

**ELK RIDGE  
CITY COUNCIL MEETING  
April 14, 2026**

**TIME AND PLACE OF MEETING**

This regularly scheduled meeting and public hearing of the Elk Ridge City Council was scheduled for **Tuesday, April 14, 2026, 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 April 13, 2026.

**ROLL CALL**

Mayor: Robert Haddock

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

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

Public: Larry Lee, Lisa Graham, Dani Schutlz, Cynthia Riley, Mike Riley

Opening – Mike Riley

Pledge – Larry Lee

COUNCILMEMBER WIXOM MOTIONED TO APPROVE THE AGENDA WITH THE CHANGES TO ORDINANCE NUMBER OF 10-12-5 FOR THE ACCESSORY APARTMENT AND STORM DRAIN DISPOSAL ONLY HAS THE CURRENT CODE AND NOT THE PROPOSED CHANGES POSTED AND TIMEFRAME COUNCILMEMBER PETERSON SECONDED

VOTE	AYE (4)	NAY (0)	Approved
Absent - Councilmember Paxton			

**PLANNING COMMISSION UPDATE**

Lisa Graham stated the Highlands Phase 2 has a problem with Canyon View, it wasn't originally built to speck. There is a line-of-sight problem at the intersection turning on and off of Meadow Lark that has to be resolved. Planning Commission member Andy May and she did a very detailed video showing line of site proving out the issue.

**PUBLIC HEARINGS**

COUNCILMEMBER WIXOM MOTIONED TO OPEN THE PUBLIC HEARINGS FOR CODE AMENDMENTS LOT ADJUSTMENT 10-15A-15, ACCESSORY APARTMENT 10-12-29 ACCESSORY BUILDING 10-12-5 COUNCILMEMBER PETERSON SECONDED

VOTE	AYE (4)	NAY (0)	Approved
Absent Councilmember Paxton			

1. **LOT LINE CODE AMENDMENT 10-15A-15**

Mayor Haddock explained the city is bringing the current code in line with the state code changes, a new lot cannot be created, number of lots cannot be changed.

51 Public - Ron Hill asked about cost of an accessory apartment  
52 Confirmed application is \$400 and an annual fee of \$30

- 53  
54 **2. ACCESSORY APARTMENTS AMENDMENT 10-12-29**  
55 Amendment making some verbiage cleaner and clarifying points  
56  
57 **3. ACCESSORY BUILDING 10-12-5**  
58 Amendment making some verbiage cleaner and clarifying points  
59  
60 **4. SURFACE WATER DISPOSAL**  
61 Will be tabled and another Public Hearing will be scheduled due to posting issues.  
62

63 **AGENDA ITEMS**

64 **1. LOT LINE CODE AMENDMENT**

65 Council discussed the edits to the code, the applicant would pay for the city engineer reviews  
66 and the city engineer is to approve the plans not the applicants. City Fee schedule needs to be  
67 discussed and approved.  
68

69 COUNCILMEMBER THOMPSON CLOSED THE PUBLIC HEARING FOR LOT LINE CODE  
70 AMENDMENT 10-15A-15\_PETERSON CODE AMENDMENT SECONDED

71  
72 VOTE AYE (4) NAY (0) Approved  
73 Absent - Councilmember Paxton  
74

75 COUNCILMEMBER THOMPSON MOTIONED TO APPROVE CODE AMENDMENT 26-  
76 1 LOT LINE ADJUSTMENT AMENDMENT WITH FOLLOWING: THE TERM LOT LINE  
77 TO BE CHANGED TO BOUNDARY LINE ADJUSTMENT, CITY STAFF TO REVIEW,  
78 PROOF OF PAYMENT OF THE APPLICANT TO THE CITY ENGINEER BEFORE  
79 APPROVAL, PLANNING COMMISSION REVIEWS NOT JUST CHAIR  
80 COUNCILMEMBER, PETERSON SECONDED.

81  
82 VOTE AYE (4) NAY (0) Approved  
83 Absent - Melanie Paxton  
84

85 COUNCILMEMBER WIXOM AYE  
86 COUNCILMEMBER THOMPSON AYE  
87 COUNCILMEMBER PETERSON AYE  
88 COUNCILMEMBER WILLIS AYE  
89

90 **2. ACCESSORY APARTMENTS AMENDMENT 10-12-29**

91 Council discussed the number of dedicated off street parking spaces, is parking on grass  
92 allowed, short term rentals if not mentioned in code, then it is allowed, should they be allowed,  
93 using trailers as a rental is not allowed. Should renting the primary residence with ADU's for  
94 long term, i.e. deployments, illness, missions etc. be allowed with restricted time limits.  
95 Renting both primary and ADU is not a single-family home; zones are for single family homes,  
96 how to maintain the zone requirements. Councilmembers Willis and Wixom will work on  
97 short-term rental and rental of both property and ADU code. Discussion ensued on access for  
98 emergency services path- not grass and 48" width path for a gurney. Fire Chief stated doors  
99 should be size of a 36" residential front door.  
100

101 **3. ACCESSORY BUILDING 10-12-5**

102 Council discussed the term "supplemental"; is building a second house in the back yard  
103 "supplemental", allow the primary resident to be able to live in the ADU and rent the primary,  
104 definition of a "Primary Building". Remove C5 Planning Commission can allow it and a  
105 portable shed can be anchored down and not considered permanent. Councilmember Willis  
106 thinks (on the record) accessory buildings need to be more than 8 feet from the property line  
107 and opposes a 30-foot accessory building to be built in the backyard  
108

109 Apartments and Accessory buildings were discussed at the same time. Councilmember  
110 Peterson will make the edits for Accessory Apartments and Accessory Buildings.  
111

112 COUNCILMEMBER THOMPSON MOTIONED TO CLOSE THE PUBLIC HEARINGS FOR  
113 PROPOSED CODE AMENDMENT FOR ACCESSORY APARTMENT 10-12-29 AND CODE  
114 AMENDMENT FOR ACCESSORY BUILDINGS 10-12-5 COUNCILMEMBER WIXOM  
115 SECONDED.

116  
117 VOTE                    AYE (4)                    NAY (0)                    Approved  
118 Absent- Councilmember Paxton  
119

120 **4. SURFACE WATER DISPOSAL**  
121 Tabled. This will have another public hearing due to discrepancy in noticed attachment.  
122

123 COUNCILMEMBER PETERSON MOTIONED TO SET A PUBLIC HEARING FOR THE  
124 SERVICE WATER DISPOSAL FOR NEXT CITY COUNCIL MEETING  
125 COUNCILMEMBER WIXOM SECONDED  
126

127 VOTE                    AYE (4)                    NAY (0)                    Approved  
128 Absent- Councilmember Paxton  
129

130 **5. APPROVE MINUTES FOR FEB 24, 2026**  
131 COUNCILMEMBER WILLIS MOTIONED TO APPROVE THE MINUTES FOR FEB. 14,  
132 2026, COUNCILMEMBER PETERSON SECONDED  
133

134 VOTE                    AYE (4)                    NAY (0)                    Approved  
135 Absent- Councilmember Paxton  
136

137 **6. APPROVE MINUTES FOR MAR 24, 2026**  
138 COUNCILMEMBER WIXOM MOTIONED TO APPROVE THE MINUTES FOR MARCH  
139 24, 2026, COUNCILMEMBER THOMPSON SECONDED  
140

141 VOTE                    AYE (3)                    NAY (0)                    Approved  
142 Absent - Councilmember Paxton  
143 Abstained – Councilmember Willis  
144

145 COUNCILMEMBER WILLIS MOTIONED TO ADJOURN COUNCILMEMBER WIXOM  
146 SECONDED  
147

148 VOTE                    AYE (4)                    NAY (0)                    Approved  
149 Absent- Councilmember Paxton  
150

151 \_\_\_\_\_  
Laura Oliver