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**ELK RIDGE  
CITY COUNCIL MEETING  
July 12, 2016**

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**TIME AND PLACE OF MEETING**

This regularly scheduled Meeting of the Elk Ridge City Council, was scheduled for Tuesday, July 12, 2016, at 7:00 PM; this meeting was preceded by a Public Hearing at 6:00 PM and City Council Work Session Meeting at 6:15 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 July 11, 2016.

**ROLL CALL**

Mayor: Hal Shelley  
Council Members: Tricia Thomas, Ty Ellis, Nelson Abbott, Brittany Thompson, Dale Bigler  
Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder*  
McKay Lloyd, *Public Works Director*  
Craig Neeley, *City Engineer*  
Public: Becky Shelley, Jim Chase  
Deputy Sheriff Rhoades

**PUBLIC HEARING**

1. PROPOSED AMENDMENT TO THE CITY FEE SCHEDULE.

Mayor Shelley referred to the city fee schedule with the changes to include: plan check deposit for plans other than homes changed to \$100 and the landscaping deposit \$2500.

Nelson Abbott clarified that the plan check fee is applied towards the building permit fee.  
There was no public comment.

Mayor Shelley closed the Public Hearing at 6:10 pm.

**CITY COUNCIL WORK SESSION**

6:15 pm

1. SALISBURY HOMES, PRESENTATION OF CONCEPT PLAN.

Mike DeMarco with Salisbury Homes presented two different layouts for a proposed residential housing project. The first proposed plan is zoned R1-12000 (42 lots) and the second plan is zoned R1-15000 (37 lots). He would like council's opinion before he moves forward in purchasing the 20 acre + property which is located south of 11200 south.

Mayor Shelley stated the location is county property and is included in the city's master plan to be zoned R1-20000 with animal rights. He would like this location to be used for future commercial development so that property taxes won't have to be raised as much.

Dale Bigler also feels this is the only location in the city that would be good for commercial development

Tricia Thomas feels that residents near this location would rather have homes than commercial development.

Nelson Abbott feels that whatever the zoning in the general plan shows at the time the property owner makes application, should be what steers this decision. He has concerns with Payson Sewer meeting capacity if all these additional homes are built.

Ty Ellis wants council to be proactive in what they want to see in the future for this location.

Brittany Thompson feels the question needs to be asked if the plans meet code and does the city have the capacity to provide for more residents.

Tricia Thomas feels that Planning Commission should review the zoning in the general plan.

Mike DeMarco stated that he has talked with three separate commercial investors that won't invest in this location as they feel it wouldn't be successful.

2. DISCUSSION OF TEST WELL.

1 Craig Neeley, City Engineer, stated the Loafer Canyon well is rated to pump 660 gallons per minute. The  
2 Cloward well is rated to pump 1233 gallons per minute. The dugway well could pump 40 gallons per  
3 minute but this well is off line. He stated the ratings and capacity of the wells and tanks. All planning  
4 numbers are based on ratings. The state has three requirements for source: certain amount of flow from  
5 sources, certain amount of storage for tanks and a distribution system to supply a peak day flow and  
6 maintaining fire flow with a certain amount of pressure. The city is close to hitting source capacity.  
7 Building permits are right on pace with projections that were previously done and a new source was  
8 projected to be on line by 2017-2019. Redundancy needs to be in place if a source is temporarily lost. The  
9 goal is to have the ability to produce as much as the highest producing well as redundancy. He believes in  
10 another alluvial producing well. The Sky Hawk well/test well will give redundancy and additional capacity  
11 will mostly be paid by growth as part of the impact fees (just shy of 70%). Impact fee revenue doesn't  
12 come in fast enough to cover the cost up front so a bond would need to be obtained, increased rates to pay  
13 for the cost and pay the bond down with impact fees or the city can replenish the enterprise fund to have in  
14 reserve. He stated he doesn't have the final report yet from the test well but it should be delivered to him  
15 soon.

16 Brittany Thompson asked if the Loafer Canyon well could be upsized to increase capacity.

17 Craig Neeley responded that you can't exceed pumping limits without re-drilling. 1,000 gallons per minute  
18 on this well isn't sustainable. A bigger motor would be necessary to deliver more water but beyond that, it  
19 would need a three phase power line which is very expensive. He will determine the water rights for Elk  
20 Ridge and how much can practically be pumped out of the new well which will give a better picture.

21 Mayor Shelley would like the drilling of the new well to start in the spring since it will take approximately  
22 2 years to be completed.

23 Nelson Abbott feels the next step needs to be taken immediately.

24 Discussion ensued on the city's water rates/tiers.

25 3. DISCUSSION OF STOP SIGN AT INTERSECTION OF GOOSENEST DRIVE AND GOLDEN EAGLE  
26 WAY (FORMERLY ELK RIDGE DRIVE).

27 Mayor Shelley stated that residents and staff have brought forward the idea to remove the east/west stop  
28 signs in this intersection. Traffic has decreased immensely with the opening of the new Elk Ridge Drive  
29 and this could be a possibility. He doesn't want the decision to be rushed and is not opposed to the idea.

30 Ty Ellis and Tricia Thomas feels that since the road isn't through anymore, it could be removed.

31 Nelson Abbott wants to find out what the Uniform Traffic Code states.

32 McKay Lloyd feels the both the east and west stop signs could be removed.  
33

34 4. TRUTH IN TAXATION DISCUSSION.

35 Mayor Shelley stated there is a significant decision that needs to be made on what the proposed tax rate  
36 increase is. The truth in taxation hearing will be held on August 2 and the decision date will be held at the  
37 regular August 9 City Council meeting.

38 Ty Ellis presented a power point slide show he is working on for a presentation. He will explain to  
39 residents the separate funds and how they are funded. He will then explain the general fund and how it's  
40 funded along with reserve funds. He will explain how funds can be transferred within the budget. He will  
41 show projects that need to be completed and will present both budgets A and B along with depreciation  
42 costs.

43 Brittany Thompson stated that she will open the meeting and explain to residents what is necessary and  
44 needed and how they as a council can take residents opinions into consideration to represent the city as a  
45 whole. She would like Ty to include in his presentation to residents how much is in savings and how much  
46 the state mandates the city to save.

47 Discussion ensued on how council will present the budget to the residents at the truth in taxation hearing on  
48 August 2.

49 Ty Ellis requested that council email him any more suggestions or items they would like included in the  
50 presentation he is preparing.  
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52 Mayor Shelley closed the City Council Work Session at 8:25 pm.  
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Others: Melanie Hoover, *Deputy Recorder* and Royce Swensen, *Recorder*  
McKay Lloyd, *Public Works Director*  
Public: Becky Shelley, Jim Chase, Richard Dougan  
Deputy Sheriff Rhoades

**OPENING REMARKS** An invocation was offered by Ty Ellis and Mayor Shelley led those present in the Pledge of Allegiance, for those who wished to participate.

**PLEDGE OF ALLEGIANCE**

**AGENDA TIME FRAME**

**NELSON ABBOTT MOVED, BRITTANY THOMPSON SECONDS, TO ADJUST THE CITY COUNCIL MEETING START TIME AT 8:26 PM.**

**VOTE:                    AYE (5)                    NAY (0)**

**PUBLIC FORUM**

8:26 pm

There was no public comment.

1. **AMENDMENT TO THE CITY FEE SCHEDULE.**

Nelson Abbott stated there will be costs associated in inspecting to verify landscaping is completed.

Brittany Thompson asked what the costs would be.

Council agreed that costs associated would be \$100 to cover administrative and inspection costs.

**BRITTANY THOMPSON MOVED, DALE BIGLER SECONDS, TO AMEND THE CITY FEE SCHEDULE THAT INCLUDES THE LANDSCAPING DEPOSIT OF \$2500 WITH \$2400 REFUNDED AFTER COMPLETION AND INSPECTION AND THE PLAN CHECK DEPOSIT FOR PLANS OTHER THAN HOMES TO \$100.**

**VOTE:                    AYE (5)                    NAY (0)**

2. **TRUTH IN TAXATION DECISION.**

Nelson Abbott feels that an additional meeting needs to be held before the truth in taxation meeting on August

2. Council determined an additional council meeting will be held on July 27 at 8pm.

1 **NO ACTION TAKEN AT THIS TIME.**

2 3. DEPARTMENT HEAD REPORTS.

3 A. Administrative & Planning Commission – Mayor Hal Shelley

4 Mayor Shelley reported he has prepared thank you letters for different agencies for their help  
5 assisting us during our well issues. He stated there are two positions available for hire within city  
6 staff. Brianne Bailey, planning commission coordinator and Skylar Peterson, accounts  
7 payable/payroll have both given their notice. Staff is currently interviewing applicants.

8 B. Roads & Storm Drain – McKay Lloyd

9 McKay Lloyd reported his department is fixing pot holes. The signage throughout the roundabout  
10 will be installed soon. Road striping on Golden Eagle Way will be completed soon as well.

11 C. Parks, Trails, & Recreation – McKay Lloyd

12 McKay Lloyd reported the swings have been put in the Elk Ridge Meadows Park. The picnic tables  
13 will be completed soon. He is also identifying sprinkler head replacements and getting those done.  
14 The new trees and grass in the lower parks are getting watered and turning green.

15 Dale Bigler would like to get a couple bids for the trail section from Escalante to Alexander.

16 Dale Bigler questioned if the pavilion in the Elk Ridge Meadows Park needs to be included in the  
17 capital facilities plan.

18 Royce Swensen stated the budget would need to be amended.

19 D. Water, Sewer, Sanitation & SESD – McKay Lloyd

20 McKay Lloyd reported his department has been assisting residents with diagnosing presumed water  
21 leaks in regards to the water restrictions.

22 Nelson Abbott stated there are trees and sections of trails off of Bear Hollow that are not getting  
23 water and the sprinklers may need to be adjusted.

24 McKay Lloyd stated he will check them.

25 Brittany Thompson would like to show her appreciation to city staff in regards to the overtime hours  
26 and extra time worked throughout the well issue.

27 Nelson Abbott feels a decision would be administrative and should be left up to the mayor.

28 Nelson Abbott reported than Woodland Hills is planning on putting in a water line close to our  
29 Loafer Canyon Well. They will be reaching out to the city in regards to this proposed ability to help  
30 each other out in case of water emergency situations.

31 E. Economic Development & Code Enforcement – McKay Lloyd

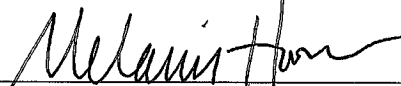
32 No report given at this time.

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34 4. CLOSED SESSION IF NECESSARY.

35 Closed Session was not necessary.

36 ADJOURNMENT

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38 Mayor Shelley adjourned this meeting at 8:50 pm.

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Melanie Hoover, Deputy Recorder