

**ELK RIDGE
CITY COUNCIL MEETING
FEBRUARY 25, 2025**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, February 25, 2025, at 7:00 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 February 10, 2025.

ROLL CALL

Mayor: Robert Haddock

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

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

Public: Maureen bushman, Lisa Graham, Emery Christensen, Miles Asay, Lynnli Nielsen, Dan Reeve, Kent Allred, Larry Lee, Ryan Bybee, Hunter Smith, Mya Hafen, Jesse Hafen, Becca Hine, Andrew Autry, Canbree Nelson, Chris Hine, Chad Nelson, Krin adams, Gracee Adams

OPENING Emily Christensen

PLEDGE Mile Asay

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

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

Maureen Bushman stated there are no updates. The Planning Commission has not met since the last city council meeting.

Councilmember Paxton gave an update on the Trail to Forebay. Payson is on board and the city is going forward with a feasibility study to try to get the grant through MAG which is a 6.77 Match to do the trail feasibility. This will push the trail back a year, but it is necessary. Councilmember Willis stated that it would be about a \$10,000 match. Councilmember Paxton stated there was also a meeting with Payson, Salem, Woodland Hills and MAG regarding UDAT paying more attention to this end of the valley connectivity. The county is in support of the trail and will help the city with the grant. Payson is on board in support although they have some concerns, such as barking dogs disturbing golfers, which can all be remedied. Councilmember Thompson asked where the trail is and is in full support regardless of where it is. Councilmember Paxton brought up the map and showed the trail head starts at the proposed park at the roundabout and follows along the bottom and backside of the golf course through Lee Haskell and Dan Shaw's land. The feasibility study will show what type of trail it should be, gravel, paved etc. We learned what all the cities' priorities were on the trail system connectivity. The Highline Canal Trail is coming in 3 years. The canal at 11200 will continue to be enclosed and the trail will be on top of that.

50 **PUBLIC FORUM**

51
52 Emery Christensen - She would like the city to change the curfew. She was pulled over and the
53 office told her it was past curfew.

54 Miles Asay - stated he would like the road backed open that was closed because of the Canyon
55 View Drive extension. They all now have to drive all the way around to get to the road. Jared
56 Peterson explained why it was closed due to safety and code design restrictions for intersections.
57 Melanie Paxton stated she made Councilmember Peterson go and measure it with her 3 times
58 before she would concede to the closure.

59
60 **AGENDA ITEMS**

61
62 **1. SALES OFFICE CONCEPT CODE DISCUSSION**

63 Dan Reeve of Toll Brothers explained and described how and why they would like to put in a
64 temporary portable sales office. It won't look like a portable building with landscaping and
65 facade work and will hook up to the water and sewer. They will move the sales office to the
66 model home that will take about 6 months to build. They will remove the model home at that time
67 and prep the lot for a residential home. Councilmember Willis stated the only thing in the code
68 that would allow this is a temporary Use Permit which only allows for 40 days. Councilmember
69 Thompson asked if there is another way to allow this without changing the code. Councilmember
70 Willis brought up a suggested draft allowing a sales office for up to 90% of the lots are unsold or
71 in fewer than 10 lot subdivisions -3 or fewer are unsold. Councilmember Thompson stated that
72 would allow a temporary structure to be there in perpetuity and what about a subdivision that has
73 multiple builders would they allow multiple temporary structures and what if a builder goes
74 bankrupt? Councilmember Peterson stated a temporary accessory building could be approved by
75 the Planning Commission, is this an accessory building? Councilmember Willis stated this is a
76 commercial business which is not allowed in residential zones. Discussion ensued regarding
77 extending the time period for a Temporary Use Permit up to 180 days. Due to notice requirements
78 this will go to the Planning Commission for their recommendation and hold the public hearing in
79 city council. Royce Swensen stated there is a fee to change code for the requestor. Dan Reeve
80 acknowledged Toll Bros would pay the fee.

81
82 COUNCILMEMBER WILLIS MOTIONED TO SEND TO THE PLANNING COMMISSION
83 TO CHANGE SECTION 10-12-16 NOT TO EXCEED 180 DAYS AT THE DISCRETION OF
84 THE ADMINISTRATION COUNCILMEMBER PETERSON SECONDED.

85
86 VOTE AYE (5) NAY (0) Approved

87
88 **2. SELF-STORAGE UNITS**

89 Mayor Haddock stated the council discussed this in the previous meeting. Ryan Bybee,
90 Developer, stated this is in the commercial area on 11200 and has talked with the council about
91 this previously. The problem is self-storage is not in the code and the easiest change to the code
92 would be to add it as a conditional use which is what he would request. Councilmember Wixom
93 asked if there were enough standards currently in the code concerning aesthetics etc.? Ryan

Bybee stated a conditional use permit would allow the city to place conditions/requirements on the project. Councilmember Willis stated the code does not have a lot concerning standards for commercial buildings. Most self-storage is in industrial zones, and they don't typically back up to residential. Ryan Bybee stated they have other storage units in cities that back up to residential because they were not multistory. The subdivision it would back up to is his development and it is in his best interest for the storage units to be nice. He has spoken with the residents of that development and they would rather not have retail noise and traffic. They have designed the project to be lower in height and there are no lights shining in their backyard. Councilmember Peterson stated the city has to be workable or commercial won't happen and is ok with it being a conditional use and let the Planning Commission go through the process. Due to notice requirements this will go to the Planning Commission for their recommendation and hold the public hearing in city council.

COUNCILMEMBER PETERSON MOTIONED TO SEND THIS TO PLANNING COMMISSION FOR A CODE CHANGE TO 10-10A-2 TEMPORARY USE PERMIT ADDING SELF STORAGE UNITS AS A CONDITIONAL USE COUNCILMEMBER THOMPSON SECONDED.

VOTE AYE (5) NAY (0) Approved

3. SHIPPING CONTAINER DISCUSSION

Mayor Haddock stated the council has talked about this previously and has strong concerns about code enforcement. There are 6 or 7 in the city already. Councilmember Peterson stated the city doesn't know at this point if any would be grandfathered in being in place before the code was changed. He had one before the code was changed but when he had to move it, he got rid of it. Councilmember Willis asked what about if someone wanted to put it on an empty lot. Councilmember Peterson stated if a shipping container is deemed a shed then he is ok with that, but he is also ok not to do it. If the council decides to allow them then they need to be painted and have the same restrictions as a shed. He doesn't want to tell residents what they can do in their backyard. Either the council allows it, or they don't, and everyone needs to be able to have one or no one is able to have one. Councilmember Willis stated she is ok not to do it as well. Councilmember Wixom stated shipping containers do not add to the fire fuel load and if it isn't maintained then the resident can be fined. Mayor Haddock asked how do you force someone to paint it if it gets rusty? Councilmember Willis stated she is fine with leaving the code as is. Councilmember Thompson asked a resident in the audience what they think of shipping containers. The resident stated he wouldn't want one. Another resident stated he wouldn't want one, They have cabin property, and someone has one there and he doesn't like seeing it there and its rural woods and would not like to see it in the city, they look trashy. Councilmember Willis stated that is the response she has gotten from residence as well.

4. SURPLUS BACKHOE

COUNCILMEMBER WILLIS MOTIONED TO SURPLUS THE 2016 CASE BACKHOE 5805SN COUNCILMEMBER THOMPSON SECONDED

VOTE AYE (5) NAY (0) Approved

5. FINANCIALS

Discussion ensued on how the percentages are figured. Mayor Haddock stated it is the actual income against the estimated income. The higher the percentage means more money has come in then estimated.

There were no concerns

6. APPROVAL CITY COUNCIL FOR MINUTES JANUARY 14, 2025

Line 36 typo tail- trail, line 29 change indifferent to different,

COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE MINUTES FOR JANUARY 14, 2025, WITH THE STATED CHANGES COUNCILMEMBER WIXOM SECONDED.

VOTE AYE (5) NAY (0) Approved

7. APPROVE CITY COUNCIL MINUTES FOR JANUARY 28, 2025

Line 116 add cities

COUNCILMEMBER PAXTON MOTIONED TO APPROVE THE MINUTES FOR JANUARY 28, 2025, WITH THE STATED CHANGE COUNCILMEMBER WILLIS SECONDED.

VOTE AYE (5) NAY (0) Approved

8. APPROVE CITY COUNCIL MINUTES FOR FEBRUARY 11, 2025

COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE CITY COUNCIL MINUTES FOR FEBRUARY 11, 2025, COUNCILMEMBER THOMPSON SECONDED.

VOTE AYE (5) NAY (0) Approved

COUNCILMEMBER WILLIS MOTIONED TO ADJOURN COUNCILMEMBER PAXTON SECONDED.

VOTE AYE (5) NAY (0) Approved

Laura Oliver