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

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TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, March 8, 2022, at 7:00 PM** and preceded by a work session 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 March 7, 2022.

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WORK SESSION

OPENING REMARKS– INVITATION

Opening remarks were offered by Karl Shuler
Pledge lead by Mayor Haddock

1. TRAILS DISCUSSION

Councilmember Thomas stated that Payson City is working on a grant for the Forebay Area and Elk Ridge area. This is a very, very preliminary discussion, and the trails can and will change as development comes in but the city needs to give Payson a trails map discussions for the grant. In order to get funding, the trails cannot allow motorized vehicles. Discussion ensued with residence on placement of the trails. The committee will meet again next week.

2. CE 3 DISCUSSION

Larry Lee Planning Commission Member reported that the commission found a lot of interest in preserving the mountain. There was an emphasis on referencing other parts of the code to cut down the size of the code it's too large and hard to get through. Planning Commission would like to consult with professionals on roads, wildlife etc. before making any final decisions. Discussion ensued on how to protect the area without making the code too restrictive. Councilmember Willis went through the clustering option. Smaller lots on cul de sacs helps preserve open space and creates less roads and infrastructure. Open space can be donated to the city go into a trust or remain private.

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ROLL CALL

Mayor: Robert Haddock
Council Members: Tricia Thomas, Jared Peterson, Cory Thompson, Tanya Willis, Absent Nelson Abbott
Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*, Deputy Coffey
Public: Larry Lee, Matt Calum, Karl Shuler, Melanie Paxton, Michael Hill, Jim Chase, Robert Strang

APPROVAL/AGENDA TIME FRAME

53 CORY THOMPSON MOTIONED TO APPROVE THE AGENDA AND TIME FRAME
54 TRICIA THOMAS SECONDED
55

56 VOTE: AYE (4) NAY (0) APPROVED Absent Nelson Abbott
57

58 PUBLIC FORUM

59 Mike Hill stated he has been a Firefighter for 32 years and is most concerned about ingress and egress
60 of the city and now the city wants to put more homes up on the mountain and we can barely meet the
61 city needs requirements for EMS and fire. The city is currently calling other cities to do our
62 ambulance transports and now the city wants to add 400 more homes up on the hill. Now you want to
63 add more fire protection when we have to call another city to do co2 detector clearing of a house and
64 then our snow removal not the best. How are we going to meet the demands of the current population
65 before building more houses. Thank you
66

67 REGULAR CITY COUNCIL MEETING AGENDA ITEMS:
68

69 1. HIGHLANDS AT ELK RIDGE SUBDIVISION

70 Mayor Haddock stated the Highlands at Elk Ridge is nearing the 180 days for the final approval.
71 The city has not received all the revisions it has requested and it is possible that the final will
72 have to be denied. The city has to deny or approve otherwise it is automatically approved per
73 state code. The city has notified them and is sending out certified mail as well.
74

75 2. MUNICIPAL WASTEWATER REPORT
76

77 JARED PETERSON MOTIONED THAT THE COUNCIL HAS REVIEWED THE
78 MUNICIPAL WASTEWATER REPORT FOR THE YEAR ENDING 2021 TANYA WILLIS
79 SECONDED.

80 VOTE: AYE (4) NAY (0) APPROVED Absent Nelson Abbott
81

82 3. STOP WORK ORDER ORDINANCE 9-1-5

83 Mayor Haddock stated the ordinance has been requested by Public Works and before you tonight
84 is the city attorney's recommendation. Councilmember Peterson stated there isn't any way for
85 the potential violator to appeal it. This is still up to the discretion of who is deciding whether it is
86 a violation because the code says "anything". Discussion ensued on what is the remedy and
87 possible examples and how exactly would this work and what avenue does the city have to stop
88 work on unpermitted, unsafe work. Cory Thompson stated other city codes have appeal clauses
89 that add more days to the work stoppage because the appeals process can take 14 days (example)
90 and all work has to stop until the matter is resolved.
91

92 TRICIA PETERSON MOTIONED TO APPROVE ORDINANCE 22-02 STOP WORK 9-1-5
93 WITH THE FOLLOWING CHANGES JARED PETERSON SECONDED
94

- 95 1. PARAGRAPH 1 -CHANGE CITY TO MAYOR,
96 2. 9-1-6 CHAMGE CITY TO MAYOR
97 3. 9-1-7 PENALTIES CHANGE SHALL TO MAY
98

99 VOTE AYE (4) NAY (0) APPROVED Absent Nelson Abbott

100 Cory Thompson AYE
101 Jared Peterson AYE
102 Tanya Willis AYE
103 Tricia Thomas AYE

104 FENCE CODE 10-12-13 ORDINANCE AMENDMENT

105 Mayor Haddock stated this is to bring city code in line with state code with any fence over 7 feet
106 has to have a permit. Jared Peterson wondered if a batting cage and tennis court are considered
107 an enclosure is the same as a fence?

108
109 JARED PETERSON MOTIONED TO APPROVE THE AMENDMENT 22-01 FENCE CODE
110 10-12-13 WITH THE FOLLOWING CHANGES SECTION H IN THE DESCRIPTION TO
111 ERRECTED GREATER THAN 7' INSTEAD OF 8" AND ADD BULLET POINT 6
112 STATING ANYTHING OVER 7 FEET REQUIRES A PERMIT TANYA WILLIS
113 SECONDED

114
115 VOTE AYE (4) NAY (0) APPROVED Absent Nelson Abbott
116 Cory Thompson AYE
117 Jared Peterson AYE
118 Tanya Willis AYE
119 Tricia Thomas AYE

120
121 4. CITY COUNCIL MINUTES FROM FEBRUARY 22, 2022

122
123 MOTION TO ADJOURN: NELSON ABBOTT MOTIONED TO ADJOURN THE REGULAR
124 CITY COUNCIL MEETING TRICIA THOMAS SECONDED

125
126 VOTE AYE (4) NAY (0) APPROVED Absent Nelson Abbott

127
128 JARED PETERSON MOTIONED TO ADJOURN AND GO BACK INTO WORK SESSION
129 CORY THOMPSON SECONDED

130
131 VOTE AYE (4) NAY (0) APPROVED Absent Nelson Abbott

132
133 WORK SESSION CONTINUED

134
135 Councilmember Thompson stated conservation easements are a tax write off and can be left as private
136 land and is maintained by the conservation.

137 Councilmember Willis stated that city's give density bonus varies from; Provo 25%- Salt Lake up to
138 25% Sanpete 100% Elk Ridge has 400% bonus if you cluster and feels that 400% is out of line. Mayor
139 stated should not get bonus for unbuildable area. Councilmember Willis read from the General Plan
140 "Maximum density in CE3 in a cluster overlay shall be no greater 1 dwelling per 1 acre of the
141 predeveloped parcel size. The density of the sight is constrained by the available buildable area.

142 Mayor Haddock stated the roads were considered non-buildable area. Councilmember Thompson stated
143 that the developer is likely to ask for smaller lots to make up for the non-buildable area.

144 Councilmember Willis stated that the connector road is not going to happen in the foreseeable future so
145 development will want to connect a road not designed to be a collector road. Discussion ensued on the
146 grade of the area. Councilmember Peterson stated that the city should not give any density bonus but to
147 set a minimum lot size and trade trails for sidewalks. The economics, non-buildable area, sewer
148 connections will limit the amount of homes. If you buy 20 acres and only 3 houses will fit then that
149 perhaps wasn't the best purchase. Discussion ensued on how much unbuildable land is there and
150 getting a better map of the non-buildable area. Discussion circled back to ingress and egress and the
151 steep grades of roads available to attached to.

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Laura Oliver, Deputy Recorder