

**ELK RIDGE
CITY COUNCIL MEETING
NOVEMBER 11, 2024**

TIME AND PLACE OF MEETING

This public hearing was held in conjunction with the regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, November 11, 2024, at 7:00.** 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 Nov. 10, 2024.

ROLL CALL

Mayor: Mayor Haddock

Council Members: Tanya Willis, Melanie Paxton, Cory Thompson, Charles Wixom

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

Public: Maureen Bushman, Larry Lee, Lisa Graham, Clint Ashmead

APPROVAL/AGENDA TIME FRAME

COUNCILMEMBER WILLIS MOTIONED TO APPROVE THE AGENDA TIME FRAME

COUNCILMEMBER PETERSON SECONDED

VOTE	AYE (5)	NAY (0)	APPROVED
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PLANNING COMMISSION UPDATE

Maureen Bushman stated the Planning Commission discussed the subdivision amendment and went through Councilmember Peterson's questions and added a few from Greg Shelton. The Language and graphics were straightforward.

PUBLIC FORUM

There was no public comment

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. RIRIE SUBDIVISION PLAT D RELEASE FROM DURABILITY

COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE RELEASE OF
DURABILITY OF RIRIE SUBDIVISION COUNCILMEMBER WILLIS SECONDED

VOTE	AYE (5)	NAY (0)	APPROVED
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2. RIDGE VIEW MEADOWS PLAT C RELEASE OF DURABILITY

COUNCILMEMBER WILLIS MOTIONED TO RELEASE RIDGE VIEW MEADOWS FROM
DURABILITY COUNCILMEMBER WIXOM SECONDED

VOTE	AYE (5)	NAY (0)	APPROVED
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43 **3. RESOLUTION 24-11-12-2R AWARD PARK CONTRACT -DESIGN AND**
44 **ENGINEERING**

45 Mayor Haddock stated the city received 5 bids, City Council and Planning Commission all agreed
46 on the number 1 pick. Councilmember Paxton stated she presented the park to the Outdoor
47 recreation initiative (ORI) and asked for funds for the design and engineering bid amount of
48 \$360,560. The city would have to match 20%. The decision will be made late November by ORI.

49 Discussion ensued on the amount of bid which would be done in 3 phases. The cost of the park is
50 estimated to be 3 million. The city can apply for multiple grants for one project. The ORI wants
51 to grant funds to projects that are more likely to be successful. Councilmember Thompson stated
52 he did an informal poll, and the result was the residents he spoke with were in favor of the park as
53 long as the pickleball courts at Sky Hawk Park were built. Councilmember Paxton stated the
54 pickle ball courts would be done first. Councilmember Paxton stated that Curtis Roberts
55 confirmed that the Park Impact fees can be used for all the parks, they are not collected for
56 specific parks. Councilmember Willis would like the attorney to confirm that. The number 1 bid
57 is Civil Science. Councilmember Paxton stated the city needs to approve the 30% for phase 1
58 which is \$490,800 in order to go for grants in January. Councilmember Wixom asked what the
59 burden to the city would be, how much it would be to maintain the completed park. The city
60 needs to be sensitive to the aging residents and what their tax dollars are being used on.
61 Councilmember Willis stated they asked that maintenance be minimized by minimizing green
62 grass, and to have a holding tank if they do have a water feature to help water any grass. This is a
63 nature park and having scrub oak etc. is part of the design. Maintenance projections are part of
64 the number 1 bid. Councilmember Peterson stated the city did a survey and lots of residents
65 wanted a park as long as it did not raise taxes and appreciates that the city is applying for and
66 looking ahead at grants. A poll vote was taken, and he had had an issue with taking a poll vote on
67 park funds. Poll votes are for emergencies, and this is not a need but a want and not an emergency
68 and he is glad that this is being discussed. It was very resounding that the community does not
69 want their taxes raised. What are the legalities of an official poll vote, 3 out of 5 voted to approve
70 a bid, is the city held legally to that. No one appeared to be changing their vote.

71 COUNCILMEMBER THOMPSON MOTIONED TO RATIFY THE POLL VOTE FOR
72 RESOLUTION 24-11-12-2R TO AWARD PARK CONTRACT AND ENGINEERING TO
73 CIVIL SCIENCE COUNCILMEMBER WILLIS SECONDED

74	VOTE	AYE (3)	NAY (2)	APPROVED
75	Councilmember Paxton	AYE		
76	Councilmember Wixom	NAY		
77	Councilmember Peterson	NAY		
78	Councilmember Willis	AYE		
79	Councilmember Thompson	AYE		
80				

81 **4. SUBDIVISION CODE AMENDMENT**

82 Councilmember Willis stated there are a lot of areas in the development code that have areas in
83 the HR1 and CE3 code where the city council decides such as road grades, curbing and other

special provisions. The development code and the subdivision code are intertwined. If the city council no longer makes those determinations, who does? This needs clarification from the Hansen Group. Council determined that SRC meetings need to be noticed and public when making decisions. Royce Swensen was able to get Jacob Hansen on the phone. Jacob Hansen (via telephone) stated those decisions are a gray area. If council is comfortable with the Planning Commission making those decisions, then the code can be changed and insert the Planning Commission into those items or require special approval before an application is submitted. Since the Planning Commission already had a public hearing, the city does not have to have another public hearing for further changes. Discussion ensued on the 180-day rule for amending a code and once a city has started amending a code the city has 180 to pass the code during which time any application submitted falls under the new amendments. Jacob Hansen mentioned placing a moratorium and he was unclear as to that provision and would have to check. (The city received the state code with explanation from Mike Hansen) The first order of business would be to adopt what the city has so far and then amend the rest of the code. Councilmember Wixom asked if the Planning Commission really has the authority to make exceptions to the code? Jacob Hansen stated the council could include a provision that the subdivision code supersedes all development code, put a moratorium on zones that are affected, or pass what the council has as is, or roll the dice and or wait and over the next month and half the edits can be made and the council can pass this is January or February. Those provisions in questions could be cleaned up and modified in the city standards. Mayor Haddock asked if the committee decision had to be unanimous; is that regardless of how many committee members are voting? Jacob Hansen stated the way it is currently written states it has to be unanimous no matter if its 3 or 5 members. Mayor Haddock stated the city would like that changed to a majority; if there are only 3 members (a quorum) voting, it has to be unanimous. Councilmember Willis would like the subdivision trails language clearer that if there is a trail on the trail map it had to go in the subdivision. Jacob Hansen stated the City Council retains control of the development agreement and the performance bonds for durability. Mayor Haddock stated the code needs to be passed in the December meeting. All the questions and changes, and the development code will be discussed again. Councilmember Peterson went through the questions and restated the changes to them. SRC needs to have a public meeting when taking action and majority vote as stated previously; the Mayor appoints committee members and council approves and removes members, council recommends council member, planning commission recommends a planning commission member. There was no determination on time of services. 2-2-4 changes to provision 2, Delete unfinished line on page 9. Road still needs to be changed 3.5 minimum or as stated in city standards. Page 22 Trails code needs to be drafted. Councilmember Paxton and Councilmember Willis stated asphalt trails are more desirable to trail users than concrete. Councilmember Peterson is still concerned about the storm water chart. Vehicular access to infrastructure shall be defined by city engineer as well implementing the code as to who maintains ponds.

5. CAPITAL FACILITIES TRANSPORTATION

Tabled

6. CAPITAL FACILITIES WATER

125 Tabled

126 **7. CAPITAL FACILITIES SEWER**

127 Tabled

128 **8. CITY COUNCIL APPROVAL OF MINUTES FROM OCT 8, 2024**

129 Line 14 fix comma and some typos

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131 **COUNCILMEMBER WIXOM MOTIONED TO APPROVED THE MINUTES FOR**
132 **OCTOBER 8, 2024 WITH THE CHANGES AS STATED COUNCILMEMBER**
133 **THOMPSON SECONDED**

134 VOTE AYE (4) NAY (0) ABSTAINED (1) APPROVED

135 Councilmember Peterson abstained

136

137 COUNCILMEMBER WILLIS MOTIONED TO ADJOURN COUNCILMEMBER PETERSON
138 SECONDED

139 VOTE AYE (5) NAY (0) APPROVED

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Laura Oliver