

**ELK RIDGE
CITY COUNCIL MEETING
October 11, 2022**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, October 11, 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 October 10, 2022.

OPENING REMARKS– INVITATION

Opening remarks were offered by Easton Roberts

Pledge lead by Councilmember Thomas

ROLL CALL

Mayor: Robert Haddock

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

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

Public: Skylee Ellsworth, Larry Lee, Stephen Simmons, Collin Brinkerhoff, Joe Wilkins, K.C. Bush, Jim Chase, Jaxon Mehlhoff

APPROVAL/AGENDA TIME FRAME

COUNCILMEMBER ABBOTT MOTIONED TO APPROVE THE AGENDA AND TIME FRAME

COUNCILMEMBER PETERSON

| | | | | |
|------|---------|---------|--------------|----------------------|
| VOTE | AYE (4) | NAY (0) | ALL APPROVED | Absent- Tanya Willis |
|------|---------|---------|--------------|----------------------|

PUBLIC FORUM

Larry Lee stated the 24-inch culvert at the end of the proposed road as it connects to Loafer Canyon Road may not be big enough and is concerned about losing an exit if Loafer Canyon Road is to flood.

Steve Simmons stated the Elk are down and would like the wildlife corridors preserved. The ridge lines need to be protected in order to preserve wildlife corridors. Protecting the ridge lines also act as a defensible space against wildfire. All the ridge lines connect to slopes that are 30% or greater on both sides. Wildfire deaths are low in number but 1000s of homes can be destroyed.

Casey Bush stated at the last meeting there were only 3 council members here. In the future he would hope that when serious matters are voted on that the whole council is present. You don't let a developer come in and tell you what they want and then plan a code around it. If a code says it doesn't allow an amusement park, then you don't let them present a preliminary plan. Establish the code first. He has speculated on land before and knows there are risks. Residents are concerned about fire, water, and traffic. They aren't anti-development, but they want their voices heard. It is not the city council's job to make a development profitable. Council's job is to represent the citizens and establish code. If developers can profitably build, great but if they can't they gambled and lost.

Jaxon Mehlhoff stated he is a Fire fighter and lives on High Sierra and watched the wildfire of 2018. He was instrumental in the decision to build backfires and fire break roads further away from Elk Ridge near forebay which kept the fire away from the city. He was told the night of the fire which houses would burn as just a matter of fact. The city dodged a bullet and Woodland Hill's dodged a grenade. The fire could have turned back towards the city really quickly. The city needs resources in place to fight wildfire, which are weak right, now before any further development is approved.

Maureen Bushman Planning Commission Chair updated council on the last meeting. The Planning Commission discussed a traffic plan and whether the city should do another one. A traffic study was done 5 years ago. Shawn Elliott, a resident, works for MAG and would volunteer to do an evaluation. This would be helpful and factual in making decisions. The county will do a traffic count for free. The Planning Commission would like the city to look at a grid plan and understand the roads and their purpose, traffic patterns and creating an evacuation plan for residents and who goes where during an evacuation.

56 1. **ASAY ACRES PLAT A SUBDIVISION PRELIMINARY AND FINAL PLAT APPROVAL**

57
58 COUNCILMEMBER PETERSON MOTIONED TO APPROVE ASAY ACRES PLAT A SUBDIVISION
59 PRELIMINARY AND FINAL PLAT COUNCILMEMBER ABBOTT SECONDED

60
61 VOTE AYE (4) NAY (0) ALL APPROVED Absent- Tanya Willis
62

63 2. **EVELYN'S VIEW SUBDIVISION ENTER INTO DURABILITY AND ACCEPT INTO THE CITY**

64 Councilmember Thompson was concerned with the language in the durability letter and wanted it to clarify
65 the slurry seal was paid in lieu of for when the city redoes the road next year. The letter was changed by the
66 Deputy Recorder at that time.

67
68 COUNCILMEMBER THOMPSON MOTIONED TO ENTER EVELYN'S VIEW SUBDIVISION INTO
69 THE ONE YEAR DURABILITY PERIOD AND ACCEPT IT INTO THE CITY COUNCILMEMBER
70 PETERSON SECONDED

71
72 VOTE AYE (4) NAY (0) ALL APPROVED Absent- Tanya Willis
73

74 3. **ALLOCATE WATER SHARES TASKER SUBDIVISION**

75
76 COUNCILMEMBER THOMAS MOTIONED TO ALLOCATE 1.01 ACRE FROM WATER RIGHT 59-
77 6004 TO LOT 2 OF THE TASKER SUBDIVISION COUNCILMEMBER PETERSON SECONDED

78
79 VOTE AYE (4) NAY (0) ALL APPROVED Absent- Tanya Willis
80

81 4. **PROPOSED AMENDMENT TO 10-12-13 FENCES, WALLS, AND HEDGES**

82 Mayor Haddock stated the city had adopted the state requirement having fencing over 7 feet to require a
83 permit but there is some more language dealing with sport courts that needs to be addressed.

84 Councilmember Peterson stated the planning commission added language pertaining to fire hydrants; which
85 he agrees with. Section C was changed to clarify the city allows up to 8 feet Section H but anything over 7
86 feet needs a permit. Section H currently requires fencing for sports courts to be setback at 20 feet and
87 fencing up to 18 feet. He proposes fencing not having any setbacks and limiting fencing up to 12 feet. This
88 fence cannot be in the front setback or used as a border fence and not site obscuring at corners keeping the
89 clear view requirements.

90
91 COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE AMENDMENT TO ORDINANCE
92 10-12-13 FENCES, WALLS AND HEDGES WITH THE CHANGE TO SECTION H WITH A 12 FOOT
93 MAXIMUM FENCE COUNCILMEMBER THOMPSON SECONDED

94
95 VOTE AYE (3) NAY (1) ALL APPROVED Absent- Tanya Willis

96 Councilmember Peterson AYE

97 Councilmember Abbott NAY

98 Councilmember Thomas AYE

99 Councilmember Thompson AYE
100

101 5. **HIGHLAND AT ELK RIDGE FINAL PLAT**

102 Discussion ensued on the retention pond, drainage and storm water and the size of the culvert possibly
103 being increased in size. Council will have the city planner take a second look at the culvert size.

104 Councilmember Peterson stated this came through with a different developer and some of the item's
105 council had redlined are being addressed. The street names need to be changed. Canyon View had a curve
106 in it that would have created a Sky Hawk with a blind curve. Through discussions with the city planner and
107 developer Canyon View has been straightened out and the road coming down from Longview Meadows
108 Subdivision is no longer a through street, intersecting with Canyon View. Discussion ensued on increasing
109 the retention pond. Councilmember Thompson stated he would like to look into making the retention pond
110 a usable space for a soccer field for example. Discussion ensued on size, parking, usage, and maintenance
111 and will be something the city will consider but will not be as a requirement of the development.

Councilmember Peterson stated the trail needs to be shown on the plat, and the fire hydrants need to be looked at by the fire chief, the topo along the roads needs to be engineered and some street names are too similar to existing street names and will need to be changed.

COUNCILMEMBER PETERSON MOTIONED TO APPROVE HIGHLANDS AT ELK RIDGE SUBDIVISION PHASE 2 WITH THE FOLLOWING CHANGES:

1. RENAME HIGHLAND DRIVE AND QUAIL RIDGE DRIVE
2. PUT THE TRAIL ALONG THE WEST SIDE OF CANYON VIEW DRIVE ON THE PLAT
3. ADDRESS THE 3 HYDRANTS ON CANYON VIEW DR.
4. ALL OF THE TOPO RETAINING ROADS NEEDS TO BE ALL ENGINEERED
5. HAVE THE CITY PLANNER TAKE A SECOND LOOK AT THE CULVERT AND DRAINAGE.

COUNCILMEMBER THOMAS SECONDED

VOTE AYE (4) NAY (0) ALL APPROVED Absent- Tanya Willis

6. APPROVAL OF CITY COUNCIL MINUTES FOR SEPTEMBER 13, 2022

Tabled - 2 of the 4 members including the mayor were not at the September 13, 2022 meeting and abstained. The minutes will place on the next meeting agenda for a majority approval.

COUNCILMEMBER ABBOTT MOTIONED TO ADJOURN COUNCILMEMBER THOMAS SECONDED

VOTE AYE (4) NAY (0) ALL APPROVED Absent- Tanya Willis

Laura Oliver