

Water Conservation and
Management Plan
for
Elk Ridge City, Utah

July 2022

Brandon Hundley
Public Works Director
801-423-2300.

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INTRODUCTION

In response to the rapid growth occurring throughout the state of Utah, Elk Ridge City citizens and leaders are becoming concerned for the future cost and availability of the water supply. A similar concern has been demonstrated by the state legislature in the Water Conservation Plan Act (House Bill 71) passed and revised in the 2004 legislative session (Section 73-10-32 Utah Code Annotated). This water conservation plan is written to address the concerns of leaders and citizens of both Elk Ridge City and the state of Utah.

DESCRIPTION OF ELK RIDGE CITY AND ITS WATER SYSTEM

Located in the southern end of Utah County, and in the second driest state in the nation, Elk Ridge's 2022 population was approximately 4,900. Our projected growth within five years will increase by 200 new homes and within the next twenty years we will be built out. Providing water to meet the needs of its citizens has always been a top priority of city leaders and planners. As a result, a well-maintained and operated water system provides the citizens of Elk Ridge City with water when and where needed. Currently, the water system provides water to 1229 residential, and 4 institutional (public) connections.

Elk Ridge City residents and their leaders place a high value on open space. Consequently, approximately 20 acres of land in the city have been set aside as a park. Landscaped areas around churches occupy approximately another 11 acres.

Elk Ridge City is presently receiving a significant interest in residential growth. This growth will cause changes in the way the land within the city limits is being utilized and straining the ability of the present water supply and delivery system to meet demands. Through careful planning and efficient utilization of future water supplies, these increased needs can and will be met.

The Goosenest Water Company, a fully private water system, services some 25 homes in the Goosenest neighborhood. Elk Ridge does not provide any water to that area.

Loafer Canyon Recreation Association, also a private water system, services 18 homes in Loafer Canyon. See Water Service Area Map in appendix.

Inventory of Water Resources

Elk Ridge City has been withdrawing approximately 842.41-acre feet of water annually from an underlying aquifer through wells. This has supplied all the total water required to meet demands on the culinary system which provides for both indoor and outdoor water uses.

Potable water for future city residents will, for the most part, will be from two existing wells and one future well which has already been test drilled.

Under current water rights, the city is entitled to withdraw 1467.32 acre-feet annually from wells shown below. The safe yield of these wells is about 1830 acre-feet.

Table 1

City-owned Wells

Well Name/No.	Approved Flow	GPM	Minimum CFS
Loafer Canyon Well	600	500	2.45
Cloward Well	1200	1200	2.67
Skyhawk Well	1200	800	1.87

Water Budgets

The following table shows the amount of water delivered into the water system and the metered outflows to end-users for the years 2017-2022.

Table 2

City Water Budget 2017-2022.

INFLOW (AF)		OUTFLOW (AF)			
Year	Ac.Ft.	Res	Com	Ind	Total
2017	801.4	801.5			801.5
2018	926.7	926.7			926.7
2019	833	833			833
2020	1010	1010			1010
2021	842.4	842.4			842.4

Present Water Use and Future Water Needs

When all uses of culinary grade water are compared with the number of people living in our city in 2022, residents use 154 gallons of water per capita per day (gpcd).

The extent of the city's expected future population growth through the year 2027 is estimated to be 5500. Many factors influence this projection, and the estimates shown may vary substantially from the actual population experienced.

The projected needed supply for the entire year 2050 is approximately 572 million gallons of water per year. At achieving 10% water conservation, the projected supply that can be delayed is 54 million gallons of water per year through conservation programs and practices.

WATER PROBLEMS, CONSERVATION MEASURES AND GOALS

Problems Identified

The city council identified and prioritized several problems during the investigative phase of their work.

- The current water pricing and billing system while adequate to cover expenses in the water enterprise account, lacks incentives and sufficient information for residents to use water more efficiently.
- Citizens lack information and understanding of landscaping water requirements and efficient water-use habits and practices. Very few residents know how much water is required to maintain healthy landscaped areas and how to consistently use water efficiently indoors. Most citizen's irrigation and indoor practices are based on convenience rather than plant needs and water supply considerations. We encourage xera-scaping and planting native plants to reduce water consumption.
- Aged meters that have been in service 10 years or more will need to be replaced ongoing. The newer meters installed have reader transmitters and is much more accurate than the older models. Replacements of aged meters are based on funding/budget availability.
- With the currently available methods for setting water rates, city council action is required for each adjustment. Raising rates often is deferred as long as possible because of political risks to members of the city council.

Each problem represents an opportunity. Aside from replacement of meters and high water-use landscaping, the opportunity exists to solve the above problems through a well-thought-out water pricing program.

In addition to a new pricing and billing system, the opportunity exists to prepare a new generation of wise-water users. This can be assisted with a strong sustained water education program in the public and private schools, as well as a conservation dialog through city newsletters and billing.

Additional opportunities can be found in the remaining problem. Old meters provided an opportunity for the city to begin a program to replace them with modern remote-read meters that can create substantial savings through reduced labor.

Water Conservation Goals

In pursuit of solutions to the problems identified previously, and considering the variety of conservation measures available to solve these problems, the following goals have been identified:

- **GOAL #1 Reduce the city's per capita water use rate by at least 10 percent in five years.** The water use rate currently is 154 gallons per capita per day (gpcd). The goal is to bring this down to 138 gpcd. The state's average use is 167 gpcd per day.
- **GOAL #2 Maintain a financially viable water system.** The water pricing system should encourage customers to reduce use without creating a revenue shortfall.
- **GOAL #3 Make sure that existing code is in balance with water conservation.** This will take both the Council and Planning Commission working together with the public.

- **GOAL #4 Maintain or improve the appearance of street landscapes, open spaces and yards.** Improved irrigation practices and water efficient landscapes can enhance the beauty of the city. The city is currently incorporating xeriscape landscaping with drip systems in city owned properties.

CURRENT CONSERVATION PRACTICES

In order to solve the problems identified above and take advantage of the many associated opportunities, specific water conservation measures must be identified and evaluated. Our city has already implemented several water conservation measures; these along with additional measures that will effectively solve our city's water problems, are discussed below. The city council designates a Water Conservation Coordinator from the city council to facilitate water conservation programs to be reappointed as vacancy occurs.

Our city's current water conservation program is directed primarily at managing water shortages and providing useful material to assist residents to use water more efficiently. Current measures include a water conservation ordinance sections 8-1-13, 8-1-14, 8-1-15, 8-1-16, water conservation contingency plan, water education program for outdoor and indoor water use and a conservation oriented water rate structure. These measures seem to be successful in conserving usage.

1. Water Conservation Contingency Plan

The city has a "Water Conservation" which spells out climate and political realities related to water use during drought or other water supply shortages. Also addressed in this report are the conservation measures that may be implemented during times of emergency. They are as follows:

Level 1 - Normal Years

- Eliminate water on city property from 10 a.m. to 6 p.m.
- Initiate voluntary public conservation measures.
- Issue information to all customers on conservation procedures each can accomplish around their own property and within their own homes.

Level 2- 75% of Normal

- Eliminate watering of city property.
- Educate the public on the water supply decreases.
- Initiate mandatory public conservation measures.
- Enforce outside watering restrictions including watering times and quantities.

Level 3 - 50% of Normal

- Strictly enforce all conservation policies with significant fines for non-compliance.
- Physically restrict water supplies to (in or of priority):

- All outside irrigation systems
- Park properties and other non-essential support facilities
- Restricting largest users first
- Residential areas
- Any other "non-life support" areas, insuring water supplies to hospitals, hospices, and all other health care facilities and controlled designated area water facilities.

Additional non-emergency water conservation measures are listed below.

2. Water Education Program

The following information on efficient outdoor and indoor water use is available to the citizens of Elk Ridge City through the Utah state "Slow the Flow" web site. We are working on a program for the city

Outdoor Water Use:

- Water landscape only as much as required by the type of landscape, and the specific weather patterns of your area, including cutting back on watering times in the spring and fall.
- Do not water on hot, sunny, and/or windy days. You may end up doing more harm than good to your landscape, as well as wasting a significant amount of water.
- Sweep sidewalks and driveways instead of using the hose to clean them off.
- Wash your car from a bucket of soapy (biodegradable) water and rinse while parked on or near the grass or landscape so that all the water running off goes to beneficial use instead of running down the gutter to waste.
- Check for and repair leaks in all pipes, hoses, faucets, couplings, valves, etc. Verify there are no leaks by turning everything off and checking your water meter to see if it is still running. Some underground leaks may not be visible due to draining off into storm drains, ditches, or traveling outside your property.
- Use mulch around trees and shrubs, as well as in your garden to retain as much moisture as possible. Areas with drip systems will use much less water, particularly during hot, dry, and windy conditions.
- Keep your lawn well-trimmed and all other landscaped areas free of weeds to reduce overall water needs of your yard.

Indoor Water Use:

About two-thirds of the total water used in a household is used in the bathroom. Concentrate on reducing your bathroom use. Following are suggestions for this specific area:

- Do not use your toilet as a wastebasket. Put all tissues, wrappers, diapers, cigarette butts, etc. in the trash can.
- Check the toilet for leaks. Is the water level too high? Put a few drops of food coloring in the tank. If the bowl water becomes colored without flushing, there is a leak.
- If you do not have a low volume flush toilet, put a plastic bottle full of sand and water to reduce the amount of water used per flush. However, be careful not to over conserve to the point of having to flush twice to make the toilet work. Also, be sure the containers used do not interfere with the flushing mechanism.
- Take short showers with the water turned up only as much as necessary. Turn the shower off while soaping up or shampooing. Install low flow showerheads and/or other flow restriction devices.
- Do not let the water run while shaving or brushing your teeth. Fill the sink or a glass instead.
- When doing laundry, make sure you always wash a full load or adjust the water level appropriately if your machine will do that. Most machines use 40 gallons or more for each load, whether it is two socks or a week's worth of clothes.
- Repair any leak within the household. Even a minor slow drip can waste up to 15 to 20 gallons of water a day.
- Know where your main shutoff valve is and make sure that it works. Shutting the water off yourself when a pipe breaks or a leak occurs will not only save water, but also eliminate or minimize damage to your personal property.
- Keep a jar of water in the refrigerator for a cold drink instead of running water from the tap until it gets cold. You are putting several glasses of water down the drain for one cold drink.
- Plug the sink when rinsing vegetables, dishes or anything else; use only a sink full of water instead of continually running water down the drain.

CURRENT WATER RATES

Designing an appropriate rate schedule is a complex task. Rate design is a process of matching the costs of operating the water system to the unique economic political and social environments in which the city provides its service. The cost of delivering the service must be evaluated and understood. Each water system has unique assets and constraints. Based on the characteristics of the system, and past capital and operating costs, revenue requirements can be estimated.

City staff has estimated the cost of providing water service and proposed a rate schedule designed to cover such costs.

Table 3

Current Water Rates

Type: Increasing Tier Rate
Base Charge: \$47.00/month

Amount of Water	Rate
0 to 10,000 kgal	\$.75/kgal
11 to 25kgal	\$1.50/kgal
26 to 40kgal	\$2.25/kgal
41 to 70kgal	\$2.75/kgal
71 to 100kgal	\$3.00/kgal
101 to 130kgal	\$3.25/kgal
131k up	\$3.50/kgal

ADDITIONAL CONSERVATION MEASURES

In order to effectively meet Elk Ridge City's future water needs and solve all the water problems identified, additional and more specific water conservation measures will be required. These may include more stringent water rates, meter replacement and leak repair, improved efficiency of irrigation at city parks and other open spaces, education, and plumbing fixture replacement.

1. More Stringent Water Rate Structure

The Elk Ridge City Council, using revenue requirements estimated by the city staff, investigated a different rate schedule designed to meet those requirements, provide additional price incentives for efficient water use, show the customer how much water is needed each month and provide funding for water conservation assistance and education. This rate schedule is called "Target Billing".

Table 4

Possible Water Rates

Type: Target Billing
Base Charge: \$47.00/month
Base Allocation: 0kgal/month

Amount of Water	Rate
0 to 10k gal	\$0.75/kgal
11k to 25k gal	\$1.75/kgal
26k to 40k gal	\$2.50/kgal
41k to 70k gal	\$3.00/kgal
71k to 100k gal	\$3.25/kgal
101k to 130k gal	\$3.75/kgal
131kgal+	\$4.00/kgal

This rate schedule is designed to meet revenue requirements while creating funding for the water conservation program from fees paid by those who waste water. The water user who uses water indiscriminately and falls into the most expensive tier experiences a volume charge of \$3.50/kgal for the last block.

2. Meter Replacement and Leak Detection Program

Over time, all meters become less accurate in recording actual flows. This leads to lost revenue to the city and inaccurate data to citizens. We have implemented an auto-read meter system throughout the entire city that allows us to track water usage in a more efficient and accurate method. It is our goal to eliminate all meter related water loss. Meter replacement does not result directly in lower water use since the rate in this plan is based on total inflow of potable water. Once meters are upgraded however, leak detection programs that do reduce water purchases and the use rate, will be more effective.

3. Improved Efficiency in Irrigating City Parks and Other Open Spaces

Our city presently has approximately 20 acres in parks, and sports fields. Open grassy areas around churches bring the total acreage in open grassy areas to 31 acres.

A combination of water pricing incentives and education programs, including audits, will likely reduce potable water used for irrigating open spaces.

4. Education

Educating residents that irrigate landscapes to use water more efficiently will enhance the likelihood that our water use goals will be met. The city council is continuing an ongoing education program using the monthly newsletter as the medium to contact water users. Benefits and costs of a strong education program are difficult to enumerate but will be tracked and accounted for as it unfolds.

COST ANALYSIS

Problem 1: Many meters are aging and are not providing accurate measurement.

Goal: Replace meters on an "as failed" basis and on a scheduled basis.

Problem 2: Many homes have lots that range from 1/4 acre to 1+ acres. Border to border plants and lawn automatically create a larger than desired water consumption problem.

Goal: Make literature available on water use and conservation at both the city office and through the monthly newsletter. Put a water conservation booth in the city celebration to educate people.

Status: Literature is now available at the city office and on the city's website.

Problem 3: Citizens are not easily converted to the idea that water saving landscaping is an attractive thing.

Goal: Provide and promote a list of heat and dry tolerant plants that can be and are attractive and meet conservation goals.

Status: The monthly newsletter will periodically be used to provide conservation tips.

Problem 4: Sufficient water (wells) resources to meet near-term and future growth.

Goal: To keep in line with the current and future needs of the culinary and outside use of water. All of our water is culinary.

Status: Current needs are adequate for storage and source capacity. Future storage and source will be determined by growth. We have met the storage needs that are required to have sufficient supply to meet the demand.

Problem 5: Delivery of water to the Goosenest area of Elk Ridge.

Goal: Goosenest is an area that has its own water source. It presently is a marginal system that meets the needs of that isolated neighborhood. Fire suppression is a major concern and future growth in Goosenest is at a standstill until a qualified system can be delivered to them.

Status: Building codes and ordinances have been put into place that requires the Goosenest area to hook up to Elk Ridge City's water and sewer systems when those services are within 300 feet of any of the property lines in Goosenest.

Problem 6: An area known as Loafer Canyon Association also has its own water system. This is a summer use area and is generally isolated in the winter months because of elevation and snow depth.

Goal: Because of their remote location, it is improbable that water or sewer will ever be available to them. However, the same codes and ordinances will be applied if services are within 300 feet of their neighborhood.

Status: To keep them in a safe situation. Since one of our wells is located within that community, it may be possible to provide a back-up 'emergency only' metered connection to them if necessary for culinary use.

IMPLEMENTING AND UPDATING THE WATER CONSERVATION PLAN

To insure the goals outlined above are reached, appropriate tasks must be determined, responsibility fixed with the logical person or department, and a time line set for completion of each task. The city council is to supervise and lead the water conservation program. The city council will have responsibility for providing funding for the measures outlined in this plan. The mayor and staff will be responsible to carry out the necessary task within the appropriate time constraints.

The water conservation plan will be revised and updated as required to meet changing conditions and needs. This plan will also be updated and resubmitted by legislative House Bill 153. The ordaining ordinance for the water conservation plan is attached.

APPENDIX A - WORKSHEETS

1 - Water System Profile

The Water System Profile worksheet will help you describe key elements of your water system. Once the worksheet is completed, use it to help write the Water System Profile section of your Water Conservation Plan.

Population

Current population data and future growth projections are requested for your system. These projections can be based on internal agency analysis, or on state-projected numbers from the Governor's Office of Planning and Budget (<http://www.governor.utah.gov/gopbl/default.html>).

Current Population	4900
5-year Projection	5500
10-year Projection	5700
15-year Projection	6000
30-year Projection	7500

Annual Water Supply and Purchases

Please list the sources of your water supply (name and type), along with any associated water right numbers. Total culinary and/or secondary water obtained from that source should be reported. Please indicate annual water purchases and price for the past water year.

Source Name	Type	Culinary (af)	Secondary (af)
Loafer Well	Deep Well	Yes	
Cloward Well	Deep Well	Yes	
Skyhawk	Deep Well	Yes	

2 - Additional Conservation Measures

Please list additional conservation measures your entity may consider, enhancing conservation efforts and results. The following is a list of Best Management Practices (BMPs) recommended to water providers by the Division of Water Resources. Once completed, use this information to write the Additional Conservation Measures section of your Water Conservation Plan (see Sample Plan, pages 11-14).

BMP 1 - Comprehensive Water Conservation Plans

Develop a water management and conservation plan as required by law. Plans are to be adopted by the water agency authority (city council, board of directors, etc.) and updated no less than every five years.

BMP 2 - Universal Metering

Install meters on all residential, commercial, institutional and industrial water connections. Meters should be read on a regular basis. Establish a maintenance and replacement program for existing meters.

BMP 3 - Incentive Water Conservation Pricing

Implement a water pricing policy that promotes water conservation and establish a new water rate schedule.

BMP 4 - Water Conservation Ordinances

Adopt an incentive water rate structure.

Adopt a time-of-day watering ordinance.

Adopt an ordinance requiring water-efficient landscaping in all new commercial development.

This should include irrigation system efficiency standards and an acceptable plant materials lists.

Adopt an ordinance prohibiting the general waste of water.

BMP 5 - Water Conservation Coordinator

Designate a water conservation coordinator from the city council to facilitate water conservation programs to be reappointed as vacancy occurs.

BMP 6 - Public Information Program

Implement a public information program consistent with the recommendations of the Governor's Water Conservation Team. Such programs can be adapted to meet the specific needs of the local area and may use "Slow the Flow" logo with approval of the division.

BMP 7 - System Water Audits, Leak Detection and Repair

Set specific goals to reduce unaccounted for water to an acceptable level.

Set standards for annual water system accounting that will quantify system losses and trigger repair and replacement programs, using methods consistent with American Water Works Association's Water Audit and Leak Detection Guidebook.

BMP 8 - Large Landscape Conservation Programs and Incentives

Promote a specialized large landscape water conservation program for all schools, parks and businesses.

Encourage all large landscape facility managers and workers to attend specialized training in water conservation.

Provide outdoor water audits to customers with large amenity landscapes.

BMP 9 - Water Survey Programs for Residential Customers

Encourage residents to have the state perform an audit on their individual residential indoor and outdoor water usage to educate residents on how to save water.

BMP 10 - Plumbing Standards

Review existing plumbing codes and revise them as necessary to ensure water-conserving measures in all new construction.

Identify homes, office building and other structures built prior to 1992 and develop a strategy to distribute or install high-efficiency plumbing fixtures such as ultra low-flow toilets, showerheads, faucet aerators, etc.

BMP 11 - School Education Programs

Support state and local water education programs for the elementary school system.

BMP 12 - Conservation Programs for Commercial, Industrial and Institutional Customers

Change business license requirements to require water reuse and recycling in new commercial and industrial facilities where feasible.

Provide comprehensive site water audits to those customers known to be large water users.

Identify obstacles and benefits of installing separate meters for landscapes.

BMP 13 - Reclaimed Water Use

If the city gets to the point, we available reclaimed water we would use as much as possible.

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**WATER CONSERVATION AND MANAGEMENT PLAN
OF ELK RIDGE CITY**

Resolution Number 22-12-13-1R


WHEREAS, Elk Ridge City is required to complete a Water Conservation and Management Plan,


WHEREAS, Elk Ridge City has reviewed and approved the 2023 Water Conservation Management Plan,

NOW, THEREFORE, BE IT RESOLVED, by the city council of Elk Ridge City that the attached Water Conservation and Management Plan is hereby approved.

The Resolution, 22-12-13-1R, shall take effect immediately upon passage.

PASSED AND APPROVED this 13th day of December 2022.

By 
Robert Haddock, Mayor


Royce Swensen, Recorder

VOTING:
Councilmember Abbott AYE
Councilmember Thomas AYE
Councilmember Peterson Absent
Councilmember Thompson AYE
Councilmember Willis AYE

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**ELK RIDGE
CITY COUNCIL MEETING
November 8, 2022**

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TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for Tuesday, Nov. 8, 2022, 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 May 23, 2022.

ROLL CALL

Mayor: Robert Haddock
Council Members: Nelson Abbott, Tricia Thomas, Cory Thompson, Tanya Willis Absent-Jared Peterson,
Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*, Deputy Monsen
Public: Larry Lee

OPENING REMARKS- INVITATION

Opening remarks were offered by Diane Martin
Pledge lead by Councilmember Thomas

APPROVAL/AGENDA TIME FRAME

COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE AGENDA AND TIME FRAME NELSON ABBOTT SECONDED

VOTE: AYE (5) NAY (0) APPROVED

PLANNING COMMISSION UPDATE

Maureen Bushman stated the Planning Commission discussed the Traffic Management proposed ordinance and traffic study and the city survey.
Councilmember Abbott suggested that the traffic study be done after the roads in neighboring cities finish the road construction that affects the roads outside Elk Ridge City in order for the figures to be accurately reflected.

PUBLIC FORUM

Liz Moeller - There are many different landowners, many of whom are longtime residents of the community. Our interest is in making sure that property rights are respected. They have engaged professionals to present a plan at their own expense. Our top priorities are safety and ensuring any development is done in a responsible way and want to work with the city to make sure that development is done in a balanced, fair and responsible way. Many have sent in written concerns and would like the council to carefully review and consider them.

Karl Shuler - One of the biggest questions council and planning commission has had is lot size. He and others had an aerial survey done to see where buildable areas actually are in the 476 acres. There are 286 acres that would be considered buildable and for the 4 acre lot size there would only be 70 lots. If the lots are 1 acre, taking out roads and trails there are 250 lots. There is a misconception that there are 400 lots. This area would not be developed by one developer but many and would be done gradually. The defensible space around a home only needs to be 100 feet not the 150 feet which Chief Waite stated in the last meeting. He has spoken with Chief Waite since that meeting and Chief Waite stated to him that 150 was incorrect, so a 50 foot setback for defensible space would work. He reviewed the zone of 10 acres and 1 acre areas and bonus densities of the surrounding Payson areas and would like the council to reconsider the larger lot sizes.

Larry Lee - In a lot size of 4 acres here is only 1 acres of defensible space and the rest of the lot is not treated defensibly then that's a lot of acreage that is a fire hazard. If there are large lots up there, then there needs to be a continuity for defensible space.

Connie Strang - She spoke with the Fire Chief of Woodland Hills, and he said that 4 acre lots would be harder to defend than a 1 acre lot.

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PUBLIC HEARING

BUDGET AMENDMENT- PUBLIC WORKS FLEET

Mayor Haddock stated a budget amendment is needed to renew the lease option on the public works trucks
Opened the public hearing and will it remain open.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. **FISHER HAVEN PLAT A PRELIMINARY AND FINAL APPROVAL**

COUNCILMEMBER ABBOTT MOTIONED TO APPROVE FISHER HAVEN PLAT A
PRELIMINARY AND FINAL PLAT AS PRESENTED COUNCILMEMBER WILLIS SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent - Councilmember Peterson

2. **RIDGE VIEW MEADOWS PLAT C PRELIMINARY AND FINAL APPROVAL**

COUNCILMEMBER THOMAS MOTIONED TO APPROVE RIDGE VIEW PLAT C
PRELIMINARY AND FINAL PLAT COUNCILMEMBER ABBOTT SECONDED

VOTE AYE (4) NAY (0) APPROVED - Absent -Councilmember Peterson

3. **MICAH OLSON PLAT A ENTER DURABILITY AND ACCEPTANCE INTO THE CITY**

COUNCILMEMBER ABBOTT MOTIONED TO ACCEPT MICAH OLSON SUBDIVISION INTO
THE CITY AND RATIFY THE POLL VOTE COUNCILMEMBER WILLIS SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent - Councilmember Peterson

COUNCILMEMBER ABBOTT MOTIONED TO ACCEPT INTO DURABILITY MICAH OLSON
PLAT A SUBDIVISION EFFECTIVE OCTOBER 27, 2022 COUNCILMEMBER WILLIS
SECONDED

VOTE AYE (4) NAY (0) APPROVED Absent - Councilmember Peterson

Councilmember Thomas AYE
Councilmember Abbott AYE
Councilmember Willis AYE
Councilmember Thompson AYE

4. **AUDIT PRESENTATION, GREG OLSEN**

Greg Olsen, Auditor presented the 2021-2022 city audit. There were no findings, and the city is in excellent shape and has no debt which is very impressive. The city staff and mayor have done a great job.

5. **LIGHTHOUSE SUBDIVISION DISCUSSION**

Mayor Haddock stated there are a number of concerns that the city has in regards to infrastructure in which he would like the council input; the rock wall is 10' - 11' rather than the 9' maximum height on the plans, because of the slant of the wall the sidewalk width is now narrower than the plans state, the plans call for a black chain link fence and the road isn't measuring to the required width.

96 Councilmember Thompson stated with the assurances the developer gave the council approved the
97 change to the rock wall, and he is disinclined to give any exceptions. Councilmember Abbott stated the
98 development needs to be shut down until all the missteps the developer made are corrected.
99 Councilmember Willis stated the maintenance will be higher on a vinyl fence Councilmember Abbott
100 stated the snowplow is going to blow a vinyl fence apart. Mayor Haddock stated the developer met with
101 the 55+ community and the community wanted a vinyl fence to block headlights. Councilmember
102 Thomas stated while she appreciates the developer wanting to do what the 55+ community wants, the
103 55+ community are not the ones who approved the plans, the council does. Councilmember Thompson
104 stated they shouldn't have changed it without getting approval from the City Council. Mayor Haddock
105 stated the drainage to Elk Ridge Dr. needs to be looked at to see if it is in and can function as planned.
106 Councilmember Thomspson stated the developer needs to stop and fix the problems to meet what was
107 approved, the developer just can't change things. Councilmember Abbott stated the city has city
108 standards that have to be followed, if those standards are not being followed the items in questions need
109 to be fixed or they will not enter into durability. Just because the neighbor (55+) says you can do
110 something doesn't mean you can if the city says you can't do it. Councilmember Thomas stated the
111 developer needs to be told about these issues now so they can make the changes before the development
112 goes any further. Councilmember Thompson stated the issues need to be fixed.

113 6. CE3 ORDINANCE

114 Councilmember Willis stated since the last time council met, she and Councilmember Peterson talked
115 about open space and about making a 3rd designation called Preserved Open Space to lessen confusion.
116 Preserved Open Space would include ravines, ridgelines, wildlife corridors, 20% slopes, 30% slopes. If
117 it is in the Preserved Natural Space the only things that could disturb it from its natural conditions is fire
118 mitigation, emergency situations, removal of invasive vegetation, and other things as approved by city
119 council. These areas would be marked on the plat map. If an area falls in more than one restrictive area
120 the most restrictive governs. Discussion ensued on front setbacks and having defensible space of a 50-
121 foot frontage plus the width of the road which gives homes 100 feet defensible space from the home
122 across the street. Councilmember Abbott stated the front setback of 50 would make it more difficult to
123 defend a home and increase the amount of unbuildable land. Fire hoses are 30 feet; 30 feet is better than
124 50 foot setbacks. The rest of the city has setbacks of 30 feet so that homes can be defended.
125 Councilmember Thompson stated he will support what the professional, such as Chief Waite
126 recommends. Councilmembers called and invited Fire Chief Waite to the meeting to discuss the
127 setbacks and emergency services. Fire Chief Waite is not concerned with having a front setback of 30
128 feet since it makes homes more defensible, and council members were fine with changing the front
129 setback from 50 feet to 30 feet. Fire Chief Waite stated he misspoke when he said side setback
130 requirements should be 150, the WUI side setback requirements are 100 feet and a lot depends on the
131 variable of the lot, such as lot size. Fire mitigation can also be done through building materials, inside
132 sprinklers etc. Discussion ensued on overlap and fire mitigation on larger lots and smaller lots. 3
133 Councilmembers agreed to 100-foot side and back setback on a 4-acre lot. Discussion ensued on the
134 larger setbacks would not work on a 1 acre lot but would work on a 1.6 acre lot or 60,000 sq ft lot.
135 Discussion ensued on the 1-acre lot setbacks with 50-foot setbacks that include required fire mitigation,
136 noncompliance, and liability. Councilmember Thompson stated the city needs a code that lets the
137 landowners utilize their property in a way that is safe but reasonable. It's easy to say too bad the
138 landowner didn't maintain their property, but the city can do better than that because that philosophy
139 can apply to anything, that is not how society works. There has to be a compromise making sure it is
140 safe and also usable. A 50-foot setback on an acre lot may work, and still build a 12,000 square foot
141 house, sounds pretty good, he would buy that, and putting fire mitigation requirements in place is not
142 unreasonable and fine those that do not comply. Councilmember Abbott stated he would not have 4 acre

143 lots at all and would prefer a straightforward 1-acre lot with state fire mitigation requirements and that
144 the contour of the land and the ingress and egress will dictate how many homes can be built and where.
145 Councilmember Abbott stated fire mitigation needs to be in place before a certificate of occupancy is
146 issued. At least three Councilmembers agreed to 50-foot side and back setbacks on 60,000 square feet
147 lot with state code Wildland Urban Interface fire mitigation requirements. Discussion ensued on
148 frontage being minimum 120 feet and cul-de-sacs 60 feet. Council went through the ingress/egress roads
149 section. There were no other items of concern.

150 COUNCILMEMBER WILLIS MOTIONED TO APPROVE ORDINANCE 22-07 CE 3 ZONE WITH
151 THE CHANGES MADE TONIGHT COUNCILMEMBER THOMAS SECONDED

152 VOTE AYE (3) NAY (1) APPROVED Absent - Councilmember Peterson

153 Councilmember Abbott voted nay

154 Mayor Haddock closed the public hearing for the budget amendment. There were no public comments or concerns

155 7. **BUDGET AMENDMENT PUBLIC WORKS FLEET**

156 COUNCILMEMBER WILLIS MOTIONED TO APPROVE RESOLUTION 22-11-08-1R BUDGET
157 AMENDMENT COUNCILMEMBER THOMAS SECONDED

158 VOTE AYE (4) NAY (0) APPROVED Absent - Councilmember Peterson

159 Councilmember Willis AYE
160 Councilmember Thompson AYE
161 Councilmember Abbott AYE
162 Councilmember Thomas AYE

163 8. **BUDGET AMENDMENT PRV PROPOSAL**

164 Councilmember Abbott would like a second opinion and measurement to see if the prv's really need to
165 be done.

166 COUNCILMEMBER WILLIS MOTIONED TO MOVE THE BUDGET AMENDMENT TO PUBLIC
167 HEARING FOR THE PRV'S IN THE AMOUNT OF \$262,000 ON DEC 13,
168 2022.COUNCILMEMBER THOMPSON SECONDED

169 VOTE AYE (4) NAY (0) APPROVED Absent - Councilmember Peterson

170 9. **WATER CONSERVATION AND MANAGEMENT PLAN**

171 The city council had no concerns.

172 10. **FINANCIAL REVIEW**

173 The council had no concerns or questions.

174 11. **FRAUD RISK ASSESSMENT**

175 There were no concerns

176 12. **APPROVAL OF CITY COUNCIL MINUTES FOR SEPTEMBER 13,2022**

177 COUNCILMEMBER ABBOTT MOTIONED TO APPROVE MINUTES FOR SEPTEMBER 13, 2022
178 IN ORDER TO COMPLY WITH STATE REQUIREMENTS COUNCILMEMBER THOMAS
179 SECONDED

180 VOTE AYE (4) NAY (0) APPROVED Absent- Councilmember Peterson

181 13. APPROVAL OF CITY COUNCIL MINUTES FOR OCTOBER 25, 2022

182 COUNCILMEMBER ABBOTT MOTIONED TO APPROVE CITY COUNCIL MINUTES FOR
183 OCTOBER 25, 2022 COUNCILMEMBER THOMAS SECONDED

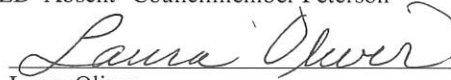
184 VOTE AYE (3) NAY (0) APPROVED Absent- Councilmember Peterson

185 Abstain- Councilmember Willis

186 COUNCILMEMBER WILLIS MOTIONED TO ADJOURN COUNCILMEMBER THOMPSON
187 SECONDED

188 VOTE AYE (4) NAY (0) APPROVED Absent- Councilmember Peterson

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Laura Oliver

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**ELK RIDGE
CITY COUNCIL MEETING
December 13, 2022**

TIME AND PLACE OF MEETING

This regularly scheduled meeting of the Elk Ridge City Council was scheduled for **Tuesday, Dec. 13, 2022, 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 Dec. 12, 2022.

ROLL CALL

Mayor: Robert Haddock
Council Members: Nelson Abbott, Tricia Thomas, Jared Peterson, Cory Thompson, Tanya Willis,
Others: Royce Swensen, *City Recorder*, Laura Oliver, *Deputy Recorder*, Deputy Monsen
Public: Larry Lee, Stacy Haskell, Todd Larsen, Robert Black

OPENING REMARKS– INVITATION

Opening remarks were offered by Councilmember Thompson
Pledge lead by Councilmember Willis

APPROVAL/AGENDA TIME FRAME

**COUNCILMEMBER ABBOTT MOTIONED TO APPROVE THE AGENDA AND TIME FRAME
COUNCILMEMBER WILLIS SECONDED**

VOTE: AYE (5) NAY (0) APPROVED

PLANNING COMMISSION UPDATE

Ron Gailey gave a quick update on the last planning commission meeting.

PUBLIC FORUM

Stacy Haskell stated she has lived here for 20 and her husband for over 40. They are building a new home and are having a difficult time with finding dark sky compliant outside lighting. She feels it is a security issue not being able to light up their property. Not being able to have a decent light on the front porch but having jelly fish lighting is weird. Streets are starting to look like Vegas from jelly fish lighting, but she can't have a decent porch light. She would like to get rid of the code for residential homes.

Todd Larsen is concerned about the retention pond for Highlands Subd. behind his property. It is on his property and feels it is not to city and state codes and passed out a report he had done by an outside engineer. The report also states that the engineering group determined the 24" culvert won't hold the water and will flood his house.

Robert Black is concerned about the placement of the retention pond for Longview Meadows Subd.

REGULAR CITY COUNCIL MEETING AGENDA ITEMS:

1. JUSTIN HANNIG- CONCEPT, ANIMAL RIGHTS

Justin Hannig wanted clarification that the property which has horses on it right now would keep animal rights if he bought the property. Discussion ensued on grandfathering of animal rights, and it was determined that if he bought the property, he would be able to put horses on it until it goes through the subdivision process, then it loses its animal rights. Councilmember Peterson stated that he could apply for a zone change to R&L which has animal rights. Councilmember Thomas stated that he would need comply point system in the animal code regardless of the zone.

2. BURTON SUBDIVISION AMENDMENT

Mayor Haddock stated this is an older subdivision in 2007. The plat has a horseshoe driveway. Because the elevation of the home being built too high, they are not able to do the horseshoe driveway

56 and would like to amend the plat to remove the horseshoe driveway. They have an area outside the
57 garage to turn around and the driveway will enter/exit on the very east side of the property.
58 Councilmember Thompson is concerned about the slope of the driveway and the clear view of that
59 curve. Councilmember Thomas asked why the house was built too high, who is supposed to have
60 caught that? Councilmember Abbott stated there are inspectors that do that. Discussion ensued on the
61 dangers of backing out onto Park Dr and visibility on that curve. Councilmember Peterson asked once
62 the wall is in will it impede the clear view of that curve? Any fence in front of the home cannot be
63 higher than 36 inches. Royce Swensen stated that the homeowner has been working with city planner
64 to try and get the horseshoe driveway to work and it just doesn't. Right now, there is still a lot of dirt in
65 front of the house that needs to be removed. Councilmember Thompson asked if the city allows high
66 retaining walls in front the house. Councilmember Peterson stated that inspectors look at the frost line
67 when they inspect footings, not the height. Councilmember Thomas stated the council needs to see
68 more detail of where everything is going to be in order to understand the homeowners plan.
69 Councilmember Willis stated the homeowner knew that the plan called for the horseshoe driveway,
70 why was the homebuilt so that the plat couldn't work. Discussion ensued on the size of the easement
71 would possibly help in the clear view of the curve. Councilmember Abbott stated the garage can be
72 lowered; it has been done before.

73 COUNCILMEMBER PETERSON MOTIONED TO APPROVE THE PLAT AMENDMENT MINUS
74 THE WALL, FENCE AND DRIVEWAY. COUNCILMEMBER ABBOTT SECONDED.

75 VOTE AYE 2 NAY 3 MOTIONED FAILED

76 Council decided to hold off any further decision until they understand better the homeowners plan for
77 the wall, fence and driveway and will place this in the agenda for the next meeting.

78 **3. CITY SURVEY RESULTS, RON GAILEY**

79 Ron Gailey presented the city survey results and had 700 surveys completed which is an excellent
80 return. Councilmember Abbott stated that he read through all the comments and that the residents need
81 to know that most of the concerns have been address, are being addressed or not valid. Discussion
82 ensued on communication and transparency and possible ways to improve that such as using social
83 media more, using an intern to post on different medians. Goals setting front the survey. Council stated
84 the survey is great and voiced their appreciation to Ron Gaily for his time in doing the survey.

85 **4. RATIFY POLL VOTE, LIGHTHOUSE SUBDIVISION**

86 The poll vote was on the change of the chain link fence to a vinyl fence.
87 The change for the fencing was approved and Council ratified the change as follows:

88	VOTE	AYE (3)	NAY (2)	APPROVED
89	Councilmember Thomas	AYE		
90	Councilmember Abbott	NAY		
91	Councilmember Thompson	AYE		
92	Councilmember Peterson	AYE		
93	Councilmember Willis	NAY		

94
95 **5. 2023 PUBLIC MEETING CALENDAR**

96 Discussion ensued on the need for public works to be at council meetings to discuss projects and
97 concerns and the possibilities of someone being present at council meetings from public works.
98 Councilmember Abbott stated there have been previous public works directors that met with the mayor
99 and the mayor presented public works issues. Council had no concerns with the calendar as is.

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6. **PROPOSED SALE OF CITY PROPERTY BY PUBLIC WORKS BUILDING DISCUSSION**

Mayor Haddock stated there is a strip of property between the public works property and the neighboring resident. There is a sewer easement in that property that would remain. The property would need to go through the process requirements for selling property at fair market value. Councilmember Thompson stated the funds from the sale of this property could be used to do something the citizens want on the survey. Council did not have any concerns with selling the strip of property. Councilmember Abbott would like to off all the pieces of property that the city has that are unusable.

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7. **EQUIPMENT PURCHASES – PLOW TRUCK, MINI EXCAVATOR, SKID STEER**

Mayor Haddock stated the small plow truck was sold last year and the replacement plow truck will happen in the next budget year. Public Works would like to sell the backhoe and buy mini ex and skid steer. Councilmember Peterson stated a mini ex is preferred to a backhoe and is where the industry has transitioned. Council really needs to discuss with public works what level of services is the city going to do. If the city is going to do projects such as the water pipes that need replaced etc. then buying equipment would be good but if the equipment is just going to sit there, then it shouldn't be purchased. Along with that there needs to be a discussion on the amount of service that is expected with snow removal that way an educated discussion on the type of equipment is needed so the correct equipment is purchased. If the city isn't going to plow, why get plows? When do we put the plows out, when there is 2 inches as soon as it starts snowing? Councilmember Abbott stated in the past there is a mark on the wall at the fire department that showed at what snow level to start plowing. Councilmember Peterson stated is the city going to plow all the way to the curb or a lane in both directions? 11 mailboxes were destroyed by going all the way to the curb. He gets calls about dead grass because they have thrown salt too far. Landscaping gets destroyed. Councilmember Abbott stated his neighbor's yard was plowed into the councilmembers yard. Councilmember Peterson asked when should the plows go out? Councilmember Thompson asked if there was a time set for plowing? Mayor Haddock stated administratively plows stop at 10 pm and start again at 4 am. Councilmember Thompson stated that after 10 is the best time when there are fewer cars on the road. Councilmember Peterson stated he watched 2 buses slide sideways one morning. If it is dropping snow at midnight, it would be better to go move 3-4 inches at that time than to move 10 in the morning. If the busses wait until the am then the roads aren't done when the busses the majority are on the road. He is a backup plow driver, and he has not been called once. Councilmember Willis stated she received calls about the bus routes not being done. Councilmember Peterson stated he thinks they need to just do lane of travel and not curb to curb. Councilmember Thompson stated plowing should be based on conditions not time and should be done lane of travel and not curb to curb and trails don't have to be plowed. Some cities wait until there is 4 inches on the road, others send trucks out when it's still raining to throw salt. The most common complaints are snow pushed into/in front of the driveways, not plowing, landscaping and mailboxes being destroyed, the islands coming up Elk Ridge Dr. Councilmember Thompson stated he would prepare something with the expectations/procedures for plowing. Royce Swensen stated that anyone other than the public works director would have to be paid overtime for coming to the meeting and the cost of snow removal may increase and there may need to be a budget amendment. Councilmember Peterson stated direction needs to be out there now for the upcoming storm. Back to the equipment purchase, the city needs to have a game plan first before any equipment is bought.

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8. **RESOLUTION 22-12-13-1R**

COUNCILMEMBER ABBOTT MOTIONED TO APPROVE RESOLUTION 22-12-13-1R
AS PRESENTED COUNCILMEMBER WILLIS SECONDED

149
150 VOTE AYE (5) NAY () APPROVED
151 Councilmember Willis AYE
152 Councilmember Peterson AYE
153 Councilmember Abbott AYE
154 Councilmember Thomas AYE
155 Councilmember Thompson AYE
156

157 **9. FINANCIAL REVIEW**
158 There were no concerns.
159

160 **10. APPROVAL OF CITY COUNCIL MINUTES FOR NOVEMBER 8, 2022**

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162 COUNCILMEMBER ABBOTT MOTIONED TO APPROVE THE NOVEMBER 8, 2022;
163 MINUTES COUNCILMEMBER THOMPSON SECONDED

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165 VOTE AYE (4) NAY () APPROVED
166 Councilmember Peterson Abstained
167

168 COUNCILMEMBER ABBOTT MOTIONED TO ADJOURN COUNCILMEMBER WILLIS
169 SECONDED
170

171 VOTE AYE (5) NAY () APPROVED

172
173 
Laura Oliver