

ELK RIDGE  
CITY COUNCIL MEETING  
September 24, 2024

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, September 24, 2024, at 7:00 PM preceded by a joint work session with Planning Commission.** 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 September 23, 2024.

WORK SESSION

**SUBDIVISION CODE, MIKE HANSON**

Mike Hanson of the Hanson Group went through the changes made to the subdivision code. Councilmember Paxton asked if there was another place where easements for trails connectivity was located besides cul-de-sacs. It needs to be in all areas, including open space, not just cul-de-sacs. Mike Hanson stated he will add the language for all areas to include easements for trails/connectivity. Mike Hanson stated Utah Code 10-15A-5 is the core thing the state is going to look for and which is who is the land use authority. If this code was adopted as is, an application would first go to the Planning Commission for preliminary approval. For final approval the subdivision goes to the Subdivision Revue Committee which would consist of 2 council members, 2 planning commission members, the city engineer and city manager and has to have a unanimous vote. It used to be the default answer to approving a subdivision was no until approved. The new law now makes the default answer yes until the city says no. The checklist helps the city say no if all the requirements are not meant. This committee is the last step and approves the final application. Discussion ensued on how many members and who should be on the committee. Cities can no longer mandate a pre application or concept plan but if the applicant requests it the city has to accommodate them. The city clerk first looks at the application and does not accept any applications unless it has checked all the boxes for completeness. The planning commission checks for correctness. Then goes back to the developer for corrections. It can go back and forth 4 times. At this point if the developer has not meant all the requirements/corrections the city can say no. Then it has to start all over again with a new application and fees. If the city approves the preliminary, then the developer can apply for final approval which goes to the Subdivision Revue Committee who either approves it or denies it. Discussion ensued on what a minor subdivision is, which was decided to be 1-3 lots. Councilmember Peterson suggested changing the word expert to something more defined. Mike Hanson stated the time clock does not start until all the boxes are checked on the checklist. The critical environmental areas are exempt from the new code. Mike Hanson will double check the language on sensitive areas. Discussion ensued on developments that are too big and the option to throw all this out and do a contract with the developer. Mike Hanson will make all the changes and have the draft ready for the Planning Commission for the November meeting.

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52 COUNCILMEMBER PETERSON MOTION TO APPROVE THE AGENDA AND THE TIME  
53 FRAME COUNCILMEMBER WILLIS SECONDED

54  
55 VOTE (5) AYE (0) NAY APPROVED  
56

57 **ROLL CALL**

58 Mayor: Robert Haddock

59 Council Members: Jared Peterson, Tanya Willis, Melanie Paxton, Charles Wixom, Cory  
60 Thompson

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

62 Public: Larry Lee, Keaton Melander, Lisa Graham, Spencer Black, Melanie Webster, Martha  
63 Webster, Kevin Smith, Alan Wessman, Ben Asbury, Danica, Asbury, Elena Cameron, Matt  
64 Cameron

65  
66 OPENING – Spencer Black

67 PLEDGE – Kyler Young  
68

69 COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE AGENDA AND TIME  
70 FRAME COUNCILMEMBER THOMPSON SECONDED

71  
72 VOTE (5) AYE (0) NAY APPROVED  
73

74 **PLANNING COMMISSION UPDATE**

75 Maureen Bushman stated there is a conference coming up for planners and Planning Commission  
76 on updating the subdivision code and thought it would be of benefit.  
77

78 **PUBLIC FORUM**

- 79 1. Larry Lee read a statement on emergency services and a trails master plan. He would like the  
80 links to remain in the General Plan and the WUI and fire code be updated.  
81 2. Kevin Smith passed out a handout he just purchased a piece of property and found out there is a  
82 park being planned. He works for a company that builds parks and has information he will get to  
83 the council.  
84

85 **AGENDA ITEMS**

86  
87 1. **GENERAL PLAN**

88 Councilmember Paxton stated the changes for review start on page 16. The Transportation Map -  
89 the easement road needs to continue up to the upper blue loop. The Sensitive Areas map  
90 asterisked note on the bottom needs to be revised. Councilmember Thompson will revise it. The  
91 Annexation Map - continue the annexation line to the next city boundary. Royce Swensen stated

that the city has to be able to service the area. Councilmember Wixom suggested putting all the links on an appendix. E-bikes was added which is covered by state code; the city needs to adopt the state code. Councilmember Thompson stated the General Plan is not a binding document it is a road map. The population throughout the document needs to be consistent with the 2020 US Census. Discussion ensued on the balance of green grass/soccer fields and reducing water usage in parks and park acreage. Discussion ensued on the info/data chart, which will be removed. Discussion ensued on the number of gross acres in the city limits and Horrocks Engineering will be asked to verify all acreage amounts. The General Plan will be on the next agenda for final review.

**2. BOARD ASSIGNMENTS: SESD, 911, SUVWMA**

SESD - Councilmember Thompson asked how the meeting with SESD went and he always urges them to come to the city. Mayor Haddock stated it was productive in correcting misconceptions and misinformation. Discussion ensued as to whether it was possible to have more representation on the board. Councilmember Thompson stated the meetings always consist of finding more ways to get more power. He is attempting to get BYU and UVU to come up with informational material to educate the public. SESD is very amenable to working with Elk Ridge. SUVWMA - Mayor Haddock stated there is no update, the last meeting was canceled. 911 - Councilmember Peterson stated there are no updates

**3. FINANCIAL REVIEW**

There were no concerns.


**4. APPROVAL OF MINUTES SEPTEMBER 10, 2024**

Tabled

**ADJOURNMENT**

COUNCILMEMBER PETERSON MOTIONED TO ADJOURN COUNCILMEMBER WILLIS SECONDED

VOTE (5) AYE (0) NAY APPROVED

  
Laura Oliver