RESIDENTIAL ZONES 10-12-26 JIM CHASE SECONDED

VOTE AYE (4) NAY (0) APPROVED

TRICIA THOMAS AYE

JIM CHASE AYE

JARED PETERSON AYE

NELSON ABBOTT AYE

Cory Thompson absent

6. DARK SKY AMENDMENT 10-12-43 CLARIFICATION

TRICIA THOMAS MOTIONED TO APPROVE ORDINANCE 21-9 AMENDING DARK SKY 10-12-43 JIM CHASE SECONDED.

VOTE AYE (4) NAY (0) APPROVED

TRICIA THOMAS AYE

JIM CHASE AYE

JARED PETERSON AYE

NELSON ABBOTT AYE

Cory Thompson absent

7. APPROVAL OF CITY COUNCIL MINUTES FOR AUGUST 10, 2021

TRICIA THOMAS MOTIONED TO APPROVE THE MINUTES FROM AUGUST 10, 2021 WITH THE CLARIFICATION THAT THE PARCELS IN THE REZONE ON FAIRWAY DR WERE FORMERLY CE2 JIM CHASE SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent Cory Thompson

8. APPROVAL OF CITY COUNCIL MINUTES FOR AUGUST 24, 2021

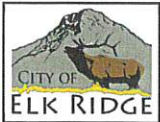
JIM CHASE MOTIONED TO APPROVE THE MINUTES FROM AUGUST 24, 2021 JARED PETERSON SECONDED.

VOTE AYE (4) NAY (0) APPROVED Absent Cory Thompson

MOTION TO ADJOURN: JIM CHASE MOTIONED TO ADJOURN THE REGULAR CITY COUNCIL MEETING TRICIA THOMAS SECONDED.

VOTE: AYE (4) NAY (0) APPROVED Absent Cory Thompson


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 has cancelled the regular **City Council Meeting on Tuesday, September 28, 2021 at 7:00 PM.** The meeting is normally held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

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

CANCELLED

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 September 2021.



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 24th day of September 2021.



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 - 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 be holding a **City Council Meeting on Tuesday, October 12, 2021, at 7:00 PM.** The meeting 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:

- | | |
|--|----------------|
| 1. Audit Presentation Greg Ogden, CPA | see attachment |
| 2. Proposed Resolution 21-10-12-1R Storm Drain | see attachment |
| 3. Ratify Poll Vote- Park Grant | |
| 4. Approval of City Council Minutes for September 14, 2021 | see attachment |

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 October 2021.



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 11th day of October 2021.



Laura Oliver, Deputy Recorder

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**ELK RIDGE
CITY COUNCIL MEETING
OCTOBER 12, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, October 12, 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 October 11, 2021.

ROLL CALL

Mayor: Ty Ellis

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

Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*, David Jean, *Public Works Director*

Public: Larry Lee, Gordon Reynolds, Frankie Reynolds, Liz Moeller, Rob Haddock, Shelly Neria, Leah Neria, Greg Ogden

OPENING REMARKS- INVITATION

Opening remarks were offered by Mayor Ellis

Pledge lead by Jared Peterson

APPROVAL/AGENDA TIME FRAME

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

VOTE: AYE (4) NAY (0) APPROVED Absent Jim Chase

PUBLIC FORUM

Liz Moeller stated she owns the 70 acres up by the water tank. They have an agreement with Elk Ridge City to be able to have access to the water tank. There has been a lot of problems on their property. The public is using the access road and they are having a lot of problems with fire pits, broken glass, there is even a manicured track on their land. They are requesting the city put a fence at the bottom of the access road similar to what is in front of the pump house. They want to be good neighbors, but they need help.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. **AUDIT PRESENTATION GREG OGDEN, CPA**

Greg Ogden, CPA presented the results of the 20/21 audit. There were no findings or issues of noncompliance. The city is in good financial shape. He is impressed that the city is able to not have debt; the city is paying for things as you go instead of bonding in advance and paying them off for 30 years. The city staff does a great and thorough job in their accounting. Mayor Ellis asked how the non-operating revenues, 2-4% income range, is calculated and how does the city make sure that it's not over generating or under generating. Greg Ogden stated the operating income or loss tells the city if it is generating enough revenue in fees to cover the cost of running a department as well as cash reserves for covering repairs and emergencies. Mayor Ellis asked where the audit goes from after Greg's audit. Greg Ogden stated that Curtis Roberts will submit audit to the state auditor office where it will be placed on the state website. Generally, the state won't contact the city unless the same finding comes up 3 years in a row. If those findings are not taken care of then the state starts holding sales tax, property tax etc. until the problem is fixed.

54 2. PROPOSED RESOLUTION 21-10-12-1R STORM DRAIN

55 Mayor Ellis stated the city received funds from the Federal government from the American Rescue
56 Fund. He submitted a matching grant application for storm drain between Powell Road, Canyon View
57 and Park Dr. which will tie into the new development that will give the city foundation for
58 improvements for the future. The ARPA grant match amount could be up to \$475, 000. which is
59 \$300,000 plus the amount \$175,000 the residents will have to pay for their curb and gutter.
60

61 **CORY THOMPSON MOTIONED TO ADOPT RESOLUTION 21-10-12-1R FOR**
62 **AMENDING THE STORM DRAIN ENTERPRISE FUND FOR THE PURPOSE OF**
63 **FUNDING STORM WATER IMPROVEMENTS AND MAINTENANCE JARED**
64 **PETERSON SECONDED**

65
66 VOTE AYE (4) NAY (0) APPROVED Absent Jim Chase
67 Cory Thompson AYE
68 Tricia Thompson AYE
69 Nelson Abbott AYE
70 Jared Peterson AYE
71

72 3. RATIFY POLL VOTE-PARK GRANT

73 Mayor Ellis sent out a poll vote for the county park grant for the amount of \$2,059.50 for the Mount
74 Loafer Picnic area.
75

76 **NELSON ABBOTT MOTIONED TO RATIFY THE POLL VOTE FOR THE 20/21**
77 **MUNICIPAL GRANT APPLICATION IN THE AMMOUNT OF \$2,059.50 TRICIA THOMAS**
78 **SECONDED**

79
80 VOTE AYE (3) NAY (0) ABSTAIN (1) APPROVED Absent Jim Chase
81 Cory Thompson ABSTAIN
82 Tricia Thomas AYE
83 Nelson Abbott AYE
84 Jared Peterson AYE
85 For the record Jim Chase vote AYE
86

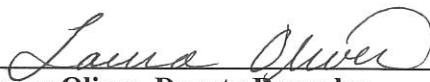
87 4. APPROVAL OF CITY COUNCIL MINUTES FOR SEPTEMBER 12, 2021

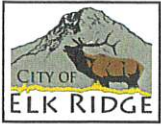
88
89 JARED PETERSON MOTIONED TO APPROVE THE MINUTES FROM SEPTEMBER 12, 2021
90 TRICIA THOMAS SECONDED.

91 VOTE AYE (4) NAY (0) APPROVED Absent Jim Chase
92

93 MOTION TO ADJOURN: NELSON ABBOTT MOTIONED TO ADJOURN THE REGULAR
94 CITY COUNCIL MEETING CORY THOMPSON SECONDED.
95

96 VOTE: AYE (4) NAY (0) APPROVED Absent Jim Chase
97
98
99

100 
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 be holding a **City Council Meeting on Tuesday, October 26, 2021, at 7:00 PM.** The meeting 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:

- | | |
|---|----------------|
| 1. Amblevue Estates Preliminary Plat Decision | see attachment |
| 2. Accessory Apartment Amendment | see attachment |
| 3. Employment Amendment | |
| 4. Fraud Assessment | see attachment |
| 5. Write Offs; Uncollectable Closed Utility Accounts | see attachment |
| 6. Financial Review | see attachment |
| 7. Approve Minutes from City Council Meeting from Oct. 12, 2021 | see attachment |

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 26th day of October 2021.


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 26th day of October 2021.


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.

54
55
56
57 2. ACCESSORY APARTMENT AMENDMENT

58 Mayor Ellis stated this is a draft of the accessory apartment with a few changes. This will go to Planning
59 Commission Nov. 4th for their recommendation. Discussion ensued on existing apartment grandfathered
60 in for 1 parking space and whether the parking behind house frontage needed to be revised and access
61 building setbacks. Council will review the amendment and send feed back for revisions before it is sent
62 to Planning Commission.
63

64 3. EMPLOYMENT AMENDMENT

65 Mayor Ellis stated this is a change in the of mayor duties and powers for careful consideration. The
66 mayor and a majority of the council or the unanimous support of the council is needed to change the
67 powers and duties of the mayor. There are pros and cons to this; review it carefully for next council.
68

69 4. FRAUD ASSESSMENT

70 Mayor Ellis stated that this is a mandated annual report the city is required to do. Elk Ridge has a
71 moderate rating. There are some things that could be improved upon but there are no actions that need
72 to be taken from a state perspective. Most items can easily be approved upon with a written posily. The
73 city has protocol in place, but it needs to be an official written policy. This will be part of the city audit
74 and turned into the state. The council needs to accept the assessment as presented.
75

76 CORY THOMPSON MOTIONED TO ACCEPT THE FRAUD RISK ASSESSMENT FROM THE
77 OFFICE OF THE STATE AUDITOR WITH THE REVISION DATE MARCH 2020 AS
78 PRESENTED JIM CHASE SECONDED
79

80 VOTE: AYE (5) NAY (0) APPROVED
81

82 5. WRITEOFF; UNCOLLECTABLE CLOSED UTILITY ACCOUNTS

83 Mayor Ellis stated these accounts are residents who moved away and did not settle their final bill.
84 They have been in collections for a long time, and they have not been able to collect or in bankruptcy .
85 Some of these accounts go back to 2015 and is a very small list of 11 accounts, and the city has not
86 written off any accounts for at over 7 years. This was recommended by the city accountant Curtis
87 Richards.
88

89 JARED PETERSON MOTIONED TO APPROVE THE WRITE OFF OF THE UNCOLLECTABLE
90 CLOSED UTILITY ACCOUNTS IN THE AMOUNT OF \$3,642.80 PER CURTIS ROBERTS
91 GUIDANCE AS PRESENTED CORY THOMPSON SECONDED

92 VOTE: AYE (5) NAY (0) APPROVED
93

94 6. FINANCIAL REVIEW

95 Mayor Ellis pointed out an error that was from a software glitch. The correct amount is in the register
96 was correct, but it had doubled the July revenue on water sales. This has been rectified with the
97 software company. There were no other questions or concerns.
98

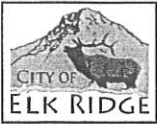
99 7. APPROVE MINUTES FROM CITY COUNCIL MEETING FROM OCT. 12, 2021

100
101 NELSON ABBOTT MOTIONED TO APPROVE THE OCT. 12, 2021, MINUTES AS
102 PRESENTED TRICIA THOMAS SECONDED

103 VOTE: AYE (4) NAY (0) APPROVED Abstain 1-Jim Chase
104
105 MOTION TO ADJOURN: NELSON ABBOTT MOTIONED TO ADJOURN THE REGULAR
106 CITY COUNCIL MEETING CORY THOMPSON SECONDED.
107

108 VOTE: AYE (5) NAY (0) APPROVED
109
110

111 
112 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 Public Hearing in conjunction with the regular **City Council Meeting on Tuesday, November 9, 2021, at 7:00 PM.** The meeting will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

CITY COUNCIL MEETING

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

REGULAR CITY COUNCIL MEETING and PUBLIC HEARING

PUBLIC HEARING: 10-12-5 Accessory Building Regulations, Accessory Building Prohibited as Living Quarters, and 10-12-29 Accessory Apartment see attachment

1. 10-12-5 Accessory Building Regulations, Accessory Building Prohibited as Living Quarters, and 10-12-29 Accessory Apartment
2. Employment Amendment, Ordinance 21-11 see attachment
3. Elk Ridge Property Subdivision see attachment
4. Financial Review see attachment
5. City Council Minutes for October 26, 2021 see attachment

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 8th day of November 2021.



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 November 2021.



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 9, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, November 9, 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, an amended 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 November 18, 2021.

ROLL CALL

Mayor: Ty Ellis

Council Members: Tricia Thomas, Cory Thompson, Jared Peterson, Jim Chase, Absent- Nelson Abbott,
Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*, David Jean, *Public Works Director*,

Public: Larry Lee, Rory McWhorter, Dave Cherrington, Bruce Thorpe, Brett Robbins, Josh Boehler, Scott Moldenhaur, Liz Moldenhaur, Tanya Willis, Jared Turley, Rob Haddock, Annette McWhorter, Natalie, Erdmann, Kendall Call, Sarah Call, Megan Anderson

OPENING REMARKS- INVITATION

Opening remarks were offered by Tricia Thomas
Pledge lead by David Jean

APPROVAL/AGENDA TIME FRAME

JARED PETERSON MOTIONED TO APPROVE THE AGENDA AND TIME FRAME JIM CHASE SECONDED

VOTE: AYE (4) NAY (0) APPROVED Absent- Nelson Abbott

Mayor Ellis opened the Public Hearing for 10-12-5 Accessory Building Regulations, Accessory Building Prohibited as Living Quarters, and 10-12-29 Accessory Apartment

Tanya Willis is concerned that the accessory building/accessory apartment has not been flushed out enough and is concerned about what could slip through. She thinks that the accessory apartments residents can do now is enough and she is aware that the city needs to do this for affordable housing but thinks the city should wait.

PUBLIC FORUM

Rory McWhorter- Concerned with the subdivision going in on Olympic Lane and thinks restrictive covenants need to go in and is concerned about his view. People spent more money to purchase a view lot. He moved here because it is a bedroom community and its quiet, but he didn't know he could not even access the mountains and thinks the city should purchase property so residents can have access.

David Cherrington- Rory stated what his concerns

Bruce Thorpe- He served on Planning Commission a few years ago. The general plan had that area as a park and green space. They were not promised a park but was told there would never be houses there. He wants the area to remain green space and does not feel that a home on the corner of Elk Ridge Dr and Goosenest would be a good place to build.

Brett Robbins- Bruce already stated his concerns as well.

Josh Boehler-Also agrees with what Bruce said and thinks the city should stick with the general plan. He is within 300 feet and didn't get notified.

Tanya Willis-She is concerned about the 24 hour notice and a couple of the items on the agenda tonight were not posted until after 1pm today. The residents need to be informed, that is the law. The General Plan calls for this to be a park and people make monetary decisions based on the city's General Plan. One time

financial influx to do one building makes her concerned about the city's ongoing revenue stream and the upkeep on a new building

Jared Turley would like to know if anyone on the city council has any direct or indirect benefit on the property that has been discussed- rhetorical question. The gentlemen that gave the city property is upset because the intent was to be green space and park. Not sure why the city needs a building, is concerned about people losing their views.

Rob Haddock stated supposedly the city has outgrown this building- the city has 3 office employees, that is hard to justify. The city should follow the master plan it is there to protect us. He is opposed to restricting the duties of the mayor and thinks this is politically motivated.

Annette Mc Whorter stated the city is not being transparent with us and allowing us to understand what is going on. The city does not have the ideals of the community. Does not understand why the city needs a big building in this neighborhood and it should be in the commercial area.

Megan Anderson-seconds what Annette said.

Mayor Ellis thanked all and closed the public forum.

JIM CHASE MOTIONED TO CLOSE THE PUBLIC HEARING TRICIA THOMAS SECONDED

VOTE: AYE (4) NAY (0) APPROVED Absent- Nelson Abbott

Mayor Ellis turned the time over to Planning Commission member Maureen Bushman to fill the council in on the discussion Planning Commission had regarding Longview Meadows.

Maureen Bushman stated that the Planning Commission had concerns on the Canyon View Road layout, retention basin and the frontage on some lots was short. The recommendation was the plan to be revised and to be on the Dec 2 agenda. Accessory building needed clarification on size of the building allowed. A 3-year exception for missions is too defining/specific. Planning Commission would like to have a Town Hall, that is not agenda related, with council member and planning commission member to answer questions, explain processes etc. Tentatively Jan. 20, 2022.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. **10-12-5 ACCESSORY BUILDING REGULATIONS, ACCESSORY BUILDING PROHIBITED AS LIVING QUARTERS, AND 10-12-29 ACCESSORY APARTMENT**

Mayor Ellis made a few changes since the council last saw the amendment. Jim Chase stated that short term rental needs be in the amendment for accessory apartment section as well. Cory Thompson still is concerned about off street parking and not being able to park in the front setback of the home. Discussion ensued on off street parking. Mayor Ellis stated that he does have concerns if this will change the complexity of the city. Planning Commission had concerns about the size of the accessory building and if there is anything in the code already that deals with that? What is to stop someone from building a whole 2nd house. Cory Thompson will work on the wording for off street parking.

2. **EMPLOYMENT AMENDMENT, ORDINANCE 21-11**

Mayor Ellis tabled this amendment indefinitely. If council wants this to move forward to come and talk to him.

3. **ELK RIDGE PROPERTY SUBDIVISION**

Mayor Ellis stated this is just notice to council that he intends to file application for subdivision. The city must follow the development process just like everyone else. It will go through public hearing etc.

4. **FINANCIAL REVIEW**

There were no comments or concerns.


104
105 5. CITY COUNCIL MINUTES FOR OCTOBER 26, 2021
106

107 CORY THOMPSON MOTIONED TO APPROVE THE MINUTES FOR OCTOBER 26, 2021, JIM
108 CHASE SECONDED.

109
110 VOTE: AYE (4) NAY (0) APPROVED Absent- Nelson Abbott
111

112 MOTION TO ADJOURN: JIM CHASE MOTIONED TO ADJOURN THE REGULAR CITY
113 COUNCIL MEETING JARED PETERSON SECONDED.

114 VOTE: AYE (4) NAY (0) APPROVED Absent- Nelson Abbott
115
116

117
118 
119 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 16, 2021, 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 2021 Municipal Election Results

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 16th day of November 2021.


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 16th day of November 2021.


Laura Oliver, Deputy Recorder

**ELK RIDGE
CITY COUNCIL MEETING
NOVEMBER 16, 2021**

TIME AND PLACE OF MEETING

This special meeting of the Elk Ridge City Council was scheduled for **Tuesday, November 16, 2021, 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 this Meeting, was provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on November 16, 2021.

ROLL CALL

Mayor: Ty Ellis

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

Others: Royce Swensen, *City Recorder*

Public: Tanya Willis, Joseph Willis, Christy Haddock, Rob Haddock

SPECIAL CITY COUNCIL MEETING AGENDA ITEM:

1. Canvass and Certify 2021 Municipal Election Results

Official Results

Mayor

Robert Haddock 728 votes 57.2 %

Gordon Reynold 545 votes 42.8%

George Potter eliminated

City Council

Tanya Willis 684 votes 55.93%

Jared Peterson 539 votes 44.07%

NELSON ABBOTT MOTIONED TO PASS RESOLUTION # 21-11-16-1R ACCEPTING AND CERTIFYING THE NOVEMBER 2, 2021 ELECTION RESULTS AS PROVIDED BY THE UTAH COUNTY CLERK AUDITORS, ELECTION DIVISION JIM CHASE SECONDED

| VOTE | AYE (3) | NAY (0) | APPROVED |
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| Cory Thompson | AYE | | |
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| Nelson Abbott | AYE | | |
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|-----------|-----|--|--|
| Jim Chase | AYE | | |
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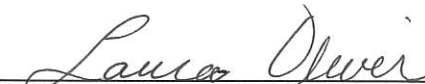
| | | | |
|----------------|--------|--|--|
| Jared Peterson | Absent | | |
|----------------|--------|--|--|

| | | | |
|-----------------|--------|--|--|
| Tricia Thompson | Absent | | |
|-----------------|--------|--|--|

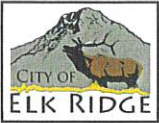
MOTION TO ADJOURN: NELSON ABBOTT MOTIONED TO ADJOURN THE SPECIAL CITY COUNCIL MEETING CORY THOMPSON SECONDED.

| VOTE: | AYE (3) | NAY (0) | APPROVED |
|-------|---------|---------|----------|
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| | | | |
|--|--|--|--|
| Absent Jared Peterson, Tricia Thompson | | | |
|--|--|--|--|



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 of AGENDA

Notice is hereby given that the City Council of Elk Ridge will be holding a **City Council Meeting on Tuesday, December 14, 2021, at 7:00 PM.** The meeting will be held at the Elk Ridge City Hall, 80 E. Park Drive, Elk Ridge, Utah.

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

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

1. Voter Participation Area, School Board Boundaries Resolution 12-12-14-1R see attachment
2. Proposed Zoning Amendment of Parcels 30:075:0122 and 30:075:0107
From R&L 20,000 to R-1-20,000 see attachment
3. Accessory Building, Accessory Apartment Proposed Amendment see attachment
4. Longview Meadows Estates Subdivision Preliminary Plat see attachment
5. South County Road Naming Discussion see attachment
6. Financial Review see attachment
7. Approval of City Council Minutes from Nov. 9, 2021 see attachment
8. Approval of City Council Minutes from Nov. 16, 2021 see attachment
9. Mayor Ellis

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 December 2021.



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 December 2021.



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 14, 2021**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, December 14, 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 December 13, 2021.

ROLL CALL

Mayor: Ty Ellis

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

Others: Royce Swensen, *City Recorder*, Laura Oliver, Deputy Recorder, David Jean, *Public Works Director*

Public: Larry Lee, Joe Wilkins, Michael Langton, Benjamin Merrill, Hank Goodnow, Collin Brinkerhoff, Mari Paxton, Tom Pierce, Tanya Willis, Hailey Wilkerson, Trevor Freeman, Millie Taylor, Elaine Auman, Alex Hill, Karston Crawford, Riley Perkins,

OPENING REMARKS- INVITATION

Opening remarks were offered by Royce Swensen

Pledge lead by Tricia Thomas

APPROVAL/AGENDA TIME FRAME

JARED PETERSON MOTIONED TO APPROVE THE AGENDA AND TIME FRAME WITH THE SWITCHING OF ITEMS 3 AND 4 TO DISCUSS BOTH ASPECTS OF THIS PROPERTY TOGETHER NELSON ABBOTT SECONDED

VOTE: AYE (3) NAY (0) APPROVED
Absent Cory Thompson, Jim Chase

PUBLIC FORUM

Tanya Willis stated her research showed that Elk Ridge is exempt from the moderate-income housing because the city's population is under 5000 because it is determined by population at the date the bill was enacted. The city needs to work on this but feels that the allowing accessory apartment in an accessory building is opening a pandora's box.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. VOTER PARTICIPATION AREA, SCHOOL BOARD BOUNDARIES RESOLUTION 12-12-14-1R

Mayor Ellis stated that the state was delayed in approving the voter boundary changes but requested that the cities approve the resolution for the current voter boundary with the understanding that new boundaries are being created.

JARED PETERSON MOTIONED TO APPROVE RESOLUTION 21-12-14-1R VOTER PARTICIPATION AREA, SCHOOL BOARD BOUNDARIES WITH THE CURRENT BOUNDARIES NELSON ABBOTT SECONDED

VOTE AYE (3) NAY (0) APPROVED Absent Cory Thompson, Jim Chase

Nelson Abbott AYE
Tricia Thomas AYE
Jared Peterson AYE

2. PROPOSED ZONING AMENDMENT OF PARCELS 30:075:0122 AND 30:075:0107 FROM R&L 20,000 TO R-1-20,000

Maureen Bushman - Planning Commission briefed the council on the discussion on the rezoning of Longview Meadows the commission thought this made perfect sense to remove the animal rights from this size lot in this area.

Mayor Ellis stated that the rezoning of this property is only taking the animal rights out, the size of the lots stays at 20,000. Discussion ensued that it makes sense to remove animal rights such as horses from this size lot.

**TRICIA THOMAS MOTIONED TO APPROVE THE REZONING OF PARCELS 30:075:0122 AND 30:075:0107 FROM R&L 20,000 TO R-1-20,000
JARED PETERSON SECONDED**

VOTE AYE (3) NAY (0) APPROVED Absent Cory Thompson, Jim Chase

Nelson Abbott AYE
Tricia Thomas AYE
Jared Peterson AYE

3. LONGVIEW MEADOWS ESTATES SUBDIVISION PRELIMINARY PLAT

Mayor Ellis stated this is the preliminary plat for Longview Meadows Estates. Discussion ensued on all the frontages of the lots which are now to code and the intersection at Canyon View and Sunset had been improved as well as the turnaround area for plows and emergency services on Sunset. Nelson Abbott stated that Sunset was originally named differently than Canyon View because it was intended to be cut off from Canyon View.

JARED PETERSON MOTIONED TO APPROVE THE LONGVIEW MEADOWS ESTATES PRELIMINARY PLAT TRICIA THOMAS SECONDED

VOTE AYE (3) NAY (0) APPROVED Absent Cory Thompson, Jim Chase

Nelson Abbott AYE
Tricia Thomas AYE
Jared Peterson AYE

4. ACCESSORY BUILDING, ACCESSORY APARTMENT PROPOSED AMENDMENT

Discussion ensued on the change in the off-street parking for the accessory apartment to being allowed in the driveway in front of the house. Jared Peterson would like the city to check into the moderate-income housing bill and clarify if the city is exempt or not.

**NELSON ABBOTT MOTIONED TO APPROVE ORDINANCE 21-11 10-15-5:
ACCESSORY BUILDING REGULATIONS, 10-12-6: ACCESSORY BUILDING
PROHIBITED AS LIVING QUARTERS: 10-12-29: ACCESSORY APARTMENTS:
WITH THE EXCEPTION OF ALLOWING THE USE OF THE DRIVEWAY FOR
OFF STREET PARKING FOR THE ACCESSORY APARTMENT LOCATED**

102 **WITHIN THE FRONT SETBACK TRICIA THOMAS SECONDED**

103
104 VOTE AYE (3) NAY (0) APPROVED Absent Cory Thompson, Jim Chase

105
106 Nelson Abbott AYE
107 Tricia Thomas AYE
108 Jared Peterson AYE
109

110
111 5. SOUTH COUNTY ROAD NAMING DISCUSSION

112 The county met with city leaders and discussed the names of the new roads and future
113 roads and had asked that council give their opinions. The council was fine with the
114 names county had chosen for the various roads around the county.
115

116 6. FINANCIAL REVIEW

117 There were no concerns
118

119 7. APPROVAL OF CITY COUNCIL MINUTES FROM NOV. 9, 2021

120
121 **JARED PETERSON MOTIONED TO APPROVE THE MINUTES FOR**
122 **NOVEMBER 9, 2021, TRICIA THOMAS**

123 VOTE AYE (3) NAY (0) APPROVED Absent Cory Thompson, Jim Chase
124

125 8. APPROVAL OF CITY COUNCIL MINUTES FROM NOV. 16, 2021

126 Tabled there was only 1 council member present which was at the meeting on Nov. 16, 2021,
127 meeting.
128

129 9. Mayor Ellis gave his thanks and his gratitude to all those who supported him and the city.
130

131 MOTION TO ADJOURN: NELSON ABBOTT MOTIONED TO ADJOURN THE REGULAR
132 CITY COUNCIL MEETING TRICIA THOMAS SECONDED
133

134 VOTE AYE (3) NAY (0) APPROVED Absent Cory Thompson, Jim Chase
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136 
137 Laura Oliver
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