

**ELK RIDGE
CITY COUNCIL MEETING
February 22, 2022**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, February 22, 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 22, 2022.

WORK SESSION

Councilmembers were invited to Woodland Hills work session to discuss a proposed Kelly's annexation that is located on Loafer Canyon Dr which is in Elk Ridge City. All lots are going to be on Woodland hills utilities and will be accessed through a road in Woodland Hills and not Loafer Canyon Road. Robert Nelson stated that one property faces Elk Ridge on Loafer Canyon 2nd lot from the corner which doesn't actually come up to the Woodland Hills cul-de-sac. Mayor Winder said this is a wrinkle and was under the impression that all properties would be accessed through Woodland Hills and use Woodland Hills utilities. This would impact the sewer. Nelson Abbott stated that Elk Ridge sewer line does not run down that far and it would be taking a sewer connection away from the city for a property not in the city. Nelson Abbott stated that the cities need to have a boundary agreement in regard to the properties along Loafer Canyon so there isn't any question when issues like this come up. Woodland Hills will start drafting an agreement.

ROLL CALL

Mayor: Robert Haddock

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

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

Public: Hank Goodnow, David Ruff, Thomas Braithwaite, Larry Lee, John Money, Rob Clark, Sam Francis, Gary Francis, David Clark, Karl Shuler, Justin Haskell, Robert Strang, Jim Chase, Russ Adamson

OPENING REMARKS- INVITATION

Opening remarks were offered by Hank Goodnow

Pledge lead by Nelson Abbott

APPROVAL/AGENDA TIME FRAME

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

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

PUBLIC FORUM

Thomas Braithwaite stated he would like to speak with someone concerning the water drainage from Meadow Lark properties to Wolverine Creek properties. Councilmember Peterson said to give him a call.

Karl Shuler stated the CE 3 code is a great asset to the community if it is developed properly but will need cooperation with the city planner, city council, developers, and landowners. The code states it is supposed to preserve the natural habitat, but the natural habitat has been overgrown with scrub oak and maple which isn't good for the wildlife. If trees have to be replaced do they have to replace scrub oak and at what cost? How can we bring back more of the better natural vegetation? Who is the city staff that is referred to, the office people? I would think an engineer, planning commission, city engineer etc. would be more appropriate. This is also pertaining to who is going to decide what

dedicated land is. How is the open space dedicated and what is the clustering? Councilmember Willis stated the city staff is the city planner, engineer and the clustering overlay is still being written.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. **DRYLAND SUBDIVISION ENTER INTO DURABILITY AND ACCEPT INTO THE CITY**

NELSON ABBOTT MOTIONED TO ACCEPT DRYLAND SUBDIVISION JARED PETERSON SECONDED.

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

2. **REPRESENTATIVE DOUG WELTON (was delayed)**

Representative Doug Welton gave a report and answered questions on the bills that have been discussed during the 2022 legislative session.

3. **CE 3 ZONE DISCUSSION**

Councilmember Willis stated that this is a very rough draft of the CE 3 code. It is based on the HR 1 zone with the elements from the general plan on protecting the environment. Revegetation would be handled under the landscaping bond. The landscaping bond is for all other zones is 3 years; would this area need to be a shorter period to get the landscaping completed? Discussion ensued on the landscaping bond only being from boundary line to the back of the house and what kind of erosion there would be and should the back be covered by a revegetation code. Discussion ensued on grazing rights and livestock rights and why shouldn't lots in this zone not follow the current animal code and should steep slopes not be allowed to have animals grazing on them. Discussion ensued on fencing across drainage areas or animal migration areas and is it necessary to include the migration trails and how much of all of this is even really an issue, a field trip is needed. Discussion ensued on how would open space be dedicated and treated. Discussion ensued on size of lots, the cluster overlay, density and topography of the land. All discussions were general and just to get a sense of where councilmembers were with the direction of the draft.

4. **STOP WORK ORDER ORDINANCE DISCUSSION**

Mayor Haddock stated there is nothing in the code that allows the city to stop work on a project that is unpermitted. Discussion ensued on making it less wordy / simpler. Royce Swensen will send it to the city attorney for his recommendation on the language of the code.

5. **FINANCIAL REVIEW**

Mayor Haddock sat down with Curtis Roberts, City Accountant who went over everything with account and was put at ease with the workings of the accounts.

There were no concerns with the financials.

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

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

Laura Oliver