

**ELK RIDGE  
CITY COUNCIL MEETING  
September 23, 2025**

**TIME AND PLACE OF MEETING**

This regularly scheduled meeting and public hearing of the Elk Ridge City Council was scheduled for **Tuesday, September 23, 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 September 8, 2025.

**ROLL CALL**

Mayor: Robert Haddock

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

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

Public: Maureen Bushman, Hank Goodnow, Lisa Graham

Opening – Mayor Haddock

Pledge - Councilmember Paxton

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

VOTE

AYE (5)

NAY (0)

Approved

**PLANNING COMMISSION UPDATE**

Maureen Bushman stated the Planning Commission has not had a meeting since they last met. There are no updates.

**PUBLIC FORUM**

Mr. Goodnow - His property was annexed into Elk Ridge several years ago. They had several things that had been grandfathered in and wanted to burn under the county burn laws.

Fire Chief Waite stated open burns are under the city, not the county. Burn permits cannot be grandfathered in but he would look into it. The Fire Chief can get into big trouble and there are large fines if burns are made outside the city's regulated open burn that happens in the spring and fall. The county and EPA regulate burn permits. Burn permits are put on a daily log which the fire chief uses to calculate the hours for the CWPP which is a way for cities to do in-kind things to meet a requirement, towards the city's insurance premium. The Fire Chief will meet with Mr. Goodnow at Mr. Goodnow's home and talk about burn permits.

**1. MIGRATORY BIRD PRESENTATION**

Tabled

**2. HB48 WILDLAND AND URBAN INTERFACE MODIFICATIONS: FIRE CHIEF WAITE**

49 Fire Chief Waite stated HB 48 Wildland Interface Modification takes effect January 1, 2026, that  
50 modifies the current Wildland Urban Interface (WUI), which the state has imposed. The things  
51 that this modification does are 1. Forces building owners to mitigate fire risk or pay a higher WUI  
52 fee. Money collected goes into a state fund for future fires in those areas. It is going to be  
53 governed by the county. The county is going to set up how they are going to inspect properties.  
54 There is going to be a tier for fees.: If the owner does nothing they will be categorized as fire risk  
55 3 and pay the highest fee, if the owner does some things they will be categorized as fire risk 2 and  
56 pay a lower fee, if the owner does everything required, they are categorized as fire risk 1 and pay  
57 the lowest fee. 2. It makes casualty insurers look at the state database before assessing premiums  
58 against a property. There has not been any governance of how that gets done and companies are  
59 using all kinds of different methods to decide on premiums. This will change some of that, if the  
60 county is making the property owners more compliant to WUI requirements. Properties in areas  
61 that are not in that WUI cannot have a premium enforced on them. Right now, Elk Ridge City is  
62 kind of blacklisted when it comes to insurance. There have been a lot of residents, whether they  
63 are in the WUI area or not, who can't get or have had their fire insurance canceled or have  
64 exorbitantly high premiums because they live within Elk Ridge. Councilmember Wixom asked  
65 what is considered an interface area. Fire Chief Waite stated the WUI area was defined 25 years  
66 ago. 3. It forces the city to cooperate with the CWA and CWPP, which is the Community  
67 Wildland Protection Program, which is what the city is doing through the burn permits, and  
68 community actives, that take the dollar value and put that value towards the city's insurance  
69 policy through the state and if there is a fire that happens within the city and it goes into the  
70 wildland area, the state will come in and put that out. The city doesn't bear the brunt of those  
71 costs then. There is so much open language in the bill; the county will, the county will, the county  
72 will...but they don't say what the county is going to do. There is a lot of stuff that needs to be  
73 nailed down. Councilmember Thompson stated the bill states the county is going to be running a  
74 wildfire risk assessment mapping tool which tells what homes are high risk, what tool is that. Fire  
75 Chief Waite stated the county is supposed to be running it, but it hasn't been completely  
76 developed yet. The city is supposed to go through and define what the WUI is, some maps show  
77 the whole city, some do not. The city council has to define it through legislation and make sure it  
78 gets updated with the county and state. The city WUI area was defined a long time ago through  
79 city code, Councilmember Willis asked if that area is adequate. Fire Chief Waite stated yes, it is  
80 a good line. By January 2028 the bill has to be fully up and running and enforced. Everyone who  
81 is in the WUI area, which is defined by the city and turned into the state, will automatically be  
82 categorized as fire risk 3. To get that reduced, the property owner has to have the property  
83 inspected by a county inspector and tell the property owner what is needed to do to get down to  
84 fire risk 1. The county will come back and reinspect the property. The county then puts that fire  
85 risk into the county records against the property that the inspection has been done and the fire risk  
86 assessed, and it is up to the owner to maintain requirements to maintain the risk level. The  
87 property owner files an annual report with the county that everything is still compliant and every  
88 5 years the property has to be reinspected. The county has not said anything about a public  
89 hearing yet. There is not enough information yet to educate the citizens yet. The city needs more  
90 input from the county and could invite the county Fire Warden to a work session. Fire Chief  
91 Waite has a direct line to the State Forester individual and the County Fire Warden and can reach  
92 out and see what they think. The county is probably scrambling trying to figure out how they are  
93 going to implement this. Even though the state legislature said, "you will", the county doesn't  
94 know "the how". At this time, we do not know what the standards will be. The Fire Chief told  
95 the county fire warden that there are lots here that don't have big enough properties to comply  
96 with 100 feet of defensible space. You can't cut your neighbor's property, so complying is  
97 impossible. The Fire Warden said he understands that. The Fire Chief also told him this looks like  
98 a tax not a fee, but he does understand the States side of it due to consequences of regions not  
99 having a maintained defensible space. For the last 40 years defensible space was not maintained

and whole neighborhoods in LA burned because of it. Councilmember Willis stated that is why the CE3 code was written the way it is, so that people can maintain defensible space. The Fire Chief stated the bill also states that if there are developments that have an access road of 10% or higher on road grades, you automatically get nicked because the state does not want roads over 10% grade. He has been fighting for that since he has been chief about the south end because they couldn't get the road grades to 10% without cutting the entire hill out. He wanted to let the council know about the bill and when he receives more information, he will let them know.

The Fire Chief stated that the chipper program would need some work, who's renting the chipper and for how long, who would run the chipper. This cannot be a fire department thing, there is no way; he doesn't have enough people to do what needs done now. In order to run something like this, it would call for full-time fire fighters if the fire department has to run it. Discussion ensued on what it would take to have full time fire fighters and grants.

**1. FINANCIAL REVIEW**

There were no concerns.

**2. APPROVAL OF MINUTES FOR AUG 12, 2025**

Line 115 is to if

COUNCILMEMBER PAXTON MOTIONED TO APPROVED MINUTES FOR AUGUST 12, 2025, WITH CHANGE ON LINE 115 COUNCILMEMBER PETERSON SECONDED.

|      |         |         |          |
|------|---------|---------|----------|
| Vote | AYE (5) | NAY (0) | Approved |
|------|---------|---------|----------|

**3. APPROVAL OF MINUTES FOR AUGUST 26, 2025**

Add comma to roll call

COUNCILMEMBER PETERSON MOTIONED TO APPROVE MINUTES FOR AUGUST 26, 2025, COUNCILMEMBER PAXTON SECONDED

|      |         |         |          |
|------|---------|---------|----------|
| Vote | AYE (5) | NAY (0) | Approved |
|------|---------|---------|----------|

**4. APPROVAL OF MINUTES FOR SEP. 9, 2025**

COUNCILMEMBER WIXOM MOTIONED TO APPROVE MINUTES FOR SEP 9, 2025, COUNCILMEMBER PAXTON SECONDED

|      |         |         |          |
|------|---------|---------|----------|
| VOTE | AYE (5) | NAY (0) | Approved |
|------|---------|---------|----------|

COUNCILMEMBER WIXOM MOTIONED TO GO INTO CLOSED SESSION TO DISCUSS ONGOING LITIGATION WITH LIGHTHOUSE SUBDIVISION COUNCILMEMBER WILLIS SECONDED

|      |         |         |          |
|------|---------|---------|----------|
| VOTE | AYE (5) | NAY (0) | Approved |
|------|---------|---------|----------|

|                        |     |
|------------------------|-----|
| Councilmember Wixom    | AYE |
| Councilmember Thompson | AYE |
| Councilmember Peterson | AYE |
| Councilmember Willis   | AYE |
| Councilmember Paxton   | AYE |

151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163

Adjournment

COUNCILMEMBER MOTIONED TO ADJOURN COUNCILMEMBER SECONDED

| Vote | AYE (5) | NAY (0) | Approved |
|------|---------|---------|----------|
|------|---------|---------|----------|

---

Laura Oliver