

**ELK RIDGE
CITY COUNCIL MEETING
May 30, 2024**

TIME AND PLACE OF MEETING

This work session meeting of the Elk Ridge City Council and Planning Commission was scheduled for **Thursday, May 30, 2024, at 6:00pm**. 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 13, 2024.

ROLL CALL

Mayor: Jared Peterson, Mayor Protemp, Mayor Haddock (late)
Council Members: Tanya Willis, Melanie Paxton, Cory Thompson, Absent Charles Wixom
Planning Commission: Maureen Bushman, Ron Hill, Lisa Graham, Greg Shelton
Others: Royce Swensen, *City Recorder*, Deputy Monsen,
Public: -

WORK SESSION

GENERAL PLAN


Andrew Jackson stated the General Plan is a guideline. East of the Mississippi is called a comprehensive plan, in the west it is called a General Plan. They are the same thing. It is comprehensive in scope meaning it covers a lot of different items. It's comprehensive in scope but it's general in guidance. Councilmember Willis stated she uses the General Plan quite a bit, her first year she used it a ton. The council works on the shoulders of those who came before them and tries to keep a cohesive vision which is the purpose of the General Plan. When the council works on code, she goes through the General Plan to see if it fulfills the purpose of the General Plan and uses it as a very strong reference guide. The state website has items that are required to be in the General Plan and asked if education and public buildings need to be in the General Code and does the council want that included in the General Plan? Andrew Jackson stated Utah Code 10-9-A 401 states they are not required but may be put in the General Plan if the council feels strongly about it. Mayor Haddock stated how would putting a placeholder in the General Plan for those items change your perspective sitting in that seat? There are no specifics on education at this time. Maureen Bushman stated that she contacted the school district, and the Elk Ridge property is still considered viable but there is not the population growth to support a school, so it is not on the school districts list for building for this time period. The school district looks at the entire school district. If the school district ever deems the property as not viable then it would be sold. That is the school district's choice, and the city would have no say other than having an opportunity to buy it. Stating anything in the General Plan about what the city would like to do with education property would be misleading because the city really doesn't have any control over that other than saying the property is there. It is on the map, and it is labeled correctly. Councilmember Willis stated then maybe that is all we need. Councilmember Thompson stated it would be a waste of time to include anything on education. Councilmember Paxton stated if the city had any education buildings, then perhaps but doesn't see the need to include education. Councilmember Willis asked about public buildings being included. Does the city need to include any future plans for a new city building? Andrew Jackson stated no. It's basically transportation, modern income housing that are required. There will be a point Dec. 31, 2025, when the city will need to include a water use preservation element. Other items listed for the general plan are optional. The city isn't putting in a big commercial project so that was

48 removed. Councilmember Wixom asked if the city was able to put anything on the highway?
49 Would the city be able to annex down to the highway? Councilmember Willis brought the area up
50 on the screen and the road and area are county. Andrew Jackson explained how a city has to put
51 in a 5, 10, 20-year plan and servicing that area. Councilmember Wixom stated the city needs to at
52 least look at annexing the road down to the highway and some land. Andrew Jackson stated you
53 can put anything on your annexation map. When the city adopts the annexation declaration policy
54 there needs to be public hearings and such. Maureen Bushman asked if the council wanted to
55 change the annexation map now. Mayor Haddock, Royce Swensen, and Councilmember Wixom
56 all agreed that the map is good for now and more discussion would have to happen to add any
57 more annexation areas. Maureen Bushman stated the city now has access to maps and has the
58 option to change them as needed. Councilmember Willis recommended shortening the history
59 and removing the second paragraph and add a chart from page 31. Andrew Jackson stated a hot
60 link can be added to jump to the population map. Councilmember Willis recommended adding
61 color and more pictures. The acreage on developed land needs to match the graph on page 34,
62 Page 5 sentence needs to remove preserving the natural look and add language about the WUI.
63 The code was not made to keep the area beautiful, it was a safety issue. Discussion ensued on the
64 zone designation. Recommendation is to add "approximately" before the acreage. Discussion
65 ensued on page 6 removing language after environmental hazards, adding language of complying
66 to the code and add a hyperlink to the code. Add hyperlinks to code anywhere zones are
67 mentioned. Andrew Jackson stated the map needs to be changed to the land use map and not the
68 zone map. Councilmember Willis stated the slopes on the sensitive areas are gone and the map is
69 significantly different and needs to be reevaluated and to double check the ridgelines. The
70 transportation map will be revised and updated to match code for OHVs. Discussion ensued on
71 page 15 on the language for emergencies and what is a large subdivision and when is a traffic
72 study required and removing any code specifics and referring to the code. Discussion ensued on
73 adding "private property" to the south end of the city and does it belong in the general plan and
74 adding dotted lines to Olympic Lane, Elk Ridge Dr, and Canyon View to show a possible future
75 road for connectivity. Discussion ensued on E bikes and other motorized vehicles being allowed
76 on trails and sidewalks and speed limits, which will need to be addressed in the city code. Ron
77 Hill proposed taking the trail lines off undeveloped south area on the map completely and say
78 private property has no access and will be determined during development. Discussion ensued on
79 this is a future map and the General Plan has to have the lines in order to protect the city plan in
80 having the trails required during development in the future. Councilmember Willis is concerned
81 with the moderate-income housing section. Mayor Haddock stated the US census is the official
82 population used to determine requirements, the city is under 5000. Discussion ensued and the
83 section will be revised to state the city will comply with state code for the moderate-income
84 housing when the population requirement of 5000 is met.

85 The council thanked the planning Commission for all the hours of hard work they did on the
86 general plan and gave them a hand.

87 Mayor Haddock stated he, Royce Swensen and Jerry Clark went to a meeting and through a
88 conversation with a gentleman from Ephraim in which they learned that Ephraim used a federal
89 lobbyist to get grants. A firm contacted the mayor, and he would like to look into this and listen

90 to a presentation. Andrew Jackson recommended asking Mike McKell if he knew any lobbyist he
91 would recommend and look at state lobbyists as well, and make sure any firm is top tier.

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93
94 
95 Laura Oliver