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**ELK RIDGE
CITY COUNCIL MEETING
December 13, 2016**

TIME AND PLACE OF MEETING

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for **Tuesday, December 13, 2016, at 7:00 PM**; this meeting was preceded by a **City Council Work Session at 6:00 pm**; The meetings were held at the Elk Ridge City Hall, 80 East Park Drive, Elk Ridge, Utah.

Notice of the time, place and Agenda of these Meetings, were provided to the Payson Chronicle, 145 E. Utah Ave, Payson, Utah, and to the members of the Governing Body on December 12th, 2016.

ROLL CALL

Mayor: Ty Ellis

Council Members: Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler, Paul Crook

Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder*.

McKay Lloyd, *Public Works Director*

Craig Neeley, *City Engineer*

Cheri Rhoades, *Deputy Sheriff*

Public: Andi Thorpe, Bruce Thorpe, Jim Chase, Billi Robbins, Brett Robbins, Troy Tischner, Court Tuttle, David Cherrington, Tonya Cherrington, Josh Boehler, Kendall Call, Parker Smith, Cindi Ellis

CITY COUNCIL WORK SESSION AGENDA ITEMS:

6:00 pm

1. DISCUSSION ON WATER RATE PROPOSALS.

(out of order, items 1 and 3 discussed at the same time)

- Mayor Ellis reminded council of the proposed rate changes that were discussed at the last city council meeting as follows: Base fee = \$47 per month. Charges for water used above base fee: **a.** 0 to 10,000 gallons - \$0.75 per 1,000 gallons. **b.** 11,000 to 25,000 gallons - \$1.50 per 1,000 gallons **c.** 26,000 to 40,000 gallons - \$2.25 per 1,000 gallons **d.** 41,000 to 70,000 gallons - \$2.75 per 1,000 gallons **e.** 71,000 to 100,000 gallons - \$3.00 per 1,000 gallons **f.** 101,000 to 130,000 gallons - \$3.25 per 1,000 gallons **g.** 131,000 gallons and up - \$3.50 per 1,000 gallons.
- Typically, 85% of residents will see an approximate 35% or less increase on their water bill.

3. DISCUSSION ON NEW WELL COST AND INFRASTRUCTURE.

- Discussion was made and council feels that most residents are in favor of having back up parts for the well. Dale Bigler feels that it's important for residents to understand that water rates have not been changed for 9 years and a new state bill mandates a revision. A plan needs to be in place to replace old meters that may not be reading accurately.
- Craig Neeley presented the capital budget projections he created regarding funding and phasing of a new well and back up parts/redundancy. Discussion ensued on the items listed on the spreadsheet. Discussion ensued on redundancy and capacity and the percentage of impact fees that can be used. The city has capacity right now but does not have redundancy. Mr. Neeley suggested drilling the well to know actual cost that can be captured. Once the cost is captured and meter issues are addressed, the impact fees can be revisited to decide what should be set aside for redundancy.

2. DISCUSSION ON RE-ZONING CITY PROPERTY.

- Mayor Ellis asked Bruce Thorpe, a Planning Commission member who was in attendance, to report on why the Planning Commission does not recommend re-zoning the 1.7 acres of city property to residential. Mr. Thorpe reported that re-zoning the city property does not meet the city's general plan. Neighboring properties paid more for their lots with the promise the city property would be a park. The planning commission also feels the city property should be retained for future city use.
- Mayor Ellis stated that for the benefit of the entire city, these four lots could be sold to help fund a new civic center building which is needed. The funds will never be collected through any other source. Discussion was made to revisit the city's general plan which needs to be updated. Recommendation was made to table this decision for a later date.

4. DISCUSSION ON SPEED LIMIT CHANGE

- Mayor Ellis presented a spreadsheet he created based upon the results from the traffic study the county performed. He recommends option 1 to have consistency with roads speed limits set at 30 mph. Discussion was made on the size of streets, crosswalks and ideas of what the speed limits should be. Votes will be made on road by road basis in the regular city council meeting. The white 15 mph signs in the roundabout will be changed to yellow which is a suggested speed limit.

5. ACCESSORY BUILDING CODE CLARIFICATION

- Discussion was made based on advice from Shay Stark, City Planner. In section 10-12-5-H, it is suggested to add the wordage "*in no case, shall the roof only building area exceed the allowable areas in sub-section D of this section.*" In section 10-12-5-F, it was discussed to add the wordage "*or top of main floor (nearest ground level) whichever is lower.*"

6. EQUIPMENT REPLACEMENT

- No discussion at this time. Discussion was held in the continued work session below.

7. DISCUSSION REGARDING FENCE ON INTERSECTION OF SKY HAWK WAY AND ELK RIDGE DRIVE.

- No discussion at this time. Discussion was held in the continued work session below.

8. PARKVIEW CORNER PRELIMINARY PLAT APPROVAL, RECOMMENDATION FROM PLANNING COMMISSION.

- No discussion at this time. Discussion was held in the continued work session below.

9. DISCUSSION ON DEVELOPMENT SIGN CODES

- No discussion at this time.

10. DISCUSSION OF SIDEWALK WIDTH REQUIREMENTS

- No discussion at this time. Discussion was held in the continued work session below.

Mayor Ellis closed the City Council Work Session at 7:00 pm.

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ROLL CALL

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Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder.*

McKay Lloyd, *Public Works Director*

Cheri Rhoades, *Deputy Sheriff*

Public: Andi Thorpe, Bruce Thorpe, Jim Chase, Billi Robbins, Brett Robbins, Troy Tischner, Court Tuttle, David Cherrington, Tonya Cherrington, Josh Boehler, Kendall Call, Parker Smith, Cindi Ellis

REGULAR COUNCIL MEETING AGENDA ITEMS:

OPENING REMARKS and PLEDGE OF ALLEGIANCE – INVITATION

Opening remarks were offered by Mayor Ellis and he led those present in the Pledge of Allegiance, for those who wished to participate.

1 APPROVAL/AGENDA TIME FRAME

2 BRITTANY THOMPSON MOVED, TRICIA THOMAS SECOND, TO OPEN THE CITY COUNCIL MEETING
3 FOR DECEMBER 13, 2016 AT 7:00 PM.

4 VOTE: AYE (5) NAY (0)

5
6
7 NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO APPROVE THE AGENDA AS OUTLINED FOR THE
8 DECEMBER 13, 2016 CITY COUNCIL MEETING.

9 VOTE: AYE (5) NAY (0)

10 PUBLIC FORUM

11 7:00 pm

12 Andi Thorpe lives by the city property proposed to be rezoned for 4 residential lots. She would like a plan in place before an
13 action is made.

14 Bruce Thorpe referred to promises that were made of a park when he purchased his lot. He would like council to consider
15 the citizen's concerns before making a decision and it would be helpful to know what the funds will be used for before a
16 determination.

17 Court Tuttle agrees with Andi and Bruce Thorpe's comments.

18 Brett Robbins agrees with Andi and Bruce Thorpe's comments.

19 Dave Cherrington agrees with Andi and Bruce Thorpe's comments.

20 Tonya Cherrington agrees with Andi and Bruce Thorpe's comments. She asked council to consider other options for
21 revenue in that area rather than homes.

22 Josh Boehler agrees with Andi and Bruce Thorpe's comments. He would like the property to remain open space.

23 Parker Smith lives on Loafer Canyon Road. His dog was hit and killed by a car and would like the speed limit to remain at
24 25 mph. He asked council to not put his family at risk just to allow people to travel at a faster speed.

25 Council requested ideas of options for revenue to be emailed to them and those in attendance agreed to do so.

26 1. WATER RATE RESOLUTION.

27 Mayor Ellis stated the water rate change would help to cover the costs to operate the water fund.

28
29 NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO ADOPT THE \$47 PER MONTH BASE RATE
30 WITH THE TIERS PROPOSED BEGINNING JANUARY 1, 2017 REFLECTING ON FEBRUARY 2017 BILL.

31 VOTE: AYE (3) NAY (2)

32 PAUL CROOK NAY
33 TRICIA THOMAS AYE
34 NELSON ABBOTT AYE
35 BRITTANY THOMPSON NAY
36 DALE BIGLER AYE

37 BRITTANY THOMPSON VOTED NAY AS SHE FEELS THE ORIGINAL PROPOSED BASE RATE
38 PREVIOUSLY DISCUSSED WAS \$42.

39 PAUL CROOK VOTED NAY AS HE DOESN'T WANT TO PAY \$47 WITHOUT A DROP OF WATER.

40 2. WATER CONSERVATION PLAN RESOLUTION.

41 Council discussed questions and changes they preferred to be made.

42
43 BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO ADOPT THE WATER CONSERVATION
44 AND MANAGEMENT PLAN FOR ELK RIDGE CITY DATED DECEMBER 13, 2016 WITH THE CHANGES
45 DISCUSSED.

VOTE: AYE (4) NAY (1)

PAUL CROOK AYE

1 TRICIA THOMAS AYE
2 NELSON ABBOTT NAY
3 BRITTANY THOMPSON AYE
4 DALE BIGLER AYE
5

6 NELSON ABBOTT VOTED NAY AS HE FEELS IT SHOULD BE THE CITY'S DECISION AND NOT A STATE
7 REQUIREMENT TO PUSH THIS.
8

9 3. RE-ZONING CITY PROPERTY.

0 NO ACTION TAKEN AT THIS TIME. ITEM TABLED UNTIL THE NEXT CITY COUNCIL MEETING TO BE
1 TENTATIVELY HELD ON JANUARY 10, 2017.
2

3 4. ACTION ON PROPOSAL FOR NEW WELL COST AND INFRASTRUCTURE.

4 NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO ACCEPT THE PROPOSAL FOR THE WELL COST
5 IN THE AMOUNT NOT TO EXCEED \$1,326,000.00 FOR THE PROJECTS IDENTIFIED IN FISCAL YEAR 1
6 AND FISCAL YEAR 2 OF THE CAPITAL BUDGET PROJECTIONS NOT INCLUDING THE GENERATOR
7 AND TO AMEND THE WATER DEPARTMENT BUDGET FOR FISCAL YEAR 2017 IN THE AMOUNT OF
8 \$600,000.00.
9

10 VOTE: AYE (5) NAY (0)

11
12 PAUL CROOK AYE
13 TRICIA THOMAS AYE
14 NELSON ABBOTT AYE
15 BRITTANY THOMPSON AYE
16 DALE BIGLER AYE
17

18 5. ACTION ON SPEED LIMIT CHANGES.

19
20 BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO SET THE SPEED LIMIT ON WEST
21 GOOSENEST DRIVE TO 30 MPH, WEST FROM THE ROUNDABOUT HEADED TOWARDS PAYSON.
22

23 VOTE: AYE (5) NAY (0)

24
25 BRITTANY THOMPSON MOVED, TRICIA THOMAS SECOND, TO SET THE SPEED LIMIT TO 30 MPH
26 ON EAST GOOSENEST DRIVE DOWN THROUGH ROCKY MOUNTAIN WAY.
27

28 VOTE: AYE (5) NAY (0)

29
30 NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO SET THE SPEED LIMIT AT 25 MPH ON
31 PARK DRIVE IN ITS ENTIRETY.
32

33 VOTE: AYE (5) NAY (0)

34
35 NELSON ABBOTT MOVED, PAUL CROOK SECOND, TO SET THE SPEED LIMIT ON LOAFER
36 CANYON ROAD TO 25 MPH.
37

38 VOTE: AYE (3) NAY (2)

39
40 BRITTANY THOMPSON VOTED NAY AS SHE FEELS THE RESIDENTS ON THIS ROAD NEEDS
41 CONSISTENCY.
42

43 TRICIA THOMAS VOTED NAY AS SHE IS FINE WITH 30 MPH, BUT IS OK WITH 25 MPH.

1 BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO SET THE SPEED LIMIT FOR ALL OF
2 ELK RIDGE DRIVE (SOUTH, CENTER AND NORTH) TO 35 MPH.

3
4 VOTE: AYE (3) NAY (2)

5
6 NELSON ABBOTT VOTED NAY SINCE HIS VOTE IN A PREVIOUS MEETING WAS TO SET THE SPEED
7 LIMIT AT 30 MPH.

8 TRICIA THOMAS VOTED NAY AND FEELS THIS IS A BIG MISTAKE, ESPECIALLY WITH THE BLIND
9 CORNER ISSUE.

0
1 6. ACCESSORY BUILDING CODE CLARIFICATION.

2
3 BRITTANY THOMPSON MOVED, DALE BIGLER SECOND, TO ACCEPT THE ACCESSORY BUILDING
4 REGULATION AMENDMENTS AS PROPOSED WITH THE ADDITION OF THE PHRASING "however
5 subsection D does not apply if the lot is 1 acre or larger" TO SECTION 10-12-5-H.

6
7 VOTE: AYE (4) NAY (1)

8
9 PAUL CROOK AYE
10 TRICIA THOMAS AYE
11 NELSON ABBOTT NAY
12 BRITTANY THOMPSON AYE
13 DALE BIGLER AYE

14
15 NELSON ABBOTT VOTED NAY SINCE HE FEELS THIS AFFECTS THE ABILITY TO DIG INTO A
16 HILLSIDE. THIS REQUIRES MEASURING FROM THE GARAGE APRON AND NOT FROM WHERE
17 THE SIDE WALLS COULD BE. THIS WILL REQUIRE MEASURING TO BE FROM THE LOW POINT.

18
19 7. APPROVAL OF CITY COUNCIL MEETING MINUTES FROM OCTOBER 25, 2016.
20 Dale Bigler addressed a correction to be made on page 3, line 51, changing "pack" to "back."

21
22 NELSON ABBOTT MOVED, TRICIA THOMAS SECOND, TO APPROVE THE CITY COUNCIL MEETING
23 MINUTES FOR OCTOBER 25, 2016 WITH THE ONE CHANGE AS NOTED.

24
25 VOTE: AYE (5) NAY (0)

26
27 8. CLOSED SESSION IF NECESSARY.
28 Closed session was not necessary.

29
30 ADJOURNMENT

31
32 NELSON ABBOTT MOVED, DALE BIGLER SECOND, TO ADJOURN THIS CITY COUNCIL MEETING
33 AND TAKE A BREAK FOR 5 MINUTES.

34
35 VOTE: AYE (5) NAY (0)

36
37 Mayor Ellis adjourned this meeting at 8:10 pm.

38
39 ROLL CALL

40 Mayor: Ty Ellis
41 Council Members: Tricia Thomas, Nelson Abbott, Brittany Thompson, Dale Bigler, Paul Crook
42 Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder*.
43 McKay Lloyd, *Public Works Director*
44 Cheri Rhoades, *Deputy Sheriff*
45

1 Public: Jim Chase, Troy Tischner, Daniel Meredith, Cindi Ellis

2
3 **CITY COUNCIL WORK SESSION**

4 8:15 pm

5 1. CONTINUED WORK SESSION IF NECESSARY IN REGARDS TO WORK SESSION
6 ITEMS LISTED ABOVE.

7 7. DISCUSSION REGARDING FENCE ON INTERSECTION OF SKY HAWK WAY AND ELK RIDGE
8 DRIVE.

- 9 • Discussion was made regarding the blind corner. It was acknowledged that Mr. Tischner's fence was built within
10 city code. The fence is not the only problem: speed and the alignment of the road are also factors. Mr. Tischner is
11 willing to modify his fence as he knows this issue should be addressed. Now that the speed limit has been raised,
12 the option of modifying his fence may be limited. Concerns were raised in regards to accidents and who would be
13 liable for damages. Mayor Ellis requested that Craig Neeley, City Engineer, look at the different aspects of this
14 issue to make the right decision. He expressed appreciation to Mr. Tischner for his willingness to work with the
15 city.

16 8. PARKVIEW CORNER PRELIMINARY PLAT APPROVAL, RECOMMENDATION FROM PLANNING
17 COMMISSION.

- 18 • Mayor Ellis referred to the memo created by Shay Stark, City Planner which clarified that the Planning Commission approved
19 preliminary approval only. There are 4 lots within this subdivision, therefore preliminary and final approval was to me made at
20 the same time. This will be sent back to Planning Commission for final approval and will be on the city council agenda for
21 preliminary and final approval on January 24, 2017. Discussion was held on the frontage of the lots regarding the curve table
22 and the driveway on lot 4. Discussion was held on the drainage issue that Planning Commission had concerns about. This
23 drainage issue is a city issue, not a developer issue, and needs to be addressed by the city. Discussion was held on the alignment
24 of the intersection which will be straightened at the time both sides of Elk Ridge Drive are developed. The adjustments to the
25 plans need to be submitted to Planning Commission for their approval as well.

26 6. EQUIPMENT REPLACEMENT.

- 27 • Mayor Ellis referred to the spreadsheet created regarding city equipment which details include: year, life span,
28 replacement year, years left until replacement, value, replacement costs, depreciation, etc. The goal is to have the
29 funds set aside yearly within every budget to replace the equipment as needed before it breaks down and turns into
30 an emergency situation. If this gets approved, it will help council determine where they are in the budget to be able
31 to allocate funds to fund additional projects that need to be completed within the city.

32 10. DISCUSSION OF SIDEWALK WIDTH REQUIREMENTS.

- 33 • Dale Bigler referred to other cities who now require sidewalks to be 5 feet wide. He feels this should be a minimum
34 requirement and the city currently requires 4 feet wide. The additional foot would allow easier access regarding
35 ADA standards. All new developments require sidewalks. Discussion ensued on whether city easements would
36 need to be adjusted if this code change and requirement happens.

37
38
39 Mayor Ellis closed the City Council Work Session at 9:17 pm.

40
41 
42 _____
43 **Melanie Hoover, Deputy Recorder**