

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

TIME AND PLACE OF MEETING

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

OPENING REMARKS– INVITATION

Opening remarks were offered by Liz Moeller
Pledge lead by Tanya Willis

ROLL CALL

Mayor: Robert Haddock
Council Members: Tricia Thomas, Jared Peterson, Tanya Willis, Nelson Abbott Absent - Cory Thompson
Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*, Deputy Monsen
Public: Larry Lee, Daniel Gonzalas, Rebecca Gorley, Tim Hereth, Karl Shuler, Clint Ashmead, Liz Moeller, Scott Moeller, Sean Roylance, Dave Clark

APPROVAL/AGENDA TIME FRAME

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

PUBLIC FORUM

Karl Shuler read from a prepared statement the goals of property owners in the CE3 area regarding road grades, safe, esthetically pleasing, and environmentally sensitive residential area that satisfies multiple goals and will satisfy the General Plan. He went through several different cities and their allowed slopes and is concerned that Elk Ridge is too restrictive and that 8 % slopes will not work with many developers. He stated several areas in the city that have roads that are over 10 %. The current code is too restrictive and will make it impossible to develop.

Shawn Eliot stated he agrees with everything that Karl said.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. MAG REPRESENTATIVE: REGIONAL HIGHWAY SYSTEM

Tim Hereth with MAG and Daniel Gonzales and Rebecca Gorley (BYU students) presented an educational slide show on the regional highway and dealing with future growth and congestion.

2. CE 3 DISCUSSION – LOT SIZES AND ROAD SLOPE

Councilmember Willis stated that she is going to draw heavier on the HR1 code for the CE3 draft.

This draft was modified to fit the general plan to 4 acre lots or clustering, 1 house per 1 acre of land.

Councilmember Peterson stated that the math works out to about the same whether you do one acre lots or ½ acre cluster with 40% open space but likes clustering due to the ease of utilities, roads etc.

The biggest question is what does the city do with the open space? Councilmember Thomas stated she spoke with the conservator group and they will come and present to the city. A Conservator trust can remain private land and it stays in place even if the land is sold. Councilmember Thomas stated clustering loses grazing rights, but this can be changed. Conservation easements can be grazed. The code does not have to be called R&L to have animal rights. Discussion ensued on size of 4 acre or larger lots and clustering and density bonuses for unbuildable areas and sewer connections available.

Councilmember Abbott stated that the city is legally constrained to stay within the sewer connections

contracted with Payson City. Royce Swensen will ask will find out how many sewer connections the city has with Payson. Councilmember Willis moved onto the grades. Elk Ridge Dr. is between 8%-10 % below the roundabout. Hillside Dr is at least 14% through a variance. Councilmember Abbott stated that the city doesn't allow driveways at 12% why would a road be permitted over a certain percent unless it is for a very short distance. Also, a too steep of road also interferes with line of sight at intersections. There were decisions made long ago that should have probably been done differently and the city needs to look at what worked and what didn't with slopes and not make the same mistakes. Discussion ensued on whether road grades should be at 8% and if 10% is too steep for this area. Councilmember Abbott stated the more of an increase in slope it increases cut and fill, crossing 20% and 30% slopes is where the biggest issue with a grade. Variances, which is in the code, can be asked for if needed. When the HR1 code was done, there was a tremendous amount of work put into it. Councilmember Willis stated the General Plan states 30% slopes cannot be disturbed in CE3 where as in HR1 you can put a road through 30% slope but not build. These slopes are also wildlife corridors as well as the marked ridge lines. Discussion ensued on making it possible to do road and trail in the CE3 zone on a 30% slope but no structure.

3. ACCESSORY APARTMENT ACCESSORY BUILDING 10-12-5

Mayor Haddock stated the accessory building code needs to have a clarifying sentence added that you cannot have a stand-alone house in your back yard. The city office is getting calls with residents manipulating the language of the code as it is that a single-family home is supplemental to the original house. Discussion ensued on the interpretation of what an accessory building and setbacks are, and the original intent was not to allow a second stand-alone house on the property.

4. BUILDING CODE DISCUSSION 9-1-4

Councilmember Peterson stated that there is an area in the code that states administration can levy a fine if someone is not in code when building even if it does not apply. would like to amend the code giving and an option but still give the code teeth by changing "shall" fine to "may" fine depending on the situation. Discussion ensued on different situations from ignorance of the code to ill advised by contractor. This is just discussion; this will be on a following council meeting for decision.

5. FINANCIAL REVIEW

There were no concerns

6. CITY COUNCIL MINUTES FROM FEBRUARY 22, 2022

COUNCILMEMBER ABBOTT MOTIONED TO APPROVE THE MINUTES FOR MARCH 22, 2022, COUNCILMEMBER THOMAS SECONDED

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

COUNCILMEMBER ABBOTT MOTION TO ADJOURN COUNCILMEMBER THOMAS
SECONDED

Laura Oliver