

**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 spec. 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.

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

2. ACCESSORY APARTMENTS AMENDMENT 10-12-29

Amendment making some verbiage cleaner and clarifying points

3. ACCESSORY BUILDING 10-12-5

Amendment making some verbiage cleaner and clarifying points

4. SURFACE WATER DISPOSAL

Will be tabled and another Public Hearing will be scheduled due to posting issues.

AGENDA ITEMS

1. LOT LINE CODE AMENDMENT

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

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

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

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

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

COUNCILMEMBER WIXOM AYE
COUNCILMEMBER THOMPSON AYE
COUNCILMEMBER PETERSON AYE
COUNCILMEMBER WILLIS AYE

2. ACCESSORY APARTMENTS AMENDMENT 10-12-29

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

3. ACCESSORY BUILDING 10-12-5

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

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

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

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

4. SURFACE WATER DISPOSAL

Tabled. This will have another public hearing due to discrepancy in noticed attachment.

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

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

5. APPROVE MINUTES FOR FEB 24, 2026

COUNCILMEMBER WILLIS MOTIONED TO APPROVE THE MINUTES FOR FEB. 14, 2026, COUNCILMEMBER PETERSON SECONDED

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

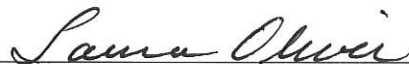
6. APPROVE MINUTES FOR MAR 24, 2026

COUNCILMEMBER WIXOM MOTIONED TO APPROVE THE MINUTES FOR MARCH 24, 2026, COUNCILMEMBER THOMPSON SECONDED

VOTE	AYE (3)	NAY (0)	Approved
Absent - Councilmember Paxton			
Abstained – Councilmember Willis			

COUNCILMEMBER WILLIS MOTIONED TO ADJOURN COUNCILMEMBER WIXOM SECONDED

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


Laura Oliver