

**ELK RIDGE
CITY COUNCIL MEETING
September 9, 2026**

TIME AND PLACE OF MEETING

This regularly scheduled meeting and public hearing of the Elk Ridge City Council was scheduled for **Tuesday, September 9, 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 September 8, 2026.

REGULAR SESSION

Mayor: Robert Haddock

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

Telephone - Cory Thompson

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

Public: Lyle Christensen, Greg Shelton, Lisa Graham

Opening – Spencer Foster

Pledge – Melanie Paxman

COUNCILMEMBER WILLIS MOTION TO APPROVE THE AGENDA AND TIME FRAME

COUNCILMEMBER PAXTON SECONDED

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

Lisa Graham stated there are 3 different trail maps. The General Plan needs to amend the trails maps so they are all the same or the General Plan can reference the map. Shawn Eliot redid the maps which she will email to the council. The Planning Commission stated the intent to amend the General Plan trails maps,

PUBLIC FORUM

Larry Lee - Residents who do not have a specified defensible space will not get insurance in the WUI area. The city needs to be careful with changes to the WUI area.

PUBLIC HEARINGS

COUNCILMEMBER WILLIS MOTIONED TO OPEN THE PUBLIC HEARINGS, FOR THE PROPOSED ORDINANCE 26-11 DISCONNECT FROM CITY BOUNDARY PARCEL

30:077:0226 AND THE PROPOSED ORDINANCE 26-08 IMPACT FEE ANALYSIS

COUNCILMEMBER PAXTON SECONDED

VOTE	AYE (5)	NAY (0)	Approved
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48 **1. PROPOSED ORDINANCE 26-11 DISCONNECT FROM CITY BOUNDARY PARCEL**
49 **30:077:0226**

50 Bucky Gay - owns the property on the ridge of Woodland Hills on the boundary of Elk Ridge on
51 the east side of the canyon. He came to Elk Ridge 2 years ago to annex that parcel into
52 Woodland Hills. It would be really hard for Elk Ridge to service that piece of land.
53 Mayor Haddock stated it would make more sense to have that go to Woodland Hills.
54

55 **2. PROPOSED ORDINANCE 26-08 IMPACT FEE ANALYSIS**

56 Spencer Foster stated Fred Philpot, with LRB Finance, did an analysis on the impact fees for
57 parks, water and sewer. The new list of projects is not included, they will be in the CIP.
58 Fred Philpot stated that based on the process council can accept, modify or reject, If council
59 adopts the maximum there is a 90-day waiting period before it will go into effect. Council can
60 modify and adopt a lower amount.
61

62 COUNCILMEMBER WILLIS MOTIONED TO AMEND THE AGENDA TO MOVE ITEM 3
63 THE PROPOSED ORDINANCE 26-08 IMPACT FEE ANALYSIS TO ITEM 1 TO
64 ACCOMMODATE FRED PHILPOT COUNCILMEMBER PAXTON SECONDED
65 VOTE AYE (4) NAY (0) Approved
66 No reply from Councilmember Thompson
67

68 COUNCILMEMBER WILLIS MOTIONED TO OPEN THE PUBLIC HEARINGS, THE
69 PROPOSED ORDINANCE 26-11 DISCONNECT FROM CITY BOUNDARY PARCEL
70 30:077:0226 AND THE PROPOSED ORDINANCE 26-08 IMPACT FEE ANALYSIS
71 COUNCILMEMBER PAXTON SECONDED
72

73 VOTE AYE (5) NAY (0) Approved
74

75 **AGENDA ITEMS**
76

77 **1. PROPOSED ORDINANCE 26-11 PROPOSED ORDINANCE 26-08 IMPACT FEE**
78 **ANALYSIS**

79 COUNCILMEMBER PETERSON MOTIONED TO ADOPT ORDINANCE 26-08 IMPACT
80 FEE ANALYSIS AS PRESENTED COUNCILMEMBER WILLIS SECONDED

81 By Roll Call

82 VOTE AYE (5) NAY (0) Approved
83

84 **2. PROPOSED ORDINANCE 26-11 DISCONNECT FROM CITY BOUNDARY PARCEL**
85 **30:077:0226**

86 Councilmember Willis stated Elk Ridge cannot access this parcel to service water, sewer, road,
87 and emergency services. Access is better through Woodland Hills. Councilmember Wixom is
88 concerned about the individual lots retaining their own run-off. Bucky Gay stated Woodland Hills
89 did a storm water study in conjunction with his engineer. One of the retention ponds has been
90 increased significantly as well as an existing retention basin. The 3 lots that will be built will be

graded to go into these retention basins. The state requires building codes to be retained on property. Dirt being moved is ending up on Elk Ridge property and will need to ensure that grading and run off is affecting Elk Ridge. Any grading would need a permit . Councilmember Paxton asked if they have looked at any trail scenarios with this development. Bucky stated he spoke with Ted Mickelson and Ted thought that the grades were too steep in this phase, there is a potential area down lower where the closest retention basin is. He was asked to help with that and is happy to work with Councilmember Paxton.

COUNCILMEMBER PETERSON MOTIONED TO APPROVE ORDINANCE 26-11 THE DISCONNECT FROM CITY BOUNDARY PARCEL 30:077:0226 WITH THE ADDITIONAL REQUIREMENT TO SEEK A PERMIT FOR GRADING OR DRAINING CHANGES THAT ARE IN THE CITY OF ELK RIDGE OR MAY AFFECT THEM.

By Roll Call

VOTE	AYE (5)	NAY (0)	Approved
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3. PROPOSED ORDINANCE AMENDMENT 26-12 CE 3 10-9C-16-8: SIDE SETBACK

COUNCILMEMBER MOTIONED TO ADOPT ORDINANCE AMENDMENT 26-12 CE 3 10-9C-16-8 COUNCILMEMBER PAXTON SECONDED

By Roll Call

VOTE	AYE (5)	NAY (0)	Approved
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4. PROPOSED ORDINANCE AMENDMENT 26-09 SUBDIVISION REQUIRED IMPROVEMENTS: CODE AMENDMENT TO TRAIL IN INCLUDE CODE 10-15-1(B), 10-9A-11-7, 10-9C-14, 10-15D-3(B)(4)

Councilmember Paxton, Lisa Graham of the Planning Commission and Spencer Foster went through the changes and ultimately council decided to have all the trail codes refer to one code and will be tabled

COUNCILMEMBER WILLIS MOTIONED TO TABLE 26-09 SUBDIVISION REQUIRED IMPROVEMENTS: CODE AMENDMENT TO TRAIL IN INCLUDE CODE 10-15-1(B), 10-9A-11-7, 10-9C-14, 10-15D-3(B)(4)

VOTE	AYE (5)	NAY (0)	Approved
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5. PROPOSED ORDINANCE AMENDMENT 26-10 SUBDIVISION REQUIRED IMPROVEMENTS 10-15B-1(A) STREETS AND ROADS CODE AMENDMENT

COUNCILMEMBER WILLIS MOTIONED TO ADOPT ORDINANCE AMENDMENT 26-10 SUBDIVISION REQUIRED IMPROVEMENTS 10-15B-1(A) STREETS AND ROADS COUNCILMEMBER PAXTON SECONDED

By Roll Call

VOTE	AYE (5)	NAY (0)	Approved
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6. THE PROPOSED PARKS, TRAILS AND OPEN SPACE MASTER PLAN

Planning Commission recommended changes to the trail map is to add a trail head with a restroom and parking. Discussion entailed making one of the parks the trail head. Discussion ensued on the trail map Shawn Eliot drafted regarding arrows and some inaccuracies. Council decided since the trail feasibility study is currently being done and the map should be done after the study is done. Councilmember Paxton recommended adopting the Master Plan and amending it after the feasibility study and map is done. The cross sections will be removed and included in the Development standards.

COUNCILMEMBER WILLIS MOTIONED TO TABLE THE PROPOSED PARKS, TRAILS AND OPEN SPACE MASTER PLAN COUNCILMEMBER PAXTON SECONDED
VOTE AYE (5) NAY (0) Approved

7. CODE INTERPRETATION DISCUSSION-UNBUILDABLE AREAS. SLOPES, SPORTS COURTS

Councilmember Peterson stated there are residents who are having issues with building permits. The code has buildable area and unbuildable area well defined but there are areas that fall in-between. The code states in 10-12-34 no property of 30% or more slopes should be incorporated as part of the designated building area of a building lot. If land does not qualify as buildable, the code does not automatically qualify it as unbuildable. There is a lot of potentially a lot of property that could be found sloped between designated buildable and unbuildable as defined. Thinks you cannot cite this code a resident to build on sloped property. Sports Courts are not defined in structures. Fencing and where you can have them on a 20% slope is only in the Hillside and CE 3 zones and are not found in the regular R-1 residential zones. 10-2-2 accessory structure, for example a tennis court, should be removed since it is included in the above. Some of the codes are contradictory. The code states unbuildable areas are not being defined on the plat and that has not been done. That has to be a checked mark in some part of the process. Discussion ensued on a tennis court or sports court is the same as a driveway, it's just a slab which doesn't need a permit, unless there is lighting or 7 foot or taller fencing which does need permitting. The IBC states that building on or near slopes exceeding 30% triggers specific geotechnical and technical requirements, which would require engineering. Can it be done in the 30% slopes in the R zones? It's clear in the CE3 and Hillside zones but not in the R zones. In the R zones you can build in the 30% slopes because the nonbuildable areas are not on the plat. Do we want to implement it and how? Additional discussion and clarification and structures need to land on one definition. Part of a sports court is in a drainage easement, but do we want to allow for that, not including structures like an accessory building? There are places that have skate parks in drainage areas. What is a structure, what is occupancy? These are things for discussion, clarification of definitions, and contradictions. Councilmember Peterson will work on the code.

COUNCILMEMBER WILLIS MOTIONED TO GO INTO CLOSED SESSION FOR A LEGAL MATTER COUNCILMEMBER PAXTON SECONDED

VOTE AYE (4) NAY (0) Approved

Councilmember Thompson left the meeting

COUNCILMEMBER WILLIS MOTIONED TO ADJOURN COUNCILMEMBER PETERSON SECONDED

178	VOTE	AYE (4)	NAY (0)	Approved
179	Councilmember Thompson left the meeting			
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181				
182				
183				
184				Laura Oliver