

ELK RIDGE  
CITY COUNCIL MEETING  
May 10, 2022

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, May 10, 2022, at 7:00 PM preceded by a Work Session at 4:30.** 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 May 2, 2022.

ROLL CALL

Mayor: Robert Haddock

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

Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*, Brandon Hundley, *Public Works Director*

Public: Larry Lee, Karl Shuler

CITY COUNCIL WORK SESSION

1. PUBLIC WORKS

Mayor Haddock stated Brandon Hundley, Public Works Director, has drafted a list of items that needs to be done and or purchased.

Brandon Hundley stated his immediate needs have been worked through with Royce Swenson. Finding prices right now is really hard because it's such a floating target. The generator cost is \$86,000 to \$100,000 just for the generator. Installation is separate. Pipe prices are being held for only 3 days. Councilmember Abbott proposed doing budget amendments as the projects happen, up to X amount and adjust afterwards to deal with those issues. Mayor Haddock stated one of the immediate goals is the EPA/ERP; he and Royce will deal with this. There is no price attached to it yet. The software for work orders etc.; Royce Swensen will see if the accounting software the city has will work. Salt shed is already in the budget. There is some electrical and some asphalt that isn't in the budget. Brandon Hundley stated doors are \$20,000 total. Mayor Haddock stated the Sky Hawk generator is hooked up and needs venting and electrical; the city is moving forward with this. Overflow at Fairway tank is taken care of. Mini ex and Skid steer with trailer through government contract, no pricing yet. Discussion ensued on leasing versus buying trucks. PRV at the top of Hillside needs to be engineered. The vault is in, but it needs plumbing and submitted to the state with stamped plans; there is no pricing yet. The older vaults need pipe upgrades. SCADA is in the budget and the city needs to decide who will install everything. The city needs generators for the older booster stations. Discussion ensued on wiring the boosters and renting generator and the problems of being able to get generators and fuel in a widespread emergency. One more generator needs to be on the shorter list. Flush Valve and mag meter vault needs replaced. Installing a pipeline off of Fremont down to Loafer Canyon Road to go on next year's budget. This will be a formidable job and the cost will be at least \$500,000 but Brandon will get an estimate. Long term goals: Replace the whole pipeline line on the older, south end of the city. This is a huge project that either needs to be bonded or sectioned out over a period of time. Hillside Dr. needs milled and overlaid. Amerigo, Artist, and Ama Fille need milled and overlaid. Replacing and repairing fire hydrants is in the budget. Street sweeper protects the storm drain system. Cost is roughly \$250,000. Brandon will get the cost of contracting a street sweeper. Shelving for the salt shed is being taken care of.

2. CAPITAL FACILITIES

This discussion was combined with item 1 discussion

Mayor Haddock stated the Presenter's for the next item have not arrived yet and will move on to the Planning Commission report while the Open Land representative arrives.

PLANNING COMMISSION

Maureen Bushman gave the Planning Commission report. They are hoping to have a draft of the CE3 next month.

3. OPEN LANDS PRESENTATION

Wendy Fisher, Executive Director, Over Land's was given a brief history, watershed and topography of the city and the general zoning plan for the undeveloped south end of the city. There are several ways to do open space. Cluster zoning that has been successful has 1 acre lots that may go down to smaller ½ acre lots, but it spreads the open space out. 400% bonus density is a lot and needs to be readjusted by excluding definite unbuildable areas and layering the bonus with aspects that will benefit the community. You can require open space within each lot. Designate open space and have criteria in the code. Conservation easements protect open space from being rezoned by future councils. Conservation easement are a perpetual and binding document. The developer has to be told to obtain the conservation easement. There is a charge for conservation easements in order to steward the areas. It is not a lot, but the organization is nonprofit. The city needs to state that it is a designated area and that it is a qualified land trust, and it has to be nationally accredited. Utah code discusses conservation easement. Assessments for tax purposes are assessed differently in different areas. Contact the Utah County assessor or the tax commission for more definitive answers on property value and conservation easements. The city can put into code that developers can gift open land to the city or put it into conservation easement. Trails can be designated as open space. Acreage can be blanketed as a conservation easement. Common lands maintained by an HOA held through the city trust or a private HOA can be implemented. There are some tax assessors that don't tax those lands through an HOA, and some do. Trust lands are never revocable unless through the courts. Applications for conservation easements are analyzed and have to be approved before they can enter into the trust. School trust lands are not protected and can be sold off. Putting protections on an area can increase the market value as people are willing to pay more to build and live in these areas. Contact Tim Watkins and he will tell you the straight scoop of what has in reality worked and what didn't. The best recommendation is to contact different cities to find out what issues they have had with protecting open space. Think about mixed density use, having some areas with ¼ acre lots and different areas with large lots. There are trail organizations that will come and analyze the area where trails would be the most beneficial and useful and keep people on the trails and there are grants that can be applied for.

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Opening Melanie Paxton  
Pledge Councilmember Peterson

ROLL CALL Tricia Thomas, Tanya Willis, Jared Peterson, Nelson Abbott Absent Cory Thompson  
Planning Commission Maureen Bushman, Larry Lee, Matt Stewart, Ron Gaily,

COUNCILMEMBER ABBOTT MOTIONED TO ACCEPT THE AGENDA AND ADJUST THE TIME  
FRAME STARTING AT 7:15 PM COUNCILMEMBER PETERSON SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent- Councilmember Thompson

**PUBLIC FORUM** There was no public comment

**1. UTAH ELECTION INTEGRITY RANKED CHOICE VOTING.**

Wendy Fry and Christine Vogely, Utah Election Integrity is a non-profit organization that educates communities of the problems with ranked choice voting and encourages the city to go back to traditional voting.

**2. PLANNING COMMISSION**

Maureen Bushman gave the update during the work session

**3. TASKER SUBDIVISION PRELIMINARY AND FINAL PLAT APPROVAL**

Mayor Haddock stated this is in the older part of town and was originally 2 lots. The landowner is resplitting his lot. This complies with the 80% due to the lot sizes in the area.

COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE TASKER SUBDIVISION  
COUNCILMEMBER ABBOTT SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent- Councilmember Thompson

**4. RIRIE SUBDIVISION PLAT D AMENDMENT**

COUNCILMEMBER ABBOTT MOTIONED TO APPROVE THE RIRIE SUBDIVISION PLAT D  
AMENDMENT COUNCILMEMBER WILLIS SECONDED.

VOTE AYE (4) NAY (0) APPROVED Absent- Councilmember Thompson

**5. AMBLEVIEW ESTATES FINAL APPROVAL**

Mayor Haddock stated the county had to approve the plans and held the approval up in order to ensure runoff was contained completely on the property and off of 11200 South. There is a letter of approval from the county. Discussion ensued on the retention pond which when the commercial is developed the runoff and retention pond will all be taken underground,

COUNCILMEMBER PETERSON MOTIONED TO APPROVE AMBLEVIEW ESTATES FINAL  
APPROVAL WITH THE STIPULATION OF THE ADDITION OF THE CROSS SECTION OF  
THE TRAIL COUNCILMEMBER ABBOTT SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent - Councilmember Thompson

**6. LONGVIEW MEADOWS SUBDIVISION FINAL APPROVAL**

Councilmember Peterson went through the revision on each page. Discussion ensued on the trail and the cul-de-sac and dead-end future through street.

COUNCILMEMBER PETERSON MOTIONED TO APPROVE LONGVIEW MEADOWS SUBDIVISION WITH THE FOLLOWING REVISIONS:

PP-01 Remove the chevron off of Hudson. Move hydrant to other side of street  
PP-02 Blow off on end of waterline. Move hydrant to other side, caveat if lower is done then you don't need to do the blow off  
PP-04 Show stop signs  
PP-05 Stop sign  
PP\_06 Stop signs  
PP-07 Downhill blow off  
Stop sign  
PP-08 Stop signs  
PP-09 Stop signs  
PP-01 Sidewalk ADA access @ corner of Hudson/Canyon View  
Fence off cul-de-sac  
Adjust trail map and widen to be a trail  
Trail 8' NW side- move to hydrants, no mow strip  
Names for Streets  
Rocks for closed street

COUNCILMEMBER ABBOTT SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent - Councilmember Thompson

7. **ORDINANCE AMENDMENT ACCESSORY BUILDING**

This amendment is to add a clarifying statement that another single-family home cannot be built on the lot. Discussion ensued on setbacks for accessory buildings. The grandfather clause is for accessory structures built before 2016 when the clause was adopted.

COUNCILMEMBER PETERSON MOTIONED TO APPROVE ORDINANCE AMENDMENT TO 22-03 WITH THE STIPULATION THAT ONLY THE CLARIFYING STATEMENT THAT THE ACCESSORY BUILDING CANNOT BE A STAND-ALONE DWELLING UNIT AS PRESENTED AND THE OTHER SECTIONS WITH THE DATES STAND AS THEY ARE COUNCILMEMBER ABBOTT SECONDED

VOTE AYE (2) NAY (2) APPROVED Absent - Councilmember Thompson  
Councilmember Willis and Councilmember Thompson voting nay. Councilmember Peterson and Abott voted AYE. Mayor Haddock broke tie with an AYE vote.


8. **BUDGET**

Discussion ensued on the increase in wages and deer mitigation.

COUNCILMEMBER PETERSON MOTIONED TO MOVE THE PROPOSED 22-23 TO PUBLIC HEARING FOR BUDGET AMENDMENT ON JUNE 14, 2022, COUNCILMEMBER WILLIS SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent - Councilmember Thompson

COUNCILMEMBER ABBOTT MOTIONED TO ADJOURN COUNCILMEMBER PETERSON SECONDED

  
Laura Oliver