

ORDINANCE NO. 24-3

IN ORDINANCE AMENDING THE CITY OF ELK RIDGE SUBDIVISIONS: TITLE 10, CHAPTER 15C, SECTION 5, AND SEPARATE CONNECTION REQUIRED: TITLE 8, CHAPTER 5, SECTION 1, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Elk Ridge has adopted the Elk Ridge City Subdivisions: title 10, chapter 15c, section 5, and Separate Connection Required: title 8, chapter 5, section 1; and

WHEREAS, the Elk Ridge City held a public meeting on _____, 2024 at 7:00pm, for the purpose of the proposed amendment to Subdivisions: title 10, chapter 15c, section 5, and Separate Connection Required: title 8, chapter 5, section 1; and

WHEREAS, the public meeting was preceded by the posting of a notice of public meeting in at least three (3) public places: city office, Utah Public Notice Website, City Website along with notification to the Payson Chronicle Newspaper, a newspaper of general circulation within the city, at least 24 hours prior to the Public Meeting; and

WHEREAS, the notice of the meeting, which was posted and published, by the City Council contains specific advance notice that the proposed ordinance amendment, as set forth herein, would be considered and that copies thereof were available for inspection in the city ' offices; and

WHEREAS, all residential building lots are only allowed 1 water connection per lot and vacated lots will vacate water connections; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF ELK RIDGE CITY, UTAH, AS FOLLOWS: (red text is added text, ~~strikeout-text is deleted text~~)

10-15C-4: LOTS; DESIGN STANDARDS:

A. Building Sites: The lot arrangement, design, and shape shall be such that lots will provide satisfactory and desirable sites for buildings, be properly related to topography and conform to requirements set forth herein. Building sites shall not be designed to contain areas which are determined to be a peninsula unless the exclusion of said area would result in the creation of residual or remnant property or parcels. Under no circumstances shall the area of any such peninsula in a lot be included in computing the total or buildable area of the lot. (Ord. 03-8-26-4, 8-26-2003, eff. 9-26-2003)

B. Conform To Zoning Provisions: All lots shown on the subdivision plat must conform to the minimum requirements of the zone in which the subdivision is located. (Ord. 97-7-8-8, 7-8-1997)

C. Corner Lots:

1. Orientation: All vehicular access and egress routes shall be oriented toward a street of minor collector class or lower. In addition, the following shall apply:

a. In the instance that such a property abuts two (2) streets of minor collector class or lower, the access and egress routes shall be oriented towards the street of lowest classification.

b. In the instance that such a property abuts two (2) streets of major collector class or higher, the access and egress routes shall be oriented towards the street of lowest classification. In addition, one of the following shall be installed as a part of the access or egress route:

(1) Circular driveway.

(2) Hammerhead driveway. (Ord. 06-17, 11-14-2006)

2. Petition For Higher Classification: When access or egress onto the street of lesser classification is thought to be inconsistent with the planned development for the property, the applicant may petition the Planning Commission requesting access or egress onto the street of higher classification. (Ord. 02-1-8-1, 1-8-2002, eff. 2-8-2002; amd. Ord. 06-17, 11-14-2006)

3. Review; Appeal: Upon a decision being rendered by the Planning Commission, the applicant may petition the City Council for review of the Planning Commission's decision. Upon a decision being rendered by the City Council, an applicant feeling aggrieved by said decision may appeal to the Appeal Authority as stipulated in Utah Code Annotated section 10-9-704. (Ord. 02-1-8-1, 1-8-2002, eff. 2-8-2002; amd. Ord. 06-17, 11-14-2006; Ord. 07-7, 4-24-2007)

D. Angle Of Lot Lines: Side lot lines shall be approximately at right angles, or radial to the street line, except where topographic conditions

E. Water And Sewer:

1. All lots within the subdivision shall be served by a central, State approved water system (i.e., City, Goosenest, Loafer Canyon water system), providing adequate flow and pressure for both culinary and fire purposes.

2. All lots within the subdivision shall be served by the City sanitary sewer collection system. (Ord. 15-4, 9-8-2015, eff. 12-23-2015)

3. Any vacation of existing lots is also a vacation of city water and sewer service connections. Any replatting of vacated lots shall meet the requirement of only one water meter and one sewer connection per replatted lot. Abandoned connections shall be stubbed and documented on the plat.

8-5-1: SEPARATE CONNECTION REQUIRED:

1. A separate and independent service lateral shall be provided for each premises for both water and sewer. (Ord. 03-10-28-7, 10-28-2003, eff. 12-7-2003)

2. Each lot will have a maximum of one metered connection to the water system and one sewer connection.

Passed and duly adopted this ____ day of _____, 2024.

Robert Haddock, MAYOR

Councilmember Jared Peterson	Voted _____
Councilmember Cory Thompson	Voted _____
Councilmember Tanya Willis	Voted _____
Councilmember Melanie Paxton	Voted _____
Councilmember Charle Wixom	Voted _____

ATTEST:

ROYCE SWENSEN
Elk Ridge City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, ROYCE SWENSEN, City Recorder of the City of Elk Ridge, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of

Ordinance #_____, passed by the City Council of the City of Elk Ridge, Utah, on the
____ day of _____, 2024, entitled

“AN ORDINANCE OF THE ELK RIDGE CITY COUNCIL AMENDING SCALE DEVELOPMENTS AND WATER CONNECTIONS,”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Elk Ridge City Utah this ____ day of _____, 2024

ROYCE SWENSEN
Elk Ridge City Recorder

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, ROYCE SWENSEN, City Recorder of the City of Elk Ridge, Utah, do hereby certify and declare that I posted in three (3) public places Ordinance # 24-3, which is attached hereto on the ____ day of _____ 2024.

The three places are as follows:

1. The Elk Ridge City Office, 80 E Park Drive
2. The Utah Public Notice Website
3. The Elk Ridge City Website

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

ROYCE SWENSEN
Elk Ridge City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by ROYCE SWENSEN.

My Commission Expires:

Notary Public

Residing at: Utah County