

**ELK RIDGE
CITY COUNCIL MEETING
March 12, 2024**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for Tuesday, March 12, 2024, at 7:00 PM proceeded 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 12, 2024.

WORK SESSION 6:00

Councilmember Paxton asked how she was able to work for the benefit of everyone with what the city was doing. Mayor Johnson in hindsight they were all working for the benefit of everyone. These types of discussions are always tricky. Midway had open house discussions and on what an open space bond would mean. There was the full spectrum of feedback from “is the government getting too involved, how can the government tell me what I can do with my property , as well as this is another thing that is being pulled out of my salary every month and why should I have to pay for that”. On the other side of the conversation is trying to help others understand that homes do not pay for themselves. They did a study in Wasatch County that every dollar of property tax that is collected about \$1.50 is spent on services. For every dollar that is collected on open space about .60 is used on services. If a farmer cannot afford to keep his farmer for whatever reason, one option they have is to do an open space bond instead of selling to a developer. Farmers who have benefited were able to sell just the development rights off the land which is called a conservation easement. That land can still be sold, left to their children, still farm, they just can’t develop it. The city bought the development rights with matching funds through the NRCS which is a federal organization that helps fund farmland and preservation of agricultural lands as well as Leeway McCallister Group. When conservation lands go to get funding, if the community has matching funds they go to the top of the list. Midway leveraged the one million dollars they had with the funding organizations and purchased the land for 7 million. The farm (dairy) is owned by the farmer. The conservation easement is held by Utah Open Lands. Utah Open Lands checks that the conservation easement is being honored annually. One landowner gave Midway 43 acres with some conditions which were put under Utah Open Lands. Because future councils cannot tie the hands of future city councils, in 10 years when Midway is built out, a future city council cannot sell it. The NRCS and some of Midway’s conservancy groups did the grant writing. The dairy, if sold to a developer, could have sold for 18 million dollars but the farmer wanted to keep the land, so they sold it to the conservancy for 7 million dollars. One development found that his project would be more exclusive if there was open space around him. There were 4 building envelopes permitted. Those buying a parcel bought the land that already has the conservation easement on it knowing they could only build in that envelope. The rest of the lands have to remain open or used as agricultural or livestock. They can lease their land back to the dairy. There is a legacy farm that is 106 acres that is dealing with family feud as to what to do with it, which is always interesting. There are some smaller parcels that do not meet matching funds criteria, which is trickier. Those communities that have matching funds or land that is being donated are on the top of the list for funding. Landowners always leave money on the table when they do a conservancy easement, and the city needs to have the matching funds to be able to get funding. One current project is 4 families that have property that

is contiguous. One daily doesn't want anything for their easement, one wants 20%, another wants 10%. It is all really beautiful and historical property. Midway is about out of bond money and re considering doing another bond. The repayment time on the bonds is 30 years. The bonds are based on the house value, the more expensive the home the higher the amount. The more homes there are the more the cost is spread out. The city has to have a financial organization to work with and a bond attorney who walks the city through with the procedure. It is a difficult issue, and it did get very heated Midway. The city can pass a bond for anything, but it has to have the correct language and be voted on as a resolution 75 days before an election which this year is August 22. The cost to get the bond to the ballot was about \$25,000 which can come out of funding. Randy Larsen is Midways' attorney and does this all over the state and is very good. The conservation easement can have anything a city wants on it, a trail, a house, etc., it just needs to be in the resolution. That is all part of the negotiation process. Conservation easements are locked, even large entities such as UDOT cannot undo an easement. Midway has gotten millions of dollars of grant money with the help of Nancy O'Tool, who is with MAG, but they help pay her salary (along with Heber and Wasatch County). Midway received funding through UTEP for a \$1.25 million trail and Midway just has to come up with \$100,000. with the help of grant writing. Mayor Johnson is passionate about open space and saving farms.

The council thanked Mayor Johnson for coming and sharing her knowledge of open land and conservation easements.

COUNCILMEMBER THOMPSON MOTIONED TO CLOSE THE WORKSESSION AND GO INTO THE REGULAR CITY COUNCIL MEETING COUNCILMEMBER WILLIS SECONDED

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ROLL CALL

Mayor: Robert Haddock
Council Members: Jared Peterson, Cory Thompson, Tanya Willis, Melanie Paxton, Charles Wixom
Others: Royce Swensen, *City Recorder*, Deputy Monsen,
Public: Larry Lee, Maureen Bushman, Liz Moeller, Jed Shuler, Jim Chase, Bob Paxton, Lisa Graham, Robert Strang

OPENING REMARKS– INVITATION

Opening remarks were offered by Councilmember Thompson
Pledge lead by Councilmember Paxton

APPROVAL/AGENDA TIME FRAME

COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE AGENDA TIME FRAME
COUNCILMEMBER THOMPSON SECONDED

94 VOTE AYE (5) NAY (0) APPROVED

95 **PLANNING COMMISSION UPDATE**

96 Maureen Bushman stated the planning commission approved the LDS chapel which council has
97 tonight, finishing up the general plan and Andrew is going to update the sensitive area map.
98 Andrew added a section called Next Step to the general plan. They are going to continue the
99 assessment of the parks.

100 **PUBLIC FORUM**

101 Bob Paxton asked is there going to be a public hearing when they talk about trails this evening or
102 should they comment now. Commended the council for having a pledge and prayer. He is in
103 favor of trails but there needs to be a plan in the south end and the zoning changed to make it
104 feasible for the landowners to develop and then talk about trails otherwise the landowners are not
105 interested in helping with the trails.

106 Mayor Haddock and Councilmember Willis stated the budget amendment is for the trails and
107 parks committee and it is for an upcoming beautification event. You can comment on anything
108 you want.

109 **PUBLIC FORUM**

110 No public comment

111 **REGULAR CITY COUNCIL MEETING AGENDA ITEMS:**
112 **PUBLIC HEARING**

113 **1. BUDGET AMENDMENT BEAUTIFICATION TRAILS/PARKS**

114 Mayor Haddock stated the beautification Committee would like \$500 from the city to match the
115 \$500 in donations for the beautification event on May 4.
116

117 **2. BUDGET AMENDMENT WATER RIGHTS ANALYSIS**

118 This amendment is for \$14,000 to go through all the water rights to make sure the city has what
119 is needed.

120 COUNCILMEMBER THOMPSON MOTIONED TO OPEN THE PUBLIC HEARING FOR THE
121 BUDGET AMENDMENT FOR THE BEAUTIFICATION COOMITTEE AND THE WATER RIGHTS
122 ANALYSIS COUNCILMEMBER WILLIS SECONDED

123 **REGULAR CITY COUNCIL MEETING AGENDA ITEMS:**

124 **1. APPOINTMENT OF CITY TREASURER**

125
126 COUNCILMEMBER THOMPSON MOTIONED TO APPOINT ROB NEFFIN AS
127 THE CITY TREASURER COUNCILMEMBER WIXOM SECONDED
128

129 VOTE AYE (5) NAY (0) APPROVED

130
131 **2. LDS CHAPEL SUBDIVISION PRELIMINARY PLAT**

Mayor Haddock stated this is on Rocky Mountain Way. Planning Commission recommended approval to council. Councilmember Paxton stated there is a trail that is supposed to go down Rocky Mountain Way. Jae, representative for development said they will put in a trail. Discussion ensued on the size of the sidewalk for the concrete trail, standard is 10 feet.

COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE PRELIMINARY PLAT WITH THE ADDITION OF THE 10 FOOT CONCRETE TRAIL (SIDEWALK) REMOVING THE PLANTERSTRIP COUNCILMEMBER PAXTON SECONDED

VOTE	AYE (5)	NAY (0)	APPROVED
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3. BUDGET AMENDMENT BEAUTIFICATION TRAILS /PARKS

COUNCILMEMBER THOMPSON MOTIONED TO APPROVE RESOLUTION 24-03-12-1R IN THE AMOUNT OF \$500 FOR THE BEAUTIFICATION COMMITTEE COUNCILMEMBER WILLIS SECONDED

VOTE	AYE (5)	NAY (0)	APPROVED
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Councilmember Paxton	AYE
Councilmember Peterson	AYE
Councilmember Wixom	AYE
Councilmember Willis	AYE
Councilmember Thompson	AYE

4. BUDGET AMENDMENT WATER RIGHTS ANALYSIS

COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE BUDGET AMENDMENT FOR RESOLUTION 24-03-12-2R IN THE AMOUNT OF \$14,000 FOR A WATER ANALYSIS

VOTE	AYE (5)	NAY (0)	APPROVED
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Councilmember Paxton	AYE
Councilmember Peterson	AYE
Councilmember Wixom	AYE
Councilmember Willis	AYE
Councilmember Thompson	AYE

5. ELK RIDGE DRIVE ROAD IMPROVEMENTS

The county has modified the cost for the road reconstruction back down to \$225,000. County needs to know if the council wants to move forward. Council agreed to move forward and enter an interlocal and to make sure that reimbursement of the \$80,000 is a recorded agreement.

6. COMMUNITY PROJECT FUNDING (BURGESS OWENS) - PROJECT DISCUSSION

179 The City Council decided to do the water line replacement with the funding if it is
180 granted.
181

182 **7. CITY ADMINISTRATOR/MANAGER**

183 Discussion ensued as to whether the city needed a city administrator/manager.
184

185 **8. TRUCK LEASE**

186
187 COUNCILMEMBER PETERSON MOTIONED TO GO INTO CLOSED SESSION
188 PER UTAH CODE 52-4-204

189 VOTE AYE (5) NAY (0) APPROVED

190 Councilmember Paxton AYE
191 Councilmember Peterson AYE
192 Councilmember Wixom AYE
193 Councilmember Willis AYE
194 Councilmember Thompson AYE

195
196 
197 Laura Oliver