

**ELK RIDGE
CITY COUNCIL MEETING
February 8, 2022**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, February 8, 2022, 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 February 7, 2022.

ROLL CALL

Mayor: Robert Haddock

Council Members: Nelson Abbott, Tricia Thomas, Jared Peterson, Tanya Willis, Late, Cory Thompson,

Others: Royce Swensen, *City Recorder*, Deputy Recorder, Laura Oliver Deputy Recorder, Deputy Coffey

Public: Richard Barton, Larry Lee, Christy Haddock, Brent Ashworth

OPENING REMARKS– INVITATION

Opening remarks were offered by Richard Barton

Pledge lead by Tricia Thomas

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 FORUM

Brent Ashworth the landowner of Salem Hills Plat M Amended Plat, stated this is an amendment to the original plat. Lot 2 has been removed and is now only lot 1.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. APPOINTMENT OF PLANNING COMMISSION MEMBER RON HILL TO PLANNING COMMISSION.

JARED PETERSON MOTIONED TO APPOINT RON HILL AS A PLANNING COMMISSION ALTERNATE NELSON ABBOTT SECONDED

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

2. SALEM HILLS SUBDIVISION PLAT M AMENDED PRELIM AND FINAL PLAT

Mayor Haddock stated that the frontage is short of the current code. Council stated in 2019 if this was put through the subdivision process council would make the exception for the frontage and that a Geotech will need to be done at building. Water as already been brought into the city.

JARED PETERSON MOTIONED TO APPROVE SALEM HILLS PLAT M AMENDED SUBDIVISION PRELIMINARY AND FINAL APPROVAL WITH THE EXCEPTION THE GEOTECH WILL BE DONE THROUGH THE BUILDING PERMIT AND THE CAVEAT THAT THE CURB AND GUTTER WILL BE PAID IN LIEU OF AND THAT THERE IS A SIGNED PERFORMANCE AGREEMENT AND THE ASSOCIATED FEES ARE PAID, AND THERE IS AN APPROVED EXCAVATION PERMIT AND SWIPP PLAN NELSON ABBOTT SECONDED

VOTE: AYE (4)

NAY (0) APPROVED

Absent Cory Thompson

3. BARTON SUBDIVISION PRELIMINARY PLAT

Mayor Haddock stated this is a preliminary plat. Shay Stark City Planner stated there is a natural drainage area through here. The existing home on the corner did not preserve the drainage on their property. The basin showing will be a little smaller but a little bit deeper. The lots around the cul-de-sac were rezoned R-15,000, the larger lot is HR1 and maintains the 4.1 acres. Tanya Willis stated that she does not see the sensitive area plan for this area and that it was needed to be approved at preliminary. Shay Stark brought the sensitive area up on the screen. Discussion ensued on the sensitive and non-buildable areas of the property that need to be marked on the plat.

Cory Thompson came in 7:40

Discussion ensued on fencing across drainage areas and animal migration areas and is this something that needs to be changed. Jared Peterson state that for the purposes of tonight, the street designation the frontage, the property lines are all fine.

JARED PETERSON MOTIONED TO APPROVE BARTON SUBDIVISION PRELIMINARY PLAT CORY THOMPSON SECONDED

VOTE: AYE (5) NAY (0) APPROVED

4. WASTEWATER TREATMENT PLANT UPGRADE

Discussion ensued on the power point provided by Payson City regarding the sewer plant and upcoming rate increase depending on how the plant is bonded. The power point will put on the city website for residence.

5. UPDATE GENERAL PLAN DISCUSSION

Shay Stark went through the CE3 zone which was created in 2018 when the General Plan was updated and approved. The code was never finished. Shay went through the history of the zone which started at, we believe, CE 1 and was changed to HR1 and the specifics that were approved with the General Plan under CE3 zone, which Nelson Abbott confirmed. Shay went through the topography of the south side of Elk Ridge where the CE3 zone is located. Shay went through slopes, grades, animal rights, lot sizes, density, buildable areas and the General Plan, wells, water, and booster tanks. Shay Stark went through the clustering concept that was approved is the General Plan of 1/2 to 1 acre lots that creating open space on the non-buildable areas that could be deeded to the city, put in a conservation easement trust. Grazing and or livestock rights would only remain on the larger 4 acre lots and would not be allowed the 1/2 lots. Discussion ensued on the smaller lots maintaining animal rights. Discussion ensued on the amount of snow falls in the south end of the city and development bringing in the fire truck and the water tank that would be needed. Shay Stark stated that is a brief history on the CE3 and the General Plan and all that needs to be done is the code written for the CE3. Tanya Willis will draft the CE3 code.

6. NUISANCE CODE DISCUSSION

Jared Peterson made a flow chart showing what happens when there is a complaint. Office will send it to the attorney for comment/changes.

7. RESOLUTION 22-02-08-1R, INVESTMENT POLICY

Mayor Haddock stated the code needs to have an Investment Policy. Tanya Willis stated that this is drafted according to the city accountant Curtis Roberts recommendations. Cory Thompson stated that

the treasurer may need a form stating she took delivery of investments or may want to take out paragraph 2.2.

NELSON ABBOTT MOTION TO APPROVE RESOLUTION 22-02-08-1R INVESTMENT POLICY REMOVING PARAGRAPH 2.2 JARED PETERSON SECONDED.

VOTE:	AYE (5)	NAY (0)	APPROVED
Nelson Abbott	AYE		
Jared Peterson	AYE		
Tricia Thomas	AYE		
Cory Thompson	AYE		
Tanya Willis	AYE		

8. CITY COUNCIL MINUTES FROM JANUARY 25, 2022

JARED PETERSON MOTIONED TO APPROVE CITY COUNCIL MINUTES FOR JANUARY 25, 2022, WITH THE CORRECTION ON LINE 22-23 NELSON ABBOTT SECONDED

VOTE:	AYE (5)	NAY (0)	APPROVED
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MOTION TO ADJOURN: NELSON ABBOTT MOTIONED TO ADJOURN THE REGULAR CITY COUNCIL MEETING TRICIA THOMAS SECONDED

VOTE	AYE (5)	NAY	(0)	APPROVED
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Laura Oliver