

**ELK RIDGE
CITY COUNCIL MEETING
October 25, 2022**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, October 25, 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 24, 2022.

OPENING REMARKS– INVITATION

Opening remarks were offered by Max Staheli

Pledge lead by Councilmember Thompson

ROLL CALL

Mayor: Robert Haddock

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

Electronic – Nelson Abbott

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

Public: Liz Moeller, David Ruff, Kristin Roylance, Robert Paxton, David Cline, Karl Shuler, Larry Lee,

Erik Johnson, Bob Strang, K.C. Bush, Scot Bell, Diane Schultz, Gary Kinney

APPROVAL/AGENDA TIME FRAME

Mayor Haddock moved the meeting to the fire bay to accommodate the attendees

COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE AGENDA AND ADJUST THE TIME FRAME TO 7:12 COUNCILMEMBER WILLIS

VOTE	AYE (5)	NAY (0)	ALL APPROVED
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PUBLIC FORUM

Liz Moeller thanked the council for the opportunity to present a general concept plan which has been at their expense. They hope that it will expand on what is already here in Elk Ridge City and to be a good neighbor.

David Ruff there has been a lot of mis information. He has owned his property on the south end of town longer than most people have lived in Elk Ridge and would like to one day build his own home here. This isn't a big developer it's just the landowners who want to build their vision that they have had for a while. Due to the economy in 2008 development was delayed. We want to put in something that everyone can live with and be a part of the community. Kristine Roylance lives on High Sierra and bought the property 16 years ago because it was not going to be a collector or arterial road. Road safety has not addressed as it should. The road can be a hazard when it snows. There are no sidewalks, and it was never intended to handle 2000 cars a day.

Robert Paxton owns property on the south end of town and gave zoning acres of Draper and Sandy of hillside property.

Karl Shuler owns 120 acres in the CE3 area. One misconception is there is 1 developer that is going to build 400 homes. This is false the land is not owned by a developer. The biggest problem is the size of the lots at 4 acres that reduces the property rights and values of the landowners. There is no 400-acre proposed approach. The landowners are very concerned about fire safety and only want to comply with all state and local fire codes.

KC Bush wants the council to keep the acreage at 4-acre lots size.

Scot Bell The key ingredient to fire mitigation is defensible space. Would like to encourage the city to protect the current and future residents first responders.

Dianne Schults lives on Haleys Lookout and would like to see the city do more to ensure road safety.

Maureen Bushman stated the Planning Commission had a discussion on traffic safety and if the city needed to do a traffic study city wide.

AGENDA ITEMS

55 **1. TRAFFIC STUDY, TRAFFIC CODE**

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57 COUNCILMEMBER PETERSON MOTIONED MOVE FORWARD WITH A TRAFFIC STUDY
58 MAUREEN BUSHMAN, PLANNING COMMISSION CHAIR WILL TAKE LEAD TRICIA THOMAS
59 SECONDED

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61 VOTE AYE (5) NAY (0) ALL APPROVED

62 **2. CE 3**

63 Reed Staheli landowner gave presentation on the development of the south end of the city which is the CE3
64 zone. It takes cooperation between the city and the landowners for a successful development. Over the
65 years the same issues come up with developments- fire, water, sewer, road safety. He did a brief overview
66 of the acreage. There is a fair amount of unbuildable space that would be open space. There are a dozen
67 different landowners in the area. The road would come over from High Sierra and over to Hillside Dr. and
68 individual landowners would need to be contacted about the second access road and 4 or more additional
69 future access roads. Development in this area is not like the north end of the city. It will be more inline with
70 Woodland Hills with defensible barriers and open space. Trails would be a big part of the development
71 along with trail heads, but they would need to work with other landowners to get permission for access.
72 Development will help with fire mitigation not hinder it with the addition of roads and hydrants. This area
73 will take years to development in order to resolve issues. There are certain areas that don't have gravity
74 flow, other areas beyond a certain point will need a new tank. This area has great potential for Elk Ridge.
75 Rather than follow the current trajectory is set aside the current draft and redo the master plan. The
76 landowners should have in out with the vision and help create the code from the vision.

77
78 Mike Hill- He worked as a federal fire fighter for 27 years in southern California. He retired from the US
79 forest service and has had 32 years fighting wildland forest fires. Over the last 4 years Utah County alone
80 has burned over 94,000 acres costing us all over 50 million dollars for suppression. When fire fighters look
81 at large fires, they ask how am I getting in and how am I getting out. The traffic plan is important and how
82 growth effects areas. How would fire fighters get into and out of the area. Firefighters trying to get to a fire
83 compete for the same roads as those evacuating from the area. How are people going to get in and out.
84 There has to be a plan. Fighting fires happens on ridge lines- structures on ridge lines hurts this effort.
85 Fire fighters have a better chance of fighting a structure on 4 acres then multiple structures tucked up
86 against each other. Structures are a fuel load. If the city is going to take seriously fire mitigation, then it
87 needs to look closely at what is being put in its area. On average 17 fire fighters die every year, 60
88 structural fire fighters die every year this year 72 has already died. Fire fighters will do whatever it takes to
89 save you. 343 fire fighters 8 EMTs 72 police officers died in the world trade center. They will lay down
90 their lives for you give the tools needed to do the job; water, access, and don't cram 10 lbs. of crap in a 5
91 lb. bag. Thank you for all your time.

92
93 Councilmember Willis asked Mike Hill and Fire Chief Waite what their view on cul-de-sacs and clustering
94 for safety concerns

95 Mike Hill stated it depends on the ingress and egress how fast can I get in and out. He would have to see a
96 full site map with hydrants roads, etc.

97 Fire Chief stated clustering concentrate fuel loads and defensible space overlaps, 150 feet around a
98 structure is the federal recommendation and that isn't possible with clustering. If there is going to be open
99 space who is going to maintain that space. The hydrants use the same water as the culinary and huge
100 structures that require more fire flow that will need more pressure. The pressure and water the city has is
101 adequate for the city right now. Landowners will have to do other mitigation on their lots.

102 Councilmember Willis stated defensible space is not clear cutting the whole defensible space, it is clearing
103 dead brush and low limbs.

104 Fire Chief Waite isn't concerned about lots size, he is concerned about ingress and egress, fire flow, fire
105 mitigation in place. He will not put fire fighters in a no-win situation. Three sides of the city are someone
106 else's Urban Interface zone; so actually, the whole city is in the urban interface. Through mitigation like
107 fire hydrants, the line for the city is above Oak Lane.

Councilmember Peterson asked if the CE3 code should just reference the wildland urban interface zone. He does not want to hamstring anyone to implement code with too many restrictions. Fire Chief Waite stated the reason the city has code is that when the city accepts the infrastructure put in by a developer, the city knows what is there, its built to a certain standard and the city can then maintain it from then on out. The city is the one who gets the call when there is a problem. What he does like about the CE3 are the restrictions on drainage, ravines, and hillsides, when those are messed with those areas you are asking for trouble. These are high risk areas to build in. Clear cutting would not help, it would make the ground unstable. Any code/development needs to be done smart so firefighters will be safe going in there. Councilmember Peterson stated there are areas where acre lots would be fine and other areas where 10 acre lots wouldn't be fine. Councilmember Willis stated Payson the west side of this property lot size is 10 acre lots or 10 homes per 100 acres per density. Councilmember Peterson stated perhaps the different areas need to be determined on per individual lots. Councilmember Thompson stated there has to be a basic code every time. The fire chief doesn't have to time to decide what every lot can be. The council's responsibility is to make sure the city has a clear map in place.

Councilmember Abbott excused himself from the meeting.

Council went through all the changes from the last meeting and clarified wording and references and strengthening definitions. Discussion ensued on open space-trails, unbuildable area, lot sizes and wildlife corridor, open space dedicated to city on case-by-case bases with maintenance plan city has right to refusal. Discussion ensued on traffic plan, when passed, to be moved to subdivision code for all subdivisions. Discussion ensued on clustering and lot sizes and placement with fire mitigation, evacuation and whether larger lots aid in this or do clustering and smaller lots, and the fire chief having more power in approval. Three of the council at this point are in favor of 4 acres with 1 acre clustering with fire chief approval. Discussion ensued on increasing setbacks to 150 on 4 acre lots and if there is a standard for setbacks and increasing accessory building setbacks. Discussion ensued on what items belong in the preliminary approval process.

Mayor called the discussion for time and to be continued at the next meeting.

3. **BUDGET AMENDMENT: TRUCK**

COUNCILMEMBER WILLIS MOTIONED TO APPROVE THE BUDGET AMENDMENT FOR \$27,500 FOR NEXT YEAR'S LEASES FOR TRUCKS COUNCILMEMBER THOMPSON SECONDED

VOTE AYE (4) NAY (0) ALL APPROVED Absent- Nelson Abbott

4. **FINANCIAL REVIEW**

There were no concerns or questions

5. **APPROVAL OF CITY COUNCIL MINUTES FOR SEPTEMBER 13, 2022**

COUNCILMEMBER PETERSON MOTIONED TO TABLE THE SEPTEMBER 13, 2022; MINUTES COUNCILMEMBER WILLIS SECONDED

VOTE AYE (4) NAY (0) ALL APPROVED TO TABLE Absent- Nelson Abbott

6. **APPROVAL OF CITY COUNCIL MINUTES FOR OCTOBER 11, 2022**

COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR OCT 11, 2022, COUNCILMEMBER THOMAS SECONDED

153 VOTE AYE (3) NAY (0) ABSTAIN – (1) APPROVED
154 Abstain – Councilmember Willis, Absent- Nelson Abbott

155 COUNCILMEMBER WILLIS MOTIONED TO GO INTO CLOSED SESSION DUE TO POTENTIAL
156 LITIGATION COUNCILMEMBER PETERSON SECONDED

157 VOTE AYE (4) NAY (0) ALL APPROVED Absent- Nelson Abbott

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159 COUNCILMEMBER THOMPSON MOTIONED TO ADJOURN COUNCILMEMBER THOMAS
160 SECONDED
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162 VOTE AYE (4) NAY (0) ALL APPROVED Absent- Nelson Abbott

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Laura Oliver