

**ELK RIDGE
CITY COUNCIL MEETING
November 12, 2019**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for **Tuesday, November 12, 2019, at 7:00 PM** this meeting was preceded by a **City Council Work Session at 6:00 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 the Meeting, was provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on November 11, 2019.

6:00 PM WORK SESSION ITEMS:

1. ANNEXATION CONCEPT PRESENTATION SMART PROPERTY DISCUSSION

Jeremy Witt would like to annex the Smart property into Elk Ridge. There are 2 concepts, one with smaller lots and another with the lots that comply with the R-115,000 zone. Discussion ensued on the smaller lots being removed from the code and what the intentions of the buffer zone are.

2. DRYLAND ANNEXATION PROPOSED ORDINANCE DISCUSSION

Jim Chase asked about the agreement with residents regarding the wells etc. It was stated that the items regarding the existing residents are in the annexation agreement which has already been approved. There were no other concerns. Mayor Ellis stated that this will go on the agenda in 4 weeks at the next council meeting for approval.

3. C&L ESTATES SUBDIVISION PRELIMINARY PLANS DISCUSSION

Royce Swensen stated the recommendation from Planning Commission was to have the driveways on the corner lots by the roundabout; to be on the far side of the lots away from the roundabout. Nelson Abbott is concerned about the side set backs on lot 5 and 6 because of the width of the lots. David Jean stated that setback is normal. There were no other concerns. Mayor Ellis stated that this will go on the agenda in 4 weeks at the next council meeting for preliminary approval.

4. SAM SUBDIVISION PRELIMINARY AND FINAL PLANS DISCUSSION

Royce Swensen stated that there was discussion about having the curbing paid in lieu of for Canyon View side of lot 2. Historically when there hasn't been curbing in the area the city hasn't required it to be put in but this is one the city needs to change a little bit due to storm water issues. Mayor Ellis stated that this will go on the agenda in 4 weeks at the next council meeting for preliminary and final approval.

5. SECONDARY WATER CRAIG NEELEY PRESENTATION AND DISCUSSION

Craig McNeely of Aqua Engineering gave a presentation of the costs and changes of the ULS portion of the Central Utah Water Conservancy District and Secondary water. The changes that were thought to be 20 years down the road are only 2 to 3 years away. The city will need to eventually add another water source whether it is a well or secondary water. Based on the study done in 2014-2015, for ultimate build out, the city would have to have, on a peak day capacity, about 3,800 gallons a minute. Right now the city is at about 3,000 gallons per minute. As the city grows the redundancy the city has now with the new well will start to erode. It has always been anticipated that there would be a 4th well or another source of water that could be used, which could be the Central Utah Project water. The city does not need it yet but it will eventually. There is imported surface water, the ULS water, which has advantages: it doesn't impact the basin, it gives the city some redundancy, but would be very expensive. If the city does this alone is the lowest upfront cost but the annual operational costs would be higher. There are tradeoffs of digging a well vs ULS water. Craig recommends staying involved with any discussions so when the time comes the council can make the best decision. Discussion

ensued on the high cost of pumping water to the upper parts of the city and the cost of drilling a 4th well.

Jared Peterson was excused

**ELK RIDGE
CITY COUNCIL MEETING
November 12, 2019**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council was scheduled for **Tuesday, November 12, 2019, at 7:00 PM** this meeting was preceded by a **City Council Work Session at 6:00 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 the Meeting, was provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on November 11, 2019.

ROLL CALL

Mayor: Ty Ellis

Council Members: Tricia Thomas, Nelson Abbott, Jim Chase, Paul Crook, Absent, Jared Peterson

Others: Royce Swensen, *Recorder*, Laura Oliver, *Deputy Recorder*, David Jean, *Public Works Director*, Deputy Doyl

Public: Craig Neeley, Larry Lee, Justin Haskell, Derek Peterson, Cindi Ellis, Zack Finch, Jay Finch, Greg Ogden, Judy Grantham, Linda Buytendorp, Steve Allred, Ed Harding, Joe Hawkins, Debra Hawkins

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by David Jean and Paul Crook led those present in the Pledge of Allegiance, for those who wished to participate.

APPROVAL/AGENDA TIME FRAME

NELSON ABBOTT MOTIONED TO APPROVE THE AGENDA AND TIME FRAME PAUL CROOK SECONDED.

VOTE: AYE (4) NAY (0) APPROVED Absent, Jared Peterson

PUBLIC FORUM

Derek Peterson- He served the city of 8 years in the fire department with fire 1 and fire 2, EMT, UVU school training, helped pick trees for Tree City USA with Dale Bigler, and so forth and feels he has done Elk Ridge City rock solid through the years. He has put in a temporary use permit in order to sell Christmas trees. It's now 2 weeks away from time to sell and he was denied again. He needs to understand the parking issue. He has spent thousands of dollars in trees and really needs to get this resolved. Mayor Ellis stated that is an administrative matter and that the council would be available after the meeting if needed.

7:00 CITY COUNCIL REGULAR SESSION

1. EAGLE SCOUT PRESENTATION ZACK FINCH DISCUSSION AND DECISION

Zack Finch would like to put LED lighting on the west side of the city office to illuminate the walk way. The total cost of the project would be \$1729.92 parts are \$769.92, labor \$960. Finch Electric is donating all the labor. He is asking for \$770 donation from the city.

NELSON ABBOTT MOTIONED TO APPROVE ZACK FINCH'S EAGLE SCOUT PROJECT FO INSTALLING AND UPGRADING THEOUTSIDE CITY OFFICE LIGHTING AND ALLOCATE FUNDS UP TO \$770 JIM CHASE SECONDED

VOTE: AYE (4) NAY (0) APPROVED

2. AUDIT REVIEW PRESENTATION GREG OGDEN

Greg Ogden presented the results of the yearly audit. The audit Were no findings and the staff and city has done a fantastic job. The city is in great shape.

3. RATIFY POLL VOTE- HEARING ADJUSTER

NELSON ABBOTT MOTIONED TO RATIFY THE POLL VOTE TO APPROVE DAVID JOHNSON AS THE HEARING ADJSUTER FOR THE DENNING CASE TRICIA THOMAS SECONDED

VOTE: AYE (4) NAY (0) APPROVED
JIM CHASE AYE
NELSON ABBOTT AYE
TRICIA THOMAS AYE
PAUL CROOK AYE
Jared Peterson Absent

4. RATIFY POLL VOTE- FEMA GRANT

TRICIA THOMAS MOTIONED TO RATIFY THE POLL VOTE FOR \$6000 FOR THE FEMA GRANT FOR WHICH THE COUNCIL WILL AMEND THE BUDGET JIM CHASE SECONDED

VOTE: AYE (4) NAY (0) APPROVED
JIM CHASE AYE
NELSON ABBOTT AYE
TRICIA THOMAS AYE
PAUL CROOK AYE
Jared Peterson Absent

5. SHEDHORN SUBDIVISION ENTER INTO DURABILITY DECISION

David Jean stated that the subdivision is completed and ready to be accepted into durability.

JIM CHASE MOTIONED TO ACCEPT SHEDHORN SUBDIVISION INTO DURABILITY NELSON ABBOTT SECONDED

VOTE: AYE (4) NAY (0) APPROVED

6. FINANCIAL REVIEW

There were no concerns

PAUL CROOK MOTIONED TO ADJOURN THE REGULAR CITY COUNCIL MEETING AT 7:40 AND GO BACK INTO WORK SESSION TRICIA THOMAS SECONDED

VOTE: AYE (4) NAY (0) APPROVED

45 1. **STORM DRAIN DAVID JEAN DISCUSSION**

46 David Jean stated that he and Royce Swensen met with the storm water group in Salt Lake regarding
47 the Utah Pollution Discharge and Illumination System Storm Water Program. The city has to comply
48 with the new regulations. The city does have a plan that was drafted by Aqua which the city submitted
49 in 2015. The city does have some infrastructure issues that will need to be dealt with. This is going to
50 be very involved and the city will need to increase man power, 1 to 2 people to just deal with storm
51 drain/storm water. There are large fines involved with not complying. He was told the city should
52 expect an audit and the city needs to put the plan into action now. Discussion ensued on the budget and
53 when the city needs to hire additional staff and the possibility of having to increase storm drain fees.
54

55 2. **AIRBNB PROPOSED ORDINANCE AMENDMENT DISCUSSION**

56 Tricia Thomas copied off some information that other cities have done, Utah passed a law that a city
57 cannot ban Airbnb. Discussion ensued on how involved the code needs to be, if any. Tricia Thomas
58 will draft a basic code with minimal requirements.
59

60 3. **NONCONFORMING LOTS DISCUSSION**

61 Council reviewed the memos from Shay Stark, City Planner. Council has discussed this topic several
62 times. Discussion ensued on setbacks, previous building codes and histrionics of the city and how does
63 making illegal nonconforming lots legal affect the current zone. Mayor Ellis tabled the discussion and
64 will be discuss this again in a few weeks.
65

66 4. **SETBACKS DISCUSSION**

67 Nelson Abbott stated that David Johnson, the hearing adjustor that stated that the code does not have
68 anything about cantilevers as such, residents can cantilever to the property line. He sees some
69 deficiencies in the code and inconsistencies regarding setbacks. Nelson thinks that the code needs a
70 few minor tweaks in setback consistencies and cantilevers, which he will draft.
71

72 **NELSON ABBOTT MOTIONED TO ADJOURN WORK SESSION TRICIA THOMAS SECONDED.**

73 VOTE: AYE (4) NAY (0) APPROVED Absent, Jared Peterson
74

75 
76 _____
77 **Laura Oliver, Deputy Recorder**