

Eagle Mountain City Council Minutes 2015, Part 3

Dates of City Council Meetings:

- July 7, 2015
- July 21, 2015
- August 18, 2015
- August 25, 2015
- September 1, 2015
- September 15, 2015
- September 29, 2015

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

July 7, 2015

Work Session 4:00 p.m. Policy Session 7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Aaron Sanborn, Financial Analyst; Hannah Woodmansee, Public Information Intern; David Norman, Public Works Director; Jeff Weber, Assistant Public Works Director; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Ross Fowlks, Fire Chief; Eric McDowell, Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:08 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
 - A. Presentation on Teen Suicide – Tom Wiltbank, Communities That Care
 - B. Report from the Pony Express Events Committee – Jared Gray, Committee President
2. AGENDA REVIEW – The City Council reviewed items on the Consent Agenda and Policy Session Agenda.
3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council adjourned into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

No Closed Executive Session was held.

The meeting was adjourned at 5:12 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Norman, Public Works Director; Jeff Weber, Assistant

Public Works Director; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Ross Fowlks, Fire Chief; Eric McDowell, Sheriff's Deputy.

4. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:09 p.m.

5. PLEDGE OF ALLEGIANCE

Adam Bradley led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Movie in the Park** – A free movie in the park featuring *Paddington* will be shown at SilverLake Amphitheater on Saturday, July 11. Concessions, glow sticks, and Kona Ice will be available for purchase beginning at 8:00 p.m. The movie will begin at 9:15 p.m.
- **Fireworks Restrictions** – Fireworks restrictions are in place in the City again this summer. Information and a link to a restrictions map is available on the City website, News section.
- **City Offices Closed** – The City offices and Library will be closed on Thursday, July 23 and Friday, July 24 in observance of the Pioneer Day holiday. The library will also be closed on Saturday, July 25.
- **Primary Election** – A primary election will be held on August 11 for three open seats for 4-year City Councilmember terms. There are currently 10 candidates. Candidate and election information is available on the City website at eaglemountaincity.com/election.
- **Beat the Heat Bonanza** – Bring the kids on Saturday, August 1 from 11:00 a.m. to 4:00 p.m. at Nolan Park to cool off with free inflatable waterslides. Parents will need to sign a waiver, which will be posted soon on the City website. Kona Ice will be available for purchase.
- **Prison Relocation Commission Meeting** – A Prison Relocation Commission meeting will be held on July 16 at 9:00 a.m.
- **Endurocross** – The Pony Express Events Committee will hold an Endurocross event on July 18 at 7:00 p.m. at the rodeo arena.

7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments.

None.

8. CITY COUNCIL/MAYOR'S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

Councilmember Steinkopf

Councilmember Steinkopf reminded everyone to stay safe on the Pioneer Day holiday.

Councilmember Burnham

Councilmember Burnham asked all the candidates for the primary election to keep their campaigns honorable and asked residents to be informed and vote intelligently.

Councilmember Ireland

Councilmember Ireland echoed Councilmember Burnham's comments. He added that it's important to vote in the primary election, not only the general election.

Councilmember Westmoreland

Councilmember Westmoreland thanked everyone for attending the meeting

Councilmember Bradley

Councilmember Bradley thanked everyone for coming to the meeting, and those who will listen to or watch the meeting online. He apologized for having to attend the last meeting by phone, and appreciated the Mayor and the rest of the Council for allowing him to join by phone. He was looking forward to meeting the candidates. He encouraged everyone to attend the Prison Relocation meeting on July 16.

Mayor Pengra

Mayor Pengra stated that Mayor Anderson of Cedar Fort composed a letter to the members of the Prison Relocation Commission (PRC) and invited mayors affected by the prison relocation to sign it. It was delivered yesterday to the members of the PRC. He said that he didn't vote in municipal elections when he was young, but there are a lot of changes taking place in the nation now and they start at the local level. He asked residents to participate in municipal elections.

9. APPOINTMENTS

A. Youth City Council – 1-year terms

- I. Davis Butcher
- II. Belle Foster
- III. Klarissa Mahler
- IV. Annabelle Petersen
- V. Millene Whatcott

MOTION: *Councilmember Ireland moved to appoint Davis Butcher, Belle Foster, Klarissa Mahler, Annabelle Petersen and Millene Whatcott to the Youth City Council for one-year terms. Councilmember Burnham seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

B. Youth City Council Advisory Board – 1-year terms

- I. Amanda Schroeder
- II. Matt Visser

MOTION: *Councilmember Ireland moved to appoint Amanda Schroeder to the Youth City Council Advisory Board for a one-year term. Councilmember Bradley seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

MOTION: *Councilmember Ireland moved to appoint Matt Visser to the Youth City Council Advisory Board for a one-year term. Councilmember Steinkopf seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

City Recorder Fionnuala Kofoed administered the oath of office to Mr. Visser and the new Youth City Council members who attended the meeting, Belle Foster and Annabelle Petersen. Britney Shunn, the Youth City Council Mayor, was appointed and sworn in at the last meeting. Ms. Schroeder and the other Youth City Council members will be sworn in at another time.

CONSENT AGENDA

10. MINUTES
 - A. June 16, 2015 – Regular City Council Meeting
11. BOND RELEASES – Into Warranty
 - A. Meadows Storage
 - B. Skyline Ridge, Plat 1B
 - C. Valley View Ranch North, Plat A7
 - D. Valley View Ranch North, Plat A8
 - E. Valley View Ranch South, Plat D1
12. BOND RELEASE – Out of Warranty
 - A. Valley View Ranch South, Plat C
13. RESOLUTION – Declaration of Surplus Property
 - A. Vehicles
14. CHANGE ORDER
 - A. Pony Express Rotomill and Overlay – Staker Parson

MOTION: *Councilmember Ireland moved to approve the Consent Agenda. Councilmember Steinkopf seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

15. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah Approving a Mass Notification Interlocal Cooperation Agreement.

This item was presented by Public Information Director Linda Peterson. Everbridge provides a comprehensive mass notification platform that broadcasts messages to virtually any communications device. It can notify the entire City or specific neighborhoods. Participating in this agreement also allows Utah Valley Dispatch to have access to Eagle Mountain's notification database. Utah County has secured a discounted rate for the service based on participation from cities within the county, and most are choosing to participate.

City Attorney Jeremy Cook stated the term of the contract is five years. The cost is fixed for the first two years, after which the price will rise according to population growth.

MOTION: *Councilmember Ireland moved to approve an interlocal cooperation agreement between Utah County and Eagle Mountain City for a mass notification system in*

an initial amount of \$5,330.80 per year and authorize the Mayor to sign the contract. Councilmember Burnham seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.

16. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving Amendment #1 to the Spring Run Annexation and Master Development Agreement.

This item was presented by Planning Director Steve Mumford. The proposed amendment to the Spring Run Annexation and Master Development Agreement follows two amendments to the Master Development Plan. It changes “Pod 3” from Town Center (Commercial), allowing 237 residential units, to Residential zoning, allowing 156 residential units and replacing the school site and open space with a church site and redesigned open space. Additional amendments will need to be made to the plan and the agreement, including removing a potential freeway, removing commercial property, and modifying some park space, a fire station site and some densities. The Spring Run development is located east of the Meadow Ranch neighborhood and northwest of the new Ranches Parkway northern extension. Parcel Numbers: 58-033-0281, 58-033-0282.

Councilmember Bradley asked if the small park strip between the large and small lots will be an adequate buffer. Mr. Mumford described how it was approved as an acceptable alternative to the usual buffering requirements.

MOTION: *Councilmember Burnham moved to adopt a Resolution of Eagle Mountain City, Utah, approving amendment #1 to the Spring Run Annexation and Master Development Agreement. Councilmember Ireland seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

17. Oquirrh Mountain Amended and Restated Master Development Agreement and Preliminary Plat.

- A. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Oquirrh Mountain Agreement.
- B. MOTION – Consideration of Oquirrh Mountain Preliminary Plat, Phase A.

This item was removed from the agenda.

18. MOTION – Consideration of a Site Plan for the Eagle Mountain Health Center.

This item was presented by Planning Director Steve Mumford. The Eagle Mountain Health Center is a 1.18-acre site plan for a building with four health-related offices. The project is located in the southwest corner of Porter’s Crossing Town Center along Pony Express Parkway. Tickville Wash crosses the property; the retaining wall planned for the wash will need to be approved by the City Engineer. Parcel Number 49-755-0008.

Mayor Pengra noted that the landscape plan shows a connection between the walkway around the building and the sidewalk on Pony Express Parkway and asked if that would remain in the plan.

Chas Johnson, representing the applicant, stated the developer wants the connection between the building walkway and the sidewalk. Mayor Pengra said he would like to have that access maintained.

Councilmember Ireland asked who would remove ice and snow from the property. Mr. Johnson said the owners would prefer that the master developer be responsible for that.

Mr. Johnson stated that the health center will be anchored by Mountain Point Hospital, which will rotate some of its medical staff to the building. Premier Physicians Group will occupy an office, a physical therapy practice will occupy another, and the final office will probably be occupied by a dental practice.

MOTION: *Councilmember Bradley moved to approve a site plan for the Eagle Mountain Health Center, with the conditions listed in the staff report. Councilmember Ireland seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The conditions listed in the staff report are as follows:

1. The site plan approval is contingent on an amended plat being recorded to adjust the property lines.
2. Water rights for this project must be turned over to the City.
3. The retaining wall along the wash must be reviewed and approved by the City Engineer.

19. MOTION – Reconsideration of an Ordinance of Eagle Mountain City, Utah, Rezoning 16.17 Acres from Agriculture to Residential.

This item was presented by Planning Director Steve Mumford. This is an applicant-proposed rezone of 16.17 acres from Agriculture to Residential. The property is located on the west side of Lake Mountain Road approximately ½ mile southeast of Pony Express Parkway and is known as the Glenmar development. Parcel Numbers: 58-040-0042, 58-040-0043.

This item was presented to the City Council on June 16, 2015 and was denied. At the request of two Councilmembers, the item has been placed on the agenda for reconsideration. If the motion is approved, the item will be placed on a future agenda, which will allow time for required legal notices. The plan for the project has changed somewhat since the project was denied at the last meeting.

Councilmember Bradley stated that this project and Lake Mountain Road will have a strong effect on Eagle Mountain's future. It needs to be carefully considered.

Mayor Pengra pointed out that Lake Mountain road is currently a residential street. He asked what the ramifications of development along Lake Mountain Road without careful planning would be. City staff has discussed it with InterPlan, which designed the City's master transportation plan and Mayor Pengra has solicited input from residents of the large lots on Lake Mountain Road. Development in some form will inevitably take place, and it will have an impact on Lake Mountain Road.

Councilmember Westmoreland asked when InterPlan might return an answer. Mayor Pengra said there isn't a timeline. He would like a prompt but well-considered answer.

Councilmember Ireland didn't feel that enough information would be available if this item is reconsidered, and then voted on at the next meeting.

Councilmember Bradley suggested, if the item is approved for reconsideration, that it be tabled at the next meeting until sufficient information is available.

Councilmember Ireland stated that the existing residents bought their lots under rural residential zoning. If nearby property is rezoned, it could be considered to affect their property rights.

Councilmember Burnham wanted to go on record as wishing to have this project reconsidered. Councilmember Bradley agreed.

MOTION: *Councilmember Steinkopf moved to approve reconsideration of an Ordinance of Eagle Mountain City, Utah, rezoning 16.17 acres from Agriculture to Residential zoning. Councilmember Bradley seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Richard Steinkopf and Tom Westmoreland. Those voting no: Ryan Ireland, The motion passed with a vote of 4:1.*

20. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

Councilmember Steinkopf
No comment.

Councilmember Burnham
Councilmember Burnham was very grateful to have new Youth Council Advisors and a great new Youth Council Mayor.

Councilmember Ireland
Councilmember Ireland announced that the Youth Council meets tomorrow at 5:30 in the City Council Chambers.

Councilmember Westmoreland
Councilmember Westmoreland thanked Mr. Visser for taking on the Youth City Council position.

Councilmember Bradley
No comment.

Mayor Pengra
Mayor Pengra said the City has five excellent Councilmembers who consider issues that affect the City carefully. Although they haven't always agreed, they each put a lot of time and effort into making difficult decisions.

21. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

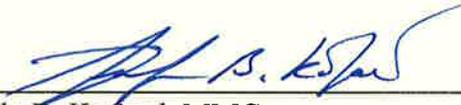
None.

22. COMMUNICATION ITEMS
A. Upcoming Agenda Items

23. ADJOURNMENT

MOTION: *Councilmember Ireland moved to adjourn the meeting at 8:10 p.m. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

APPROVED BY THE CITY COUNCIL ON JULY 21, 2015.



Fionnuala B. Kofoed, MMC
City Recorder

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

July 21, 2015

Work Session 5:00 p.m. Policy Session 7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. Donna Burnham participated by telephone.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Norman, Public Works Director; Jeff Weber, Assistant Public Works Director; Chris Trusty, City Engineer; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Ross Fowlks, Fire Chief; Eric McDowell, Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:07 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.
 - A. PRESENTATION – Eagle Mountain Arts Alliance Board of Directors
2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.

10. Glenmar Rezone

City Planner Mike Hadley stated that the proposed Glenmar residential development is on 16 acres at the north end of Lake Mountain Road, which are currently zoned Agricultural. While it meets the general criteria for a rezone, there is a concern that it will create more traffic than Lake Mountain Road is designed to support. Lake Mountain is an unpaved, rural residential road.

InterPlan, the company working on the City's master transportation plan, reviewed Lake Mountain Road based on 2014 figures and the 2040 State transportation plan. If the road were paved and made a minor collector, the use would increase dramatically, to about 1,900 trips per day. Once Airport Road came into use, the traffic on Lake Mountain would decrease back to residential levels, about 160 per day. Current use is about 90 per day, based on InterPlan's modeling.

Mayor Pengra stated that he and Planning Director Steve Mumford met with the residents of Lake Mountain Road and the developers who want to develop land along the road. They discussed how to mitigate effects of development as it inevitably comes. This meeting will be followed by a meeting with Mr. Mumford, City Engineer Chris Trusty and InterPlan.

Three options were discussed in the meeting. Option 1: Close the road off with a gate, allowing only residents and fire personnel. Option 2: Install traffic calming measures. Option 3: Create a mandatory left turn from Lake Mountain Road to Bobby Wren Blvd.

Councilmember Bradley asked what InterPlan's recommendation was. Mayor Pengra said they didn't make a recommendation. They simply identified the impacts of using Lake Mountain Road

as a collector. Mayor Pengra felt that if traffic isn't diverted away from Lake Mountain Road, it will become like Redwood Road. Airport Road, which was planned to be a collector, won't be developed for years.

Councilmember Bradley didn't feel that a decision should be made about the future of Lake Mountain Road without an approved master transportation plan in place.

Councilmember Steinkopf asked if Bobby Wren Blvd. will be able to handle additional traffic. Mr. Hadley responded that the road will need to be completed before development comes in. At the moment, only half the width is constructed and it's only paved halfway to Lake Mountain Road. Mayor Pengra noted that it is an upcoming project on the Capital Facilities Plan.

Councilmember Steinkopf said it would take more time to work out the correct decision for Lake Mountain Road.

Councilmember Burnham asked what InterPlan based its traffic projections on. Mr. Hadley said he wasn't sure how they set up the model. Councilmember Burnham suggested that the Council hold a joint meeting with the Planning Commission and InterPlan.

Councilmember Westmoreland stated that there are two issues: highest and best use of the land and traffic flow on Lake Mountain Road. The traffic issue must be resolved before the land use issue can be addressed.

11. Consolidated Fee Schedule

City Attorney Jeremy Cook explained that this is the next step in the City taking over the White Hills sewer system. The only actual change to the fee schedule is to adopt fees for the West Service Area (WSA), which encompasses White Hills.

Discussion ensued on the details of each of the sewer charges. City Administrator Ifo Pili said he would find the specific information during the break between meetings.

12. Unified Fire Authority Fee Waiver

Mr. Cook stated that, in the process of selling Fire Station #1 to the Unified Fire Authority (UFA), it was found that the fire station has problems with black mold. This fee waiver was negotiated in order to move the sale forward without a delay. The proposed resolution waives any building, inspection and impact fees associate with any repairs or reconstruction or temporary facilities associated with Fire Station #1.

Mayor Pengra explained that the living quarters of the station will be demolished, the basement will be filled in and portable units will be brought in as living quarters. This will be a temporary solution until UFA can bond for a new fire station.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

MOTION: *Councilmember Burnham moved to adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code,*

Annotated. Councilmember Steinkopf seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.

The meeting was adjourned at 6:13 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. Donna Burnham participated by telephone.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Norman, Public Works Director; Jeff Weber, Assistant Public Works Director; Chris Trusty, City Engineer; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Ross Fowlks, Fire Chief; Eric McDowell, Sheriff's Deputy.

4. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:16 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Pengra led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Fireworks Restrictions** – Some areas of the City have fireworks restrictions. Information and a map are available on the city website, News section. For those in restricted areas, legal fireworks are allowed on asphalt parking areas in the following city parks – Smith Ranch, SilverLake Amphitheater, and Pony Express. Please use water on site to extinguish fireworks and dispose in garbage cans provided.
- **City Offices Closed** – The City offices and library will be closed on Thursday, July 23 and Friday, July 24 in observance of the Pioneer Day holiday. The library will also be closed Saturday, July 25.
- **Primary Election** – A primary election will be held on August 11 for three open seats for 4-year City Councilmember terms. There are currently 10 candidates. Candidate and election information is available on the City website at eaglemountaincity.com/election. Early voting will be held at City Hall July 28-August 7 with the following schedule: Tuesday, 8:00 a.m. to noon. Monday, Wednesday, Thursday, and Friday, 1:00 p.m. to 5:00 p.m. All persons properly registered will be eligible to vote. For more information please contact the City Recorder's Office.
- **Beat the Heat Bonanza** – Bring the kids Saturday, August 1 from 11:00 a.m. to 4:00 p.m. at Nolan Park to cool off with free inflatable waterslides. Parents will need to sign a waiver, which will be posted soon on the City website. Kona Ice will be available for purchase.
- **Public Comment for Proposed Shooting Range** – The Bureau of Land Management is taking public comments on a proposed shooting range in the Lake Mountains through August 28. Information and a link to provide comments are available on the City website, News

section. On August 4 at the golf course in Saratoga Springs, there will be a public outreach event. Residents can provide feedback there, as well.

7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments.

Daniel Kroll, a resident of SilverLake, said he was told at the time he moved in that there would be a park in his neighborhood. The park site is now being filled by townhomes and the park is being built in a newer neighborhood. He and his neighbors feel that their home values have been damaged by the change and they want to know if anything can be done.

Mayor Pengra said that he's heard from several of Mr. Kroll's neighbors. He would be happy to meet with them.

Bruno Hunziker, a resident of White Hills, requested picnic tables for the park in White Hills. He said he's spoken to Recreation Director Brad Hickman, who said there are some tables available. Mr. Hunziker's main concern was the dust from the two crushers operating near Wride Highway. He wanted to know what the City can do about the air pollution they are causing. Mayor Pengra said he would call the business owner; and the Air Quality Board if necessary.

Wendy Baggaley spoke against the local option transportation tax being considered by Utah County. She encouraged the Mayor and Council to object to it. She said that 40% of the money raised will go to the Utah Transit Authority (UTA). She doesn't want to contribute money to an organization that is not transparent and gives its executives excessive bonuses.

Councilmember Bradley said that he is also against the local option tax, because of the money that will go to UTA. Eagle Mountain benefits very little from UTA. Councilmember Westmoreland agreed. Mayor Pengra stated that he attends regional transportation meetings through the Mountainland Association of Governments. He supports the tax, but doesn't present that to the County Commission as a City position because the Council doesn't support it. He doesn't like the UTA component. However, as he watched the bill go through the Legislature, he saw that if it doesn't get on the ballot, it won't be taken up again by the Legislature.

8. CITY COUNCIL/MAYOR'S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

Councilmember Steinkopf

Councilmember Steinkopf reminded the audience of the primary election on August 11. There will be a Meet the Candidates night on August 5. He asked everyone to encourage their neighbors to register to vote.

Councilmember Burnham

Councilmember Burnham encouraged everyone to register to vote. She thanked City Recorder Fionnuala Kofoed for enabling her to participate in this meeting by phone.

Councilmember Ireland

Councilmember Ireland appreciated everyone attending the meeting, and those who made public comments. He appreciates all the feedback he receives from residents.

Councilmember Westmoreland

Councilmember Westmoreland encouraged everyone to be involved as much as possible and to feel free to contact any of the Councilmembers and the candidates, to get to know City issues and their complexities.

Councilmember Bradley

Councilmember Bradley welcomed those attending the meeting and asked everyone be involved in the election. The Meet the Candidate night will be held at Frontier Middle School at 7:00 p.m. on August 5. He mentioned the Eagle Mountain Arts Alliance presentation during Work Session. They are a group of residents who see a need and are willing to bring a solution to that need. He thanked Mr. Hunziker for bringing up the issue of the crushers creating dust on Wride Highway. He's called the Sheriff's Office several times because the crushers operate past the allowed time in the evening.

Mayor Pengra

Mayor Pengra reported on the most recent Prison Relocation Commission (PRC) meeting. They met on July 16 to hear reports presented by the consultants. The site preparation costs were presented, giving the Eagle Mountain site the lowest cost, but still significantly higher than they previously estimated. The City's analysis is higher. Mayor Pengra will provide feedback to the PRC about the total cost, including operational expenses over the next fifty years. Transportation costs for prisoners will be enormous, as will vendor costs for everyone who serves the prison. They are estimated to be \$358M more than the next closest site under consideration, and over \$500M than if they construct a new prison on the current site in Draper.

CONSENT AGENDA

9. MINUTES

A. July 7, 2015 – Regular City Council Meeting

MOTION: *Councilmember Ireland moved to approve the Consent Agenda. Councilmember Westmoreland seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

PUBLIC HEARING

10. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Rezoning 16.17 Acres from Agriculture to Residential.

This item was presented by Senior Planner Mike Hadley. This is an applicant-proposed rezone of 16.17 acres from Agriculture to Residential. The owner is also proposing a preliminary plat of 11 lots, each larger than one acre. The property is located on the west side of Lake Mountain Road approximately ½ mile southeast of Pony Express Parkway and is known as the Glenmar development. Parcel Numbers: 58-040-0042, 58-040-0043.

Mayor Pengra said the north end of Lake Mountain Road would be paved to the end of the development. The issue is that Lake Mountain Road runs from Pony Express Parkway to Eagle Mountain Blvd. It would become a *de facto* collector road; it was designed to be an unpaved, rural

residential road. The challenge is to find a way to mitigate the impact to residents now living along the road. Lake Mountain needs to be protected from developing into a situation similar to Redwood Road, which began as a residential road, became a large road and pushed out some of the homeowners.

Airport Road is planned as a future collector road from City Center to Wride Highway, but isn't planned for construction for quite a while. One option is to divert traffic from Lake Mountain Road to Bobby Wren Blvd.

Mayor Pengra opened the public hearing at 7:52 p.m.

Ken Olsen, who owns land near Lake Mountain Road, said that large developments of smaller lots have already been approved adjacent to his land and to the land proposed for the Glenmar development. He was planning to develop his land into one-acre lots, the same as the Smiths are planning. One-acre lots would allow for clustering, which opens up room for more open space. He supported the rezone.

Elise Erler represented SITLA, which owns a large tract of land west of the Smiths' property. SITLA has an approved development plan. The requested rezone is a reasonable and compatible land use adjacent to the SITLA property.

Marianne Smith, the applicant, requested approval of the rezone. The Planning Commission recommended Council approval. The traffic issues may soon be solved with the paving of Bobby Wren Blvd. Eagle Mountain is growing rapidly. Many families want larger properties, and one-acre lots are reasonably affordable. She felt that one-acre or larger lots will be the best use of the land. She requested that the Council table the item if they feel they need more information or discussion.

Mayor Pengra read an email from Jody Hooley, who was unable to attend the meeting. She felt the project should be tabled. She didn't feel a decision should be made until the traffic issue is solved. She didn't feel limiting development to five-acre lots is unfair to landowners. Buying land for development doesn't mean the land can be developed the way the owner wants to. She thinks some items in the Development Code should be changed to make land use decisions less subjective. She thought that septic systems should only be allowed in lots that are five acres or larger.

Mayor Pengra closed the public hearing at 8:03 p.m.

Councilmember Bradley stated that this is a difficult decision, as the road is zoned Rural Residential, which doesn't allow one-acre lots. If the City wants to retain Rural Residential zoning on the road, the vote is no. If it's accepting smaller-lot development as inevitable, the vote is yes, which makes the road busier. He said the City needs an approved master transportation plan first.

MOTION: *Councilmember Bradley moved to table an Ordinance of Eagle Mountain City, Utah, rezoning 16.17 acres from Agriculture to Residential. Councilmember Westmoreland seconded the motion.*

Councilmember Bradley asked what notice is required to bring the item back. Ms. Kofoed said it requires a ten-day notice prior to the meeting in which it will be reconsidered.

Mayor Pengra said the master transportation plan has been completed, and will be presented to the Council as soon as one more study is done. He didn't want to present the plan yet, in case the outcome of the study requires any changes to the plan.

Discussion ensued on the master transportation plan and the proposed rezone.

Those voting yes: Adam Bradley, Donna Burnham, Richard Steinkopf and Tom Westmoreland. Those voting no: Ryan Ireland. The motion passed with a vote of 4:1.

11. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.

This item was presented by City Attorney Jeremy Cook. The proposed resolution adopts the West Service Area (WSA) sewer fee and a grant reimbursement fee for the operations of the White Hills sewer system. The sewer line was upgraded to City standards using a loan and grant from the State Water Quality Board. The fee has been discussed and negotiated to be as close as possible to the South Service Area fee. The discussion in Work Session was limited by the absence of Finance Director Paul Jerome. The item could be tabled until the next meeting, when Mr. Jerome will be available to explain the fee structure in detail.

MOTION: ***Councilmember Ireland moved to table to the next City Council meeting a Resolution of Eagle Mountain City, Utah, amending the Eagle Mountain City Consolidated Fee Schedule. Councilmember Bradley seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.***

12. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving a Fee Waiver for the Unified Fire Authority.

This item was presented by City Attorney Jeremy Cook. Prior to finalizing the sale of Fire Station #1 to the Unified Fire Authority (UFA), the parties discovered that portions of the building would likely need to be remodeled or rebuilt because of mold issues. The proposed resolution waives any building, inspection and impact fees associate with any repairs or reconstruction or temporary facilities associated with Fire Station #1. The fees being waived amount to approximately \$4,000.

MOTION: ***Councilmember Ireland moved to adopt a Resolution of Eagle Mountain City, Utah, approving a waiver of all fees for the remodel of Fire Station #1 for the Unified Fire Authority. Councilmember Westmoreland seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.***

13. MOTION – Consideration and Appointment of Poll Workers for the 2015 Primary & General Municipal Elections in Eagle Mountain City.

This item was presented by City Recorder Fionnuala Kofoed. In accordance with Utah Code, the City Recorder will present the City Council with a list of recommended individuals to serve as poll workers for the 2015 Primary & General Municipal Elections. [UCA 20A-5-602(1)]

MOTION: *Councilmember Westmoreland moved to approve the appointment of poll workers for the 2015 Primary & General Municipal Elections in Eagle Mountain City. Councilmember Bradley seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

14. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

Councilmember Steinkopf
No comment.

Councilmember Burnham
No comment.

Councilmember Ireland
Councilmember Ireland announced a Youth City Council meeting tomorrow at 5:30 p.m. in the City Council Chambers.

Councilmember Westmoreland
No comment.

Councilmember Bradley
Councilmember Bradley spoke to Daniel Kroll, who made a public comment about a park in SilverLake, and said he would be happy to talk to him and his neighbors further.

Mayor Pengra
No comment.

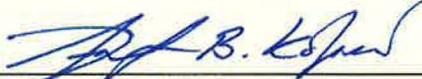
15. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

16. COMMUNICATION ITEMS
A. Upcoming Agenda Items
B. Financial Report

17. ADJOURNMENT

MOTION: *Councilmember Ireland moved to adjourn the meeting at 8:40 p.m. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

APPROVED BY THE CITY COUNCIL ON AUGUST 18, 2015.



Fiona B. Kofoed, MMC
City Recorder

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

August 18, 2015

Work Session 4:00 p.m. Policy Session 7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Norman, Public Works Director; Jeff Weber, Assistant Public Works Director; Chris Trusty, City Engineer; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Kent Partridge, Building Official; Ross Fowlks, Fire Chief; Eric McDowell, Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:08 p.m.

1. **CITY ADMINISTRATOR INFORMATION ITEMS** – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

A. DISCUSSION – InterPlan Recommendations for Lake Mountain Road

Charles Allen and Kai Tohinaka of InterPlan, a transportation planning firm, described their findings on Lake Mountain Road traffic. They studied the impact of development on travel volume and the condition of the road.

It's a gravel road, with a small paved section to the south. If the road is paved, there will be faster local-access traffic and more cut-through traffic, meaning use by drivers who don't live on the road. About 280 residential lots are platted or planned near the road. A residential unit generates an average of ten trips a day. 2,800 trips could be accommodated without widening the road, but it would need to be paved.

The master transportation plan indicates new roads to be built in the area within the next ten years. Most traffic will funnel onto roads with faster speeds than Lake Mountain Road. Some will go to Lake Mountain Road when the final section of Bobby Wren Blvd. is paved. Any development south of Lake Mountain Road will generate more cut-through traffic.

One option is to block traffic from southern developments to Lake Mountain Road. Another would be to pave Bobby Wren Blvd. so it becomes more attractive to drivers. The master transportation plan shows an arterial parallel to Lake Mountain Road, which will attract a lot of drivers.

If Lake Mountain is paved, travelers will drive faster. Those making long trips expect to be able to drive faster. Usually to prevent that, cities use traffic calming measures to encourage slower speeds. Because Lake Mountain is so long, drivers would likely

become frustrated and speed up between the traffic calming measures. An alternative is to put more emphasis on building more regional roads, like the planned arterial.

InterPlan recommends that the City seriously consider paving Lake Mountain Road. If cut-through traffic becomes a problem, the City could place a gate to prevent drivers from Pioneer Addition from using Lake Mountain Road. It could also improve access to Pony Express Parkway. The City should give a high priority to building the arterial. Traffic calming measures would be counterproductive.

Councilmember Bradley asked what developments make up the 280 lots. Planning Director Steve Mumford said they come from the proposed Glenmar, Eagle Mountain Benches and Cedar Heights projects, and another proposed project south of Eagle Mountain Blvd, as well as vacant lots in Eagle Point Plat I at the south end of Lake Mountain Road.

Councilmember Ireland asked if, once all those lots are built out, there will still be undeveloped land that could impact Lake Mountain Road. Mr. Mumford said there will be about 100 acres.

Councilmember Westmoreland asked if there is an optimum speed limit for Lake Mountain Road. Mr. Allen said that speed limits should be determined by a traffic study that shows how fast people feel comfortable driving. If the speed limit is set too low, it creates unsafe driving as some drivers obey the speed limit and others drive much faster.

Councilmember Ireland asked what would happen if all of those lots were developed before the other roads were built. Mr. Allen said residents would complain a lot about not having enough road access.

Mayor Pengra stated that he already gets many emails and phone calls already about traffic and speed on Lake Mountain Road. A paved road is clearly needed for regional trips.

Councilmember Ireland asked what would happen if the City found ways of encouraging drivers to use Pony Express Parkway or Eagle Mountain Blvd., perhaps widening those two roads.

Mr. Allen responded that those roads have plenty of capacity. However, new development on Lake Mountain Road won't have quick access to those other roads.

Mayor Pengra said there's been discussion about paving Bobby Wren Blvd. and restricting northbound traffic from entering Lake Mountain Road, as a temporary measure until Airport Road is built.

Mr. Tohinaka said it won't solve the problem of new traffic being generated by incoming developments. The new developments will more than double the traffic.

Councilmember Ireland asked about the 5,000 trips per day generated by those who already live on the road. Mr. Allen said more traffic creates more problems turning in and out of driveways. At 8,000 trips per day, it's very difficult. By then there will probably be additional infrastructure in the area.

Councilmember Steinkopf said he doesn't like speed bumps, but he has seen rumble strips that don't slow down speed but annoy drivers enough to have them think about slowing down.

Mr. Allen said if traffic calming measures are intended to benefit residents who live on the road, annoyances aren't beneficial. If they're intended to reduce cut-through traffic, the answer is to provide the road they need.

Councilmember Bradley thought Airport Road is too far in the future to be useful for this situation. He didn't believe it will be built within the ten years stated in the master transportation plan. He felt the solution should be to keep cut-through traffic off of Lake Mountain Road and not to pave it. He asked Mayor Pengra how much of the road would be paved if the rezones are approved.

Mayor Pengra asked Mr. Allen if Airport Road is planned to be completed in phases in the master transportation plan. Mr. Allen said it's all included in the first phase, however, within that time, it will be completed in phases. The section nearest to Bobby Wren Blvd. will be completed first. However, if Lake Mountain Road is paved, it will be used as a collector, which is what the City is trying to avoid. He noted that the history of transportation in Eagle Mountain is that the City can't build roads and install traffic lights as fast as development requires them.

Councilmember Ireland asked how the City plans to get drivers from Lake Mountain Road to Airport Road. Mr. Allen said there will be several intersections between Lake Mountain and Airport Road.

Councilmember Ireland asked when the draft master transportation plan was likely to come before City Council. City Engineer Chris Trusty stated that staff wanted to bring that and the bike/pedestrian plan at the same time. PRI and SITLA are working on an independent study that they would like to present with the City's plans. The plans are expected to be presented to City Council on September 15.

B. UGFOA Certificate

Assistant City Administrator/Finance Director Paul Jerome is the President of the Utah Government Finance Officers' Association (UGFOA). He presented Mayor Pengra and the City Council with a Certificate of Achievement and Excellence in Financial Reporting and a Distinguished Budget Award from the national GFOA for fiscal year 2014.

Mr. Jerome thanked the staff and the interns for their excellent work on the budget and noted that the City has received the Distinguished Budget Award for nine years running.

Mayor Pengra thanked Mr. Jerome and the rest of the Finance Department staff. He said that his positions on different boards have allowed him to see how other cities do their budgets. Eagle Mountain's budget document is better written than the others.

2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.

10A. Amended and Restated Oquirrh Mountain Master Development Agreement and
10B. Oquirrh Mountain Preliminary Plat, Phase A.

Planning Director Steve Mumford stated that in July, 2014 the Amended Oquirrh Mountain Master Development Plan was approved. The amendment reduced the density, changed an area from multi-family to single-family, and moved some parks. The sewer plan and homeowners' association (HOA) were changed and protections were added for petroglyphs in the area. The developer has the option to work with the City if a petroglyph must be moved from its original location. The parks will be deeded to the City and maintained by the HOA.

The property will be included in The Ranches HOA rather than creating a sub-HOA.

Mr. Mumford said it was likely that there will be additional changes.

Councilmember Westmoreland pointed out that the agreement gives the developer the option to establish a sub-HOA. Mr. Mumford said the developer plans to include the property in The Ranches HOA.

Councilmember Westmoreland felt that a smaller, sub-HOA would serve the residents better. City Attorney Jeremy Cook pointed out the City has no authority to influence that choice.

Councilmember Bradley asked Mr. Mumford to clarify the difference between a master development plan and agreement. Mr. Mumford explained that the plan sets forth the densities, maximum number of units, land use and major road network.

Mr. Cook stated that the plan is legally binding. It's akin to zoning. The master development agreement articulates the details of the plan.

Councilmember Bradley asked for a summary of section 2.2. Mr. Cook said it means the developer is entitled up to the maximum density. However, the City can adopt certain changes to the City Code that may reduce the density if necessary for issues such as public safety.

Councilmember Bradley was concerned that the map in Exhibit C is only conceptual. He asked how to require the developer to follow through with the promised amenities.

Councilmember Ireland pointed out that the developer is required to place a bond and spend a certain amount of money on park improvements.

Councilmember Bradley asked why there were three pocket parks in the plan, when the City had decided not to allow any more. Mr. Cook said it was because the terrain is unique and because the HOA will be maintaining them, not the City. Mr. Mumford added that the plan was approved in 2008, when the City required different levels of parks in each subdivision.

Councilmember Bradley asked what the community improvement fund is for. Mr. Mumford explained the developer needs to pay \$2,000 per buildable acre, to be used for improvements in the community or towards a regional park nearby.

Councilmember Ireland asked about the changes to the sewer system. Mr. Mumford responded that it will be a gravity-fed system leading south to the City wastewater treatment plant.

Councilmember Westmoreland asked about the deletion of the last sentence in section 7 of the agreement. Mayor Pengra said the developer had expressed concern about the line giving the City the authority to decide whether or not a petroglyph could be moved.

16B. Financial Report

Assistant City Administrator/Finance Director Paul Jerome mentioned an error on item 16, the Financial Report. In the Enterprise Fund Expenditures section, the Solid Waste Fund should say \$985,115.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

No Closed Executive Session was held.

The meeting was adjourned at 5:50 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Norman, Public Works Director; Jeff Weber, Assistant Public Works Director; Chris Trusty, City Engineer; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Kent Partridge, Building Official; Ross Fowlks, Fire Chief; Eric McDowell, Sheriff's Deputy.

4. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:07 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Pengra led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **City Offices Closed** – The City offices and library will be closed on Monday, September 7 for the Labor Day holiday. The library will also be closed Saturday, September 5.
- **State Legislature Special Session** – Governor Herbert has called a special session of the State Legislature to vote on the site recommended by the Prison Relocation Commission. The session will be held tomorrow, August 19 at 3:00 p.m. The proposed site is west of the airport in Salt Lake City.
- **Back to School Dance** – The City Events Department is holding a free Back to School Dance with DJ Brent on Saturday, August 29 from 7:00 p.m. to 10:00 p.m. at the

SilverLake Amphitheater. All ages are welcome. Food and glow sticks will be available for purchase at the event.

- **Fall Soccer** -- If you have children registered for fall soccer, you should be hearing from coaches this week, if you haven't already. A coaches' meeting was held last Thursday. Games start on August 29. Schedules will be posted on the City website, soccer page soon.
- **Community Emergency Response Team (CERT) Classes** – The Community Emergency Response Team (CERT) Program provides for community self-sufficiency through the development of multi-functional response teams who act as an adjunct to the City's emergency services during major disasters. During emergencies, CERT members are able to support first responders and provide immediate help to victims. CERT classes will be taught on five consecutive Wednesday nights at City Hall from September 9th – October 7th, 2015. Registration is available on the City website, News section. The registration fee of \$30 will be reimbursed by the City for those who complete the class.
- **Primary Election** – The primary election for three open City Council seats was held on August 11. Based on unofficial results, the following candidates are moving on to the general election, to be held on November 3: Colby Curtis, Jared Gray, Stephanie Gricius, Mike Owens, Ben Reaves, and Richard Steinkopf.
- **Election Canvass** – The votes will be canvassed on August 25 at 5:00 p.m. to certify the results of the election and to nominate those candidates who will move on to the general election on November 3rd.

7. **PUBLIC COMMENTS** – Time has been set aside for the public to express their ideas, concerns and comments.

Ryan Moreau turned in a comment, but didn't wish to speak. Mayor Pengra stated the comment, which was that Mr. Moreau wanted the cultural resources in the Oquirrh Mountain development property to be understood and protected.

Jenn Morrison was pleased to see that the developer of Oquirrh Mountain was setting aside a place for the petroglyphs. She felt that if the development is done properly, it can be the jewel of the area. In the development plans, she would like to see specific language addressing each site and an agreement with The Ranches HOA for perpetual maintenance. She visited the sites today and saw that some of the rock is fracturing. She asked that those who handle the rocks do so very respectfully and carefully to avoid losing irreplaceable artifacts that are thousands of years old. She also stated that it is likely that other artifacts will be found during development of the site. She asked that those artifacts be deeded to the City and displayed safely at City Hall.

Mayor Pengra thanked her for her willingness to be involved and spend time with City officials to educate them on the petroglyphs.

8. **CITY COUNCIL/MAYOR'S ITEMS** – Time has been set aside for the City Council and Mayor to make comments.

Councilmember Steinkopf

Councilmember Steinkopf stated that he was attacked by dogs three times in the last six weeks while walking in The Ranches. He asked dog owners to control their pets.

Councilmember Burnham

Councilmember Burnham commended Ms. Morrison for her involvement with and solutions to issues in the City. She also thanked the new Youth City Council advisors.

Councilmember Ireland

Councilmember Ireland welcomed those in attendance at the meeting, especially the Boy Scouts and their leaders. He thanked those who got out and voted at the primary election last Tuesday. He congratulated those who ran for office and will continue to the general election.

Councilmember Westmoreland

Councilmember Westmoreland welcomed everyone. He said one of the great things about being on the Council is getting to know those who volunteer in the City.

Councilmember Bradley

Councilmember Bradley congratulated everyone who ran for City Council. He thanked them for their willingness to serve. He said he's received a lot of calls about the rock quarry north of Wride Memorial Highway. It's noisy and polluting and its trucks drive dangerously. He also gets calls about golf course workers who are mowing much too early in the morning, 4:00 or 5:00 a.m.

Mayor Pengra

Mayor Pengra said he'll meet with the owners of the quarry and the golf course. He said he loves being Mayor, although it's the most challenging job he's ever had. He wanted everyone to know that if they've sent him an email that he hasn't responded to yet, he's working on getting to all of them.

CONSENT AGENDA

9. MINUTES

A. July 21, 2015 – Regular City Council Meeting

MOTION: *Councilmember Ireland moved to approve the Consent Agenda. Councilmember Steinkopf seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

10. Oquirrh Mountain Amended and Restated Master Development Agreement and Preliminary Plat.

A. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Oquirrh Mountain Agreement.

This item was presented by Planning Director Steve Mumford. The proposed resolution formally approves the amended and restated Oquirrh Mountain Master Development Agreement. Oquirrh Mountain, Phase A is located south of the Lone Tree subdivision and west of Pony Express Parkway. This 12.06 acre plat includes .76 acres of open space and 50 lots with an average size of 6,709 square feet. Parcel Number 58-048-0082.

Mr. Mumford recapped the information he presented in Work Session, which is found in pages 3 to 5 of these minutes.

Councilmember Westmoreland asked why the first sentence of the last paragraph in the development agreement was removed, regarding petroglyphs that might have to be moved in the course of construction. Mayor Pengra responded that the developer has been very willing to work with the City to find solutions to the issues of taking care of the rock art. Because of that, and because that sentence might not have been enforceable, it was removed.

Councilmember Westmoreland asked how much rock art might have to be moved. Mr. Mumford said there was most likely just one. The petroglyphs will be carefully plotted by GPS when the final plats are designed.

Mayor Pengra stated that there is much more about the petroglyphs that is unknown than is known. Some are positional, aligning and casting shadows, depending on the time of year. He would prefer not to have any of them moved if possible. The developer is willing to try not to move any of them.

Scot Kirkland, one of the developers of the project, said he wanted to make the petroglyphs a partnership rather than an issue. The current GPS map shows one petroglyph in a planned lot, #402. He will make sure that lot is used as a preservation area for the petroglyph. He suggested that anyone interested visit the Parowan Gap petroglyph site to see a well-designed preservation area.

In phase 1, it will be protected from construction with fencing, signs and security. The State Archeologist recommends a grand opening to raise awareness and encourage people to help protect the rock art. Phase 2 would likely include asphalt trails, interpretive signs and benches. Phase 3 would likely add a pavilion, landscaping and possibly a parking area.

Councilmember Bradley was concerned that the plans might not come to pass. He wanted some reassurance that this is a goal and not just an idea. Mr. Kirkland pointed out that he's already built the golf course, Nolan Park and the entry to The Ranches. He also noted that the development agreement and the community improvement fee require him to invest a specific amount in amenities.

Mr. Mumford stated that if the multi-family areas are changed to single-family construction, fewer parks will be required.

Councilmember Steinkopf said he was initially worried about the Frisbee golf course, but when he visited Arizona recently, he found they are popular amenities.

Mr. Kirkland pointed out that the terrain limits what amenities can be built. He's working on developing amenities, like the Frisbee golf course, that will make use of the rocky hills.

Councilmember Westmoreland would like to clarify who will maintain the petroglyphs. Mayor Pengra said it can be designated as a City-maintained space.

Councilmember Ireland pointed out the development agreement states that all open space shall be maintained under The Ranches HOA maintenance agreement. Mayor Pengra suggested changing the wording as part of the motion. Mr. Kirkland accepted the change.

The existing wording is: “The HOA shall be solely responsible for all maintenance of the improvements and open space unless the City chooses to take over maintenance of any specific area, based on the HOA’s failure to adequately maintain such improvements or open space.”

The changed wording is: “The HOA shall be solely responsible for all maintenance of the improvements and open space unless the City chooses to take over maintenance of any specific area.”

MOTION: *Councilmember Ireland moved to adopt a Resolution of Eagle Mountain City, Utah, approving the Amended and Restated Oquirrh Mountain Agreement, having the City maintain the petroglyph areas, and in paragraph 7, second sentence, refer to petroglyph landscape and preservation plan, and not be so specific on that lower park area. Councilmember Burnham seconded the motion*

AMENDED MOTION: *Councilmember Ireland moved to adopt a Resolution of Eagle Mountain City, Utah, approving the Amended and Restated Oquirrh Mountain Agreement, having the City maintain the petroglyph areas, and in paragraph 7, second sentence, refer to petroglyph landscape and preservation plan, and not be so specific on that lower park area; also, delete the first sentence of the last paragraph of section 7. Councilmember Burnham accepted the amendment. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

B. MOTION – Consideration of Oquirrh Mountain Preliminary Plat, Phase A.

This item was presented by Planning Director Steve Mumford. This 12.06 acre plat includes .76 acres of open space and 50 lots with an average size of 6,709 square feet. Parcel Number 58-048-0082.

The developer will comply with City fencing requirements. A large portion of Pony Express Parkway will be improved with this development, along with a trailhead park and a neighborhood park.

Discussion ensued on the retention basin.

MOTION: *Councilmember Ireland moved to approve the Oquirrh Mountain, Phase A, preliminary plat, with the conditions stated in the staff report. Councilmember Bradley seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The conditions are as follows:

1. Provide bench drains and inlets to handle storm water runoff on hillside lots that meet City Engineer’s approval.
2. The 20-foot building setback on the southern boundary is to include a 10-foot landscaped corridor on the applicant’s plans and plats – to be one-half of a 20-foot corridor to be cooperatively planned with SITLA, which will provide both the other 10-foot landscaped portion of the corridor and the trail.
3. Provide an approved fire department turnaround for dead end roads that exceed 150’.

4. Revise the master development agreement prior to City Council to reflect changes made to the master development plan in June 2014.
5. Increase the sidewalk on the southwest side of Oquirrh Ranch Parkway to a minimum of six feet, in accordance with the Master Development Plan.
6. Prior to recording any final plat, Developer shall submit and receive approval from the City for a Petroglyph Park landscape and preservation plan. The plan shall comply with Section 7 “Petroglyphs/Rock Art” of the Amended and Restated Oquirrh Mountain Master Development Agreement.
7. Within 90 days after the first plat is recorded, phase 1 of the Petroglyph Park shall be fully completed.
8. Within 90 days after the second plat is recorded, phase 2 of the Petroglyph Park shall be fully completed.
9. The neighborhood park must be fully improved prior to recording the second final plat, or the cost of the improvements shall be divided amongst the lots within the second plat, and a separate cash deposit or cash escrow must be put in place with the City to cover 150% of the pro rata anticipated cost of the improvements.
10. The Trailhead Park shall be fully improved prior to issuing any building permits in the second final plat.
11. The Pony Express Parkway right-of-way landscaping shall be fully improved according to the timeline in Section 4K of the Amended and Restated Oquirrh Mountain Master Development Agreement.
12. Street lighting plan (must include sprinkler timers for power needs) required (with final plats).

11. AGREEMENT – Consideration and Approval of a Reimbursement Agreement between Eagle Mountain City and Edge Homes.

This item was presented by City Attorney Jeremy Cook. Mr. Cook noted that the agreement is actually with a company associated with Edge Homes called Wasatch Land Company. The proposed impact fee reimbursement agreement would reimburse Wasatch Land Company for the cost to upsize certain water and sewer improvements in Valley View North, Plat A, Phases 4 and 5 that are included in the next update to the impact fee ordinance.

MOTION: *Councilmember Burnham moved to approve a reimbursement agreement between Eagle Mountain City and Wasatch Land Company up to an amount of \$91,496.00 and authorize the Mayor to sign the contract. Councilmember Ireland seconded the motion. Those voting yes: Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

12. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.

This item was presented by City Administrator Ifo Pili. The proposed resolution adopts the West Service Area (WSA) sewer fee and a grant reimbursement fee for the operations of the White Hills sewer system. The Single Family Residential Usage Rate per ERU will be \$15.25 per month and the Treatment /Capital Bond Pmt./Loan Pmt. per ERU will be \$29.80 per month. The Wastewater Grant Reimbursement Fee for New Connections will be \$5,325.60 per ERU, which will be reduced by \$266.28 per year for each calendar year after the Division of Water Quality Project Loan / Grant closing. This item has been discussed during previous City Council meetings.

MOTION: *Councilmember Ireland moved to adopt a Resolution of Eagle Mountain City, Utah, amending the Consolidated Fee Schedule to adopt the West Service Area (WSA) sewer fee and a grant reimbursement fee for the operations of the White Hills sewer system. Councilmember Steinkopf seconded the motion. Those voting yes: Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

13. BID AWARD – Consideration and Award of Bid to Morgan Asphalt for the 2016 Road Improvement Projects, Phase 2.

This item was presented by Public Works Director Dave Norman. This is phase 2 of the 2016 road improvement project and includes a rotomill and pave in the Willow Springs area along Ridge Route Road, Cedar Springs Road and Ridge Loop West; a rotomill and pave on Mt Airey Drive; a rotomill and pave on Half Mile Road, and a pulverize and pave on Stage Coach Drive in the White Hills area. It is referred to as the 2016 road projects because it is funded under the 2016 fiscal year. Morgan Asphalt plans to begin work in two weeks and have it finished before winter.

MOTION: *Councilmember Bradley moved to award a bid to Morgan Asphalt for the 2016 road improvement projects, phase 2. in the amount of \$476,500 and authorize the Mayor to sign the contract. Councilmember Steinkopf seconded the motion. Those voting yes: Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

14. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

Councilmember Steinkopf
No comment.

Councilmember Burnham
No comment.

Councilmember Ireland
Councilmember Ireland thanked Mr. Pili for the training he provided at the Youth City Council’s leadership training event. Twenty young people attended the event. He encouraged more youth to get involved.

Councilmember Westmoreland
No comment.

Councilmember Bradley
Councilmember Bradley said the Senior Citizen Council is rocking and rolling. They’re probably the most active group in the City.

Mayor Pengra
Mayor Pengra said that the Utah County Commission met today to vote on whether to add a local option transportation tax to the ballot for the general election. The Commission voted to do so. It will probably be a discussion item at the next City Council meeting.

15. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

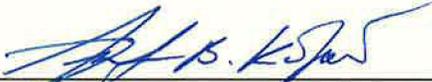
See Councilmember Ireland's and Bradley's comments in item 14.

16. COMMUNICATION ITEMS
- A. Upcoming Agenda Items
 - B. Financial Report

17. ADJOURNMENT

MOTION: *Councilmember Ireland moved to adjourn the meeting at 8:40 p.m. Councilmember Westmoreland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

APPROVED BY THE CITY COUNCIL ON SEPTEMBER 1, 2015.



Fionnuala B. Kofoed, MMC
City Recorder

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

September 1, 2015

Work Session 4:00 p.m. Policy Session 7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Ikani Taumoepeau, Economic Development Director; David Norman, Public Works Director; Chris Trusty, City Engineer; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Kent Partridge, Building Official; Brad Hickman, Parks and Recreation Director; Eric McDowell, Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:07 p.m.

1. **CITY ADMINISTRATOR INFORMATION ITEMS** – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

A. DISCUSSION – Pony Express Townhomes

City Administrator Ifo Pili explained that staff discovered some errors in the approval of this project. Staff believed the issues were under control, but wanted input from the Council.

The first issue was the design of Clydesdale Drive, which doesn't comply with the fire code. A 72-foot wide entry with a median was designed as an alternative to the required second access to the subdivision. Chief Fowlks reviewed the approval when he was transferred to Eagle Mountain by Unified Fire Authority and found it out of compliance. Since the median didn't fill the requirement for a second access point, it was removed from the plan. The fire code also requires the road to be 51 feet wide, rather than the 48-foot width that was built.

The second issue is that, while staff is authorized to approval minor changes to final plats, the changes made in the design of the road may be too major to fall under staff approval. Mr. Pili and the staff feel that the road is adequate as built, but want the Council's feedback.

Councilmember Ireland recalled that the discussion around the road approval was all about safety. He asked what impact the 48-foot width has on public safety.

City Engineer Chris Trusty said the road has 25 feet of asphalt, plus mountable curbs on both sides, which makes it 30 feet from back-of-curb to back-of-curb. Anything less than 32 feet requires no parking on one side of the street. Leaving the median in would have prevented parking on either side of the street.

Councilmember Westmoreland asked what will be built on the north end of the road. Mr. Trusty explained that it's a unique road, in that Saratoga Springs is to the west and there's a commercial area to the east. The road ends at the north end of the project with open space.

There is a road stubbed to the west that staff hopes will become a secondary access when it is developed.

Councilmember Bradley asked how the approval process went wrong. Mr. Pili responded that staff simply missed the road-width measurement on the plat. Removing the median initially seemed like a simple change, but Mr. Pili decided a change like that should be brought to the Council. Staff will be more careful in the future in reviewing plats to prevent similar errors.

Mayor Pengra said the question of the median came up with the change from one fire chief to another, which allowed a fresh look at the design. In the future, staff will default to bringing issues forward if there's any question. Fortunately, this issue had a relatively low impact.

B. DISCUSSION – Handcrafted Homes Development Proposal

Mr. Pili said the agreement for the sale of the golf course allowed the owner, Vanguard, to propose rezoning certain parts of the golf course to commercial or residential uses. They would use the proceeds to build a new clubhouse. The City isn't obligated to approve such a rezone. Mr. Pili suggested that they come to Work Session because of the unique nature of the project. However, no representatives of the company attended this meeting.

C. DISCUSSION – Value Ranking System for Public Improvements

Mr. Pili said this item has to do with how to spend the proceeds from the sale of the gas and electric utility system. Planning Director Steve Mumford stated that he and Parks & Recreation Director Brad Hickman were assigned to create a point system to help select what projects will be constructed with the proceeds from the utility system sale. He asked the Council to weight the following criteria: safety, population served, long-awaited, cost efficiency, visibility, functionality and need. After the criteria are weighted, the weights will be incorporated into a scoring system, which a committee will use to create a prioritized project list. The City Council will review the list and select the final projects.

2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.

13. Ace Rents Site Plan.

This project is proposed for the Gateway Park industrial area. It is a conditional use, because much of the equipment for rent will be displayed outside the building. Some will be visible above the fence, but none will extend beyond the fence. The Planning Commission recommended approval, with one condition. They discussed the landscaping requirement at length, because the developer requested a waiver of the required ten-foot wide landscaping in the parking area. The Commission approved the substitution because the area in question is inside a wall. The front landscaping will have a berm, sod, trees and a wrought iron fence. One commissioner voted against it because of the waiver for the parking lot landscaping.

Councilmember Steinkopf asked if there's a time limit on the conditional use permit. City Attorney Jeremy Cook said the City issues temporary conditional use permits for short-term projects, but this is a regular permit, which only comes into question if there are complaints.

Discussion ensued on the landscaping waiver, the location of employee and customer parking, the amount of space needed to maneuver equipment, and the quick turnover of customer visits.

14. Eagle Mountain Storage Site Plan.

This project is located in Gateway Park, adjacent to Ace Rents. Mr. Mumford stated that the zoning in this area is Commercial Storage, but self-storage is a conditional use. The entrance to the development on Mt. Airey Drive is placed north of the intersection with Wride Memorial Highway for traffic safety. The Planning Commission recommended approval with three conditions. Before the Ace Rents was designed, a second access point with a gate was planned. The fire code requires two access points for a project of this size, so the developer will begin with one phase and build more when a second access point is determined.

Mayor Pengra asked Scot Hazard, the project's developer, where he planned to place the second access to the project. Mr. Hazard said he wasn't sure yet, but has several options because his group owns all of the land to the west of the project.

Councilmember Bradley asked if anyone would live on-site. Mr. Hazard didn't know, but said it was designed to allow for that. Councilmember Bradley asked how that would be approved. Mr. Mumford said it would be a conditional use.

Regarding security, Mr. Hazard stated that the property would be secured with walls and fencing. No one will be able to park unauthorized vehicles on the property. The walls will be designed to be attractive on the outside.

15. Questar Regional Center Site Plan.

This site plan is located in Gateway Park Plat 2. The Planning Commission recommended approval with two conditions. Customer traffic is expected to be minimal. The landscaping will be a combination of standard landscaping and xeriscaping.

Discussion ensued on the parking lot lighting. The lighting plan shows 30-foot high light poles, which exceeds the 17-foot height allowed by City Code, with lights that dim to 50% after 30 minutes without movement in the parking lot.

16. Unified Fire Authority Station #251 Site Plan.

Black mold was found in the City Center fire station, so the living quarters need to be demolished. Unified Fire Authority (UFA) proposes to install modular housing finished to match the existing building, including a breezeway covered with roofing salvaged from the demolished section. UFA will improve the landscaping around the building, as well. The Planning Commission recommended approval with three conditions.

Councilmember Bradley asked if the modular section of the building will be temporary or permanent. Mayor Pengra didn't know, but UFA is planning for a bond issue that will allow them to build several more fire stations.

17. Sweetwater Industrial Park Master Site Plan.

This 213-acre site is located west of Pony Express Parkway and north of the wastewater treatment facility and the City's Community Development Building. The master site plan acts as a preliminary plat. The master site plan shows roads and utilities; individual lots will be platted as buyers indicate how much land they need. The utilities are sized large enough for a wide variety of users. There is a phase within a quarter-mile of the wastewater treatment plant for which the developer is requesting reduced architectural standards to attract buyers, since the location is hard to sell. The parking, landscaping and outdoor lighting standards will not be reduced. The

Planning Commission recommended approval with ten conditions. Some of them have been met already.

City Attorney Jeremy Cook discussed the process for approving this project. The site plan process allows the City Council to approve it, approve it with conditions, or deny it. The question is whether “conditions” means reduced conditions or additional conditions. What the applicant is asking for is essentially a variance. The site plan process is unclear as to whether the variance should be granted now, or whether the site plan should be approved without Exhibit A, with the understanding that each lot will be reviewed at purchase, and a decision on a variance will be made then. That was Mr. Cook’s recommendation.

Mike Wren, the owner’s representative, stated that approval of Exhibit A is a specific request. He doesn’t want each site plan to be approved separately. Each site plan should come in subject to Exhibit A. He would like the master site plan to be approved now, with Exhibit A as a variance application. Each site plan should be approved, with a final plat as part of the application. The final plat would remove that site from the master site plan. He believed that is the way the City Code was written.

Mr. Wren said the uses requested for this project are already approved for this zoning under City Code.

Councilmember Westmoreland asked if approving Exhibit A meant that structures would have to be approved by City Council or not. Mr. Mumford said they would be. Mayor Pengra read from the application: “In order to encourage efficient development and investment, the primary responsibility for building design and configuration will be that of the business owners’ association.” Mr. Wren stated the intent was for approvals to come to City Council.

Mr. Wren explained that all of Eagle Mountain Properties’ construction is done under a master homeowners’ association. Each development is under a sub-association. The business owners’ association will be recorded with the plat.

Councilmember Bradley asked if there are already buyers for the project. Mr. Wren said there are. There will be a building fronting the road, with a self-storage building behind it.

Councilmember Westmoreland asked if Mr. Wren planned on steel buildings. Mr. Wren responded that in the phase near the wastewater treatment plant, he planned on steel buildings with improved facades. The mini-storage buildings will be all steel.

Councilmember Steinkopf asked if the planned asphalt will be strong enough for large trucks. Mr. Wren said Eagle Mountain Properties always builds streets that last. They will meet City standards and the geotechnical standards for large trucks. Mr. Mumford added that the roadway design calls for more asphalt than the City generally requires.

The right-of-way is designed to end a foot behind the curb. The remaining area with the walkway and park strip will be in the easement, rather than in the right-of-way. Most roadways contain all of that in the right-of-way. Councilmember Bradley asked why they used an easement rather than a right-of-way.

Mr. Wren stated it will eventually be in right-of-way, but until the lots are recorded any utilities will remain in easements. It allows the developers to put off building sidewalks until the individual buyers construct buildings.

Councilmember Westmoreland asked if there were plans for fencing. Mr. Wren said the storage units will have security fencing and lighting. There won't be a fence in front of the building along the road, but the buyer may want a fence behind the building.

Councilmember Steinkopf asked if the master site plan has a time limit before expiration. Mr. Mumford said it has a two-year expiration. Any time a project is approved within the site plan, the deadline is extended by two years.

Councilmember Westmoreland asked if it would be appropriate to attach some type of disclaimer stating that, in rezoning this area, the Council is not giving up any other regulatory power. Mr. Cook said that's implied in a normal master site plan approval. However, approving Exhibit A would take away some of those regulatory approvals. Exhibit A would only apply to the area near the treatment plant.

Councilmember Burnham noted that the first phase consists of 65.8 acres. She asked if all of that falls under Exhibit A. Mr. Mumford said it does.

Mayor Pengra asked what impact this approval would have on the three-acre Miller parcel that was recently given approval for a steel building for equipment storage only. Mr. Cook said it wouldn't have any effect on that previous approval as long as it was specifically excluded from the master site plan.

Mr. Wren stated that Exhibit A doesn't allow the project to bypass any regulatory processes. Mr. Cook said he was referring to the exemption from the City's architectural design standards. It's not an exemption from processes, but from regulations.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

No Closed Executive Session was held.

Mayor Pengra adjourned the meeting at 6:00 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Norman, Public Works Director; Chris Trusty, City Engineer; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Kent Partridge, Building Official; Lt. Eric McDowell, Sheriff's Deputy.

4. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:05 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Pengra led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **City Offices Closed** – The City offices and library will be closed on Monday, September 7 for the Labor Day holiday. The library will also be closed Saturday, September 5.
- **Community Emergency Response Team (CERT) Classes** – The Community Emergency Response Team (CERT) Program provides for community self-sufficiency through the development of multi-functional response teams who act as an adjunct to the City's emergency services during major disasters. During emergencies, CERT members are able to support first responders and provide immediate help to victims. CERT classes will be taught on five consecutive Wednesday nights at City Hall from September 9th – October 7th, 2015. Registration is available on the City website, News section. The registration fee of \$30 will be reimbursed by the City for those who complete the class.
- **Call for Musicians** – Eagle Mountain Arts Alliance (EMAA) and Saratoga Springs Arts Council are again partnering to produce Handel's "Messiah" this December. They are in need of singers, orchestra members, and production volunteers. For more information and to register, visit www.CommunityMessiah.com. Auditions for vocal soloists and orchestra members will be held September 19 & 26. Please email info@communitymessiah.com with any questions.
- **Candidates' Debate** – A debate for City Council candidates will be held on Thursday, October 15 at 7 p.m. at Frontier Middle School.

7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments.

Marianne Smith requested maintenance or paving on Lake Mountain Road. She also asked if anything is being done to have the trucks, driving to and from the gravel pit on Wride Memorial Highway, drive safely and cover their loads.

Jenn Morrison said the intersection of Mt. Airey Drive and Wride Memorial Highway is dangerous due to the trucks driving to and from the gravel pit. The traffic generated by the proposed storage facility will make the intersection even more hazardous.

8. CITY COUNCIL/MAYOR'S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

Mayor Pengra

Mayor Pengra stated he had a meeting with Chris Trusty, Steve Mumford, Jeff Weber and Paul Jerome. They spent several hours dissecting the issues around Lake Mountain Road. They decided the best solution is for the City to pave Lake Mountain Road and/or require developers to pave it as they develop land along the road. They also decided that Bobby Wren Blvd. should be paved, which will make travel easier for residents of Pioneer Addition. However, Bobby Wren Blvd. would not be paved all the way to Lake Mountain Road. A gate should be installed on Lake

Mountain Road near the power station to provide secondary access to emergency responders, and possibly for ATV use. Paving without installing a gate would result in Lake Mountain Road being used as a collector road. Once Airport Road is completed, the pressure on Lake Mountain Road will be relieved.

Mayor Pengra also reported on his conversations with Scot Hazard and John Hadfield regarding noise and traffic issues connected with the Talon's Cove gravel pit. Mr. Hadfield committed to looking for traffic solutions and meeting with Mayor Pengra. To address dust problems, Mr. Hadfield will put an additional booster pump into the water line at the gravel pit to increase the water pressure. He said the pit doesn't have enough manpower to keep the pit from producing excess dust, and committed to remedy that. He also said the equipment is sensitive to too much or too little water. He recently installed a turbo fan that pushes a lot of air into water spray nozzles, which will pull some of the dust out of the air. Regarding the debris and gravel on the road, Mr. Hadfield hired a street sweeping company. He provided logs to Mayor Pengra showing the sweeping runs.

Ideally, the gravel trucks would go through Saratoga Springs rather than on Mt. Airey Blvd. to get to Wride Memorial Highway. However, there is a lawsuit going on that prevents that. Mayor Pengra met with UDOT about having a traffic study for the Mt. Airey/Wride Highway intersection. Realistically, the highway has problems at every intersection. Putting a light at every intersection would defeat the purpose of having a highway vs. a collector road. UDOT is aware of the traffic issues caused by Eagle Mountain's rapid growth.

Councilmember Steinkopf

Councilmember Steinkopf reminded everyone to be careful in traffic now that school is back in session. He mentioned the City staff and Sheriff's deputies who staffed temporary crosswalks while a path was being resurfaced.

Councilmember Burnham

Councilmember Burnham asked parents to teach their children to ride their bikes safely, and drivers to be aware that the children probably won't. A child on a bike has a very good chance of riding in front of a car. She thanked everyone for coming to the meeting. She appreciated Mayor Pengra's information about Lake Mountain Road and asked that the Glenmar rezone be placed on an agenda in the near future.

Councilmember Ireland

Councilmember Ireland expressed appreciation to all six City Council candidates, who came and spoke to the Youth Council at their last meeting. He invited high school students to join the Youth Council.

Councilmember Westmoreland

Councilmember Westmoreland thanked everyone for being at the meeting. He thanked Mayor Pengra and City staff for taking the time to consider options for Lake Mountain Road.

Councilmember Bradley

Councilmember Bradley welcomed everyone. He encouraged residents to use the library. The library staff works hard, and the more residents use the library, the more opportunities the staff has to improve it. He thanked Mayor Pengra for following up on Lake Mountain Road and the gravel pit. He stated that he opposed having a traffic light at the Mt. Airey Drive intersection. He spoke to Brian Phillips of UDOT, who committed to doing a traffic study.

9. APPOINTMENTS

- A. Military and Veterans Board
 - I. Scott Grimes
 - II. Lois Leikam

MOTION: *Councilmember Bradley moved to appoint Scott Grimes to the Military and Veterans Advisory Board for a term ending in December, 2017. Councilmember Burnham seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

MOTION: *Councilmember Bradley moved to appoint Lois Leikam to the Military and Veterans Advisory Board for a term ending in December, 2015. Councilmember Westmoreland seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

City Recorder Fionnuala Kofoed administered the oath of office to Mr. Grimes. Ms. Leikam was unable to attend the meeting.

CONSENT AGENDA

10. MINUTES

- A. August 18, 2015 – Regular City Council Meeting

11. BOND RELEASE – Into Warranty

- A. Gateway Park, Plat 1
- B. Gateway Park, Plat 2
- C. Sunset Ridge, Plat 2

12. BOND RELEASE – Out of Warranty

- A. Meadow Ranch 5, Plat 2
- B. Sunset Ridge, Plat A1

MOTION: *Councilmember Ireland moved to approve the Consent Agenda. Councilmember Westmoreland seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

13. MOTION – Consideration and Approval of a Site Plan for Ace Rents.

This item was presented by Planning Director Steve Mumford. The proposed Ace Rents site plan, for an equipment rental business, will be located at 9569 North Mount Airey Drive, Gateway Park, Plat 1 subdivision, Lot 103, which is northwest of the Cory Wride Memorial Highway and Mt. Airey Drive intersection. The company will have equipment on display in the yard, some of which will be visible above the front fence and the walls on the other sides of the property. City ordinance requires landscaping all around the parking area. The developer has requested a waiver

of this requirement, except for the front landscaping which will screen headlights from view. The Planning Commission recommended the waiver be granted.

MOTION: *Councilmember Ireland moved to approve a site plan for Ace Rents, with the condition stated in the staff report. Councilmember Burnham seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The condition in the staff report is as follows: Outdoor display equipment shall not extend over the fence.

14. MOTION – Consideration and Approval of a Site Plan for Eagle Mountain Storage.

This item was presented by Planning Director Steve Mumford. The proposed site plan for the Eagle Mountain Storage facility is located at 9469 North Mount Airey Drive, Gateway Park, Plat 1 subdivision, lot 100. The Planning Commission recommended approval with three conditions. The plans have been modified since then to solve an issue with fire code compliance. The project was too large to be permitted with only one access, so the size was reduced. Mr. Mumford stated that if the Council approved the project, a fourth condition should be added: Any additional phase will require another access point into the project.

MOTION: *Councilmember Ireland moved to approve a site plan for Eagle Mountain Storage with the three conditions listed in the staff report, and a fourth condition that any additional phase will require a second access point. Councilmember Steinkopf seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The conditions in the staff report are as follows:

1. The landscaping plan shall be amended to include street trees in the Mt. Airey Drive park strip, and landscaping in the native vegetation area, to be reviewed for approval by the Parks Director.
2. A streetlight plan is required that complies with Chapter 15.70.090D Street Lighting. All lighting on the site shall comply with Chapter 17.56 Outdoor Lighting Standards. A lighting plan shall be submitted along with lighting spec/cut sheets for all exterior lights.
3. A monument sign plan and permit shall be submitted for approval to the Planning Director prior to installing a sign.

15. MOTION – Consideration and Approval of a Site Plan for Questar Salt Lake Mountain Regional Center.

This item was presented by Planning Director Steve Mumford. The proposed site plan for the Questar Salt Lake Mountain Regional Center is on a 7-acre site located at 4002 East Wagstaff Way in Gateway Park, Plat 2 subdivision, lot 104. It includes employee offices, a customer service area and a welding shop. The Planning Commission recommended approval with two conditions.

The landscape plan the applicant submitted doesn't fully comply with the Code in some areas, but exceeds the Code in other areas. City Code requires that a site this size install at least 50% of the

landscaping in turf (Chapter 17.60). The plan submitted consists completely of xeriscape. The Planning Commission recommends that the park strip be landscaped with grass and trees (consistent with Ace Rents to the south) while the remainder of the site should be approved as submitted. The submitted plan includes more than four times the number of trees that are required, and exceeds the requirement for drought tolerant shrubs.

The lighting plan was discussed. Tom Kemp of Questar Gas said the 50% dimmers are expensive, so they wouldn't be used if the company had to install more, shorter light poles.

Councilmember Burnham wondered if the City should change its lighting ordinance to add an option for taller light poles with lights that can be dimmed.

Mr. Mumford mentioned that the traffic study for the project said the intersection at Mt. Airey Drive and Wride Memorial Highway is already at service level F. The study states that added traffic from this project will only affect north Mt. Airey Drive traffic, not traffic on Wride Memorial Highway. It didn't recommend a traffic signal at the intersection.

Mr. Kemp said the facility will house 40 employees in the beginning. It is being built for the future growth Questar expects in the area and will have a capacity of 90 employees.

MOTION: *Councilmember Ireland moved to approve a site plan for Questar Salt Lake Mountain Regional Center, with the first condition as stated in the staff report, and the second condition amended to state that the lighting plan be revised so that the parking lot lighting fixtures do not exceed 30 feet in height and include motion dimmers that go off when no motion is detected. Councilmember Burnham seconded the motion.*

Councilmember Westmoreland felt the motion should be more specific.

AMENDED MOTION: *Councilmember Ireland moved to approve a site plan for Questar Salt Lake Mountain Regional Center, with the first condition as stated in the staff report, and the second condition amended to state that the parking lot lighting fixtures do not exceed 30 feet in height and include a motion sensor that will reduce the light level to 50% if no motion is detected for 30 minutes. Councilmember Burnham accepted the amendment. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The first condition in the staff report is as follows: An updated landscape plan shall be submitted and approved by City staff, including turf in the park strips.

16. MOTION – Consideration and Approval of a Site Plan for Unified Fire Authority Station #251.

This item was presented by Planning Director Steve Mumford. The proposed site plan for the Unified Fire Authority Station #251 is for a modification of the existing City Center fire station building to replace uninhabitable housing quarters with a modular housing unit. The property is located at 1680 East Heritage Drive. The living quarters were found to have black mold and need to be demolished.

MOTION: *Councilmember Ireland moved to approve a site plan for Unified Fire Authority Station #251 with the conditions stated in the staff report. Councilmember Bradley seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The conditions in the staff report are as follows:

1. Public Works shall be contacted when services are shut off during the demolition phase of the project.
2. Salvaged roofing shall be used on the covered walkway between the existing structure and the housing module.
3. The module façade shall match the existing structure as closely as possible.

17. MOTION – Consideration and Approval of a Site Plan for Sweetwater Industrial Park.

This item was presented by Planning Director Steve Mumford. The proposed site plan for the Sweetwater Industrial Park is on a 213.62 acre parcel located west of Pony Express Parkway, and north of the wastewater treatment facility and the City's Community Development Building. A master site plan acts as a preliminary plat for industrial projects. It allows the project to be approved without being locked in to specific lot sizes. Buyers will provide site plans and final plats for approval. The master developer will install roads and utilities.

Councilmember Burnham felt an industrial park would be a good use for that land. She objected to approving Exhibit A, which gives a blanket exception to architectural standards over a large area. She preferred to approve exceptions on an individual basis.

Mike Wren, representing the applicant, said in order to make the 65 acres closest to the wastewater treatment plant marketable, it's preferable to provide a blanket standard for what buyers can build.

Mayor Pengra said this meeting has been evidence that the Council is willing to allow exceptions when necessary for new projects. He was concerned about the statement in Exhibit A that approval would be primarily the responsibility of the business owners' association. It seemed to waive the City's standards.

Councilmember Bradley pointed out the paragraph on building facades, which included "or other texture," which leaves no standards.

Mayor Pengra asked about the Sanderson and Miller properties in the area. Mr. Wren stated that Mr. Miller's property is included in the parcel, but this application isn't meant to affect any approvals that have been granted on his land.

Councilmember Westmoreland asked about the recorded document mentioned in Exhibit A. Mr. Wren said the master association is recorded. A sub-association will be recorded when the site plan is recorded. He said the approval by the business owners' association is not meant to exclude City approval. It's meant to have some authority over buyers.

Councilmember Bradley asked if Exhibit A will remain in effect even after the Monte Vista Ranch master development agreement expires in 2017. Mr. Mumford said it would.

Exhibit A states the project is exempt from Chapter 17.72, along with other references to architectural standards in other sections, which essentially exempts the project from City standards.

Councilmember Ireland suggested the City create an overlay zone for land near the wastewater treatment plant.

MOTION: *Councilmember Ireland moved to approve a site plan for Sweetwater Industrial Park, with conditions 1-9 as stated in the staff report, removing condition 10, Exhibit A and the phase line. Councilmember Bradley seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The conditions in the staff report are as follows:

1. Easements are required for off-site storm drain lines.
 2. Storm drain detention is required for each lot.
 3. A street light plan shall be submitted for the project in compliance with EMMC Chapter 15.70.090D.
 4. All outdoor lighting shall comply with EMMC Chapter 17.56.
 5. Parking for each site plan shall comply with EMMC Chapter 17.55.
 6. Street trees shall be required in the park strip with each individual site plan.
 7. Landscaping plans shall comply with the standards in the City Code.
 8. Fencing and screening of outdoor uses shall be reviewed with each individual site plan.
 9. The project must comply with the height limits found in the City Code.
 10. ~~Exhibit A, "Special Development Standards," applies to the property designated on the approved plans (within ¼ mile of the wastewater treatment plant, excluding property within 200 feet of Pony Express Parkway).~~
18. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

Councilmember Steinkopf

No comment.

Councilmember Burnham

Councilmember Burnham was pleased that lots of exciting things are happening in the City, as evidenced by all the projects approved tonight. She appreciated the staff's hard work.

Councilmember Ireland

Councilmember Ireland seconded Councilmember Burnham's comments.

Councilmember Westmoreland

No comment.

Councilmember Bradley

Councilmember Bradley reiterated that the Library Board is seeking two more members. He said the City has a great library staff. He encouraged residents to participate in the Eagle Mountain Arts Alliance.

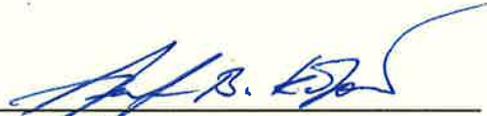
Mayor Pengra

Mayor Pengra said he was impressed and encouraged with everything going on in the City and in its departments. The employees work very hard.

19. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.
20. COMMUNICATION ITEMS
 - A. Upcoming Agenda Items
21. ADJOURNMENT

MOTION: *Councilmember Ireland moved to adjourn the meeting at 8:52 p.m. Councilmember Westmoreland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

APPROVED BY THE CITY COUNCIL ON SEPTEMBER 15, 2015.



Fionnuala B. Kofoed, MMC
City Recorder

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

September 15, 2015

Work Session 4:00 p.m. Policy Session 7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. Adam Bradley participated by telephone.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Chris Trusty, City Engineer; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Kent Partridge, Building Official; Brad Hickman, Parks and Recreation Director; Jeff Weber, Asst. Public Works Director; Ross Fowlks, Fire Chief; Eric McDowell, Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:11 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

A. DISCUSSION – Value Ranking System for Public Improvements (continued)

This discussion was continued from the previous City Council meeting. In preparation for spending the proceeds of the utility sale, Planning Director Steve Mumford asked the Council to individually rank seven criteria on a scale of 1 - 4: safety, population served, long-awaited, cost-efficiency, visibility, need and functionality. He and Recreation Director Brad Hickman averaged them and came up with the following order of importance to the Council as a whole: cost-efficiency (3.4), population served and need (both 3), safety (2.8), long-awaited (2.4), functionality (2.2) and visibility (2). He and Mr. Hickman then ranked dozens of potential projects. The rankings are preliminary and will be finalized after further discussions.

The potential projects included construction of or improvements to parks, paths, trails, landscaping, street lighting, ponds, signage and the cemetery. There were also proposals for a small swimming pool, improvements to the library, sports programs, water projects, investments and economic development.

Mayor Pengra said he attended a Unified Fire Authority board meeting, where wildland interface was discussed. Mayor Pengra asked Mr. Mumford to add a project to the list: \$30,000 for a wildland fire defense perimeter. If the City commits funds to this project, the wildland team leader, Cpt. Pilgrim, can approach the State for a one-time appropriation of funds.

Councilmember Ireland stated that the utility sale was driven by existing residents. The money should go to projects that benefit existing residents, rather than to new subdivisions.

For instance, he believed that #19, matching funds for new parks, would be a good use for existing neighborhoods, but not future ones.

Councilmember Ireland also thought it was important that the money be spent on projects that are visible, so residents can see that the utility sale proceeds were used for their benefit. In other words, they should be projects that wouldn't be done under normal maintenance or budgeting processes.

Councilmember Westmoreland suggested a City orchard project, providing space and irrigation for residents to plant trees.

Mr. Pili stated that staff has been considering adding permaculture to some of the detention ponds and open space. They haven't brought the idea to the Council because they are still researching the possibilities and looking at cities that have done this.

Councilmember Burnham was concerned about the amount of money recommended for each area. There seemed to be too much directed towards trails and not enough towards parks. Mayor Pengra described how the rankings applied to the various categories of projects.

Mr. Pili noted Mr. Mumford and Mr. Hickman developed this ranking to provide an organized starting point for discussion.

Councilmember Bradley felt this is a great starting point and looked forward to channeling the money where it belongs. He appreciated the Mayor and staff's efforts.

Mayor Pengra stated that this item will be brought back at a future meeting. He thanked Mr. Mumford and Mr. Hickman for developing the ranking system.

2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.

12. Glenmar Rezone

Since this item has come before the Council several times, Mayor Pengra asked if anyone wanted Mr. Mumford to present it again. Councilmember Ireland said the issue wasn't the rezone itself, but how this subdivision will affect associated issues such as sewer connections, traffic on Lake Mountain Road and where Airport Road will intersect with Lake Mountain Road.

Mayor Pengra stated that any subdivision that is built with septic systems will remain on septic and won't be connected to sewer lines. He said he and staff have had many conversations with developers and residents of the area. After extensive discussions, his recommendation was to install a gate at the intersection with Bobby Wren Blvd., which would prevent traffic from entering Lake Mountain Road from Bobby Wren Blvd. The gate would allow emergency responders to enter the road there. It would require residents of Lake Mountain Road to go north to exit the road. Bobby Wren Blvd. would be paved far enough east from Pony Express Parkway to encourage residents of Pioneer Addition to take Bobby Wren to Pony Express, but not all the way to Lake Mountain Road. When Airport Road is constructed, it will be a collector road and the gate can be taken down.

Lake Mountain Road would be paved in sections as developers build along the road.

Councilmember Ireland didn't understand the concern that's been brought forth that someone might come along and build quarter-acre lots, since all of the adjacent land is zoned Agriculture. Lot sizes will be a decision for a future City Council.

Councilmember Bradley reiterated his desire to have a plan for Lake Mountain Road before the Council votes on the rezone. Otherwise, Lake Mountain Road could wind up being a collector road. While most residential roads don't have future plans in place, this one is unique because it has the potential to become a collector. Mayor Pengra said Lake Mountain Road will remain a rural residential road and there is no written plan for it. The only written plan to be voted on will be the master transportation plan.

Councilmember Westmoreland asked when the gate recommendation would likely be completed.

Councilmember Bradley said his issue with the gate is that it's taking away an access from residents who already live on the road. He didn't think those residents would want to travel all the way north on Lake Mountain Road to get anywhere. Perhaps they could have access through a remote-controlled gate.

Mayor Pengra said he would like to see the gate installed with the approval of the first plat that calls for paving the road. He would be strongly opposed to having a remote-controlled gate. They're not reliable. This would be a swinging gate, not on wheels. He reiterated that this is a recommendation, not a solid plan, and that no solution will please everyone.

Councilmember Steinkopf asked if the gate would be removed once Lake Mountain Road is paved. Mayor Pengra said it would stay in place until Airport Road is constructed, which will be a collector road.

Councilmember Bradley asked if the Glenmar lots would have natural gas or propane. Mayor Pengra responded that they would have natural gas.

13. Construction Standards

City Engineer Chris Trusty explained that the construction standards have been under review for some time. Because the City sold the electric and gas utilities, references to those systems have been removed. Language was added to make the City's standards conform with State standards for storm water pollution prevention plans. Water line standards have been updated to require fittings at bends in the lines rather than bent pipes. Backfill for utilities outside of City rights-of-way will be held to the same standards as those within the rights-of-way, to maintain the integrity of City utilities.

The current minimum street standard is 9" of sub-base, 6" of base and 3" of asphalt. Language has been added requiring geotechnical reports for commercial, industrial, arterial and collector roads, so they can be built as much above minimum standards as is necessary to support traffic. Street lighting requirements were written in consultation with the City's street lighting consultant.

Storm drain inlets and catch basins will be required to be air-pressure tested, and compaction testing standards will be raised. Poly pipe will be allowed for water laterals. Street sign standards will conform to current Manual on Uniform Traffic Control Devices standards.

The Engineering Department contacted about 20 contractors, property owners and other interested individuals for feedback on the proposed standards.

Councilmember Westmoreland asked about air-pressure testing storm drains, since the level of pressure isn't specified. He requested more specific criteria. Mr. Trusty said he could add "pressure testing based on American Public Works Association standards."

Councilmember Steinkopf asked if there were standards for homeowners who dump loads of yard materials in the road in front of their homes. Mr. Trusty responded that these standards are meant for commercial projects. Residential issues are addressed in the City Code.

Councilmember Steinkopf also asked why the light poles are required to be black. Mayor Pengra said black will be the new standard. Existing green poles and canopies will be replaced with black ones when they need repair. In the future, the City will hire a contractor to paint the existing green poles black.

Councilmember Ireland asked how long it takes to replace a broken light pole. Mr. Jerome said it's a matter of how long it takes to get replacement parts. The City's streetlight contractor is going to begin stocking some parts to speed up replacements.

Councilmember Steinkopf noted that the responsibility for utility extensions "may" be the responsibility of the developer. He felt there should be definite responsibility. Mr. Trusty said it would normally be the developer's responsibility, but extensions aren't always needed.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

No Closed Executive Session was held.

Mayor Pengra adjourned the meeting at 6:00 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. Adam Bradley participated by telephone.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Chris Trusty, City Engineer; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Kent Partridge, Building Official; Brad Hickman, Parks and Recreation Director; Jeff Weber, Asst. Public Works Director; Ross Fowlks, Fire Chief; Eric McDowell, Sheriff's Deputy.

4. **CALL TO ORDER**

Mayor Pengra called the meeting to order at 7:07 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Pengra led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Call for Musicians** – Eagle Mountain Arts Alliance (EMAA) and Saratoga Springs Arts Council are again partnering to produce Handel's "Messiah" this December. They are in need of singers, orchestra members, and production volunteers. For more information and to register, visit www.CommunityMessiah.com. Auditions for vocal soloists and orchestra members will be held September 19 & 26. Please email info@communitymessiah.com with any questions.
- **Candidates' Debate** – A debate for City Council candidates will be held on Thursday, October 15 at 7:00 p.m. at Frontier Middle School.
- **Author Workshop Series** – The City Library is starting a monthly author workshop series on September 30. It will be held on the last Wednesday of each month at Rockwell High School. Please visit the calendar on the City website for details.

7. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments.

Colby Curtis asked why Mayor Pengra was recommending a gate on Lake Mountain Road, since the InterPlan study indicated there wasn't going to be much additional traffic on the road. Mayor Pengra said the InterPlan study said the road can handle the traffic, but the impact on residents would create issues.

8. CITY COUNCIL/MAYOR'S ITEMS – Time has been set aside for the City Council and Mayor to make comments.

Councilmember Steinkopf

Councilmember Steinkopf welcomed everyone to the meeting. He reminded them that, with the storms happening this week, they can go home and turn off their sprinkler systems.

Councilmember Burnham

Councilmember Burnham thanked everyone for being at the meeting.

Councilmember Ireland

Councilmember Ireland didn't think that the speed limit on northbound Eagle Mountain Blvd. should be 35 m.p.h. any further than Lehi-Fairfield Road, then it should be 65 m.p.h. He told Lt. McDowell of the Sheriff's Office that he didn't like seeing deputies parked on the side of the road in the early morning hours watching for traffic violators. He would prefer them to be driving in the neighborhoods where students are getting on school buses.

Councilmember Westmoreland

Councilmember Westmoreland welcomed everyone to the meeting.

Councilmember Bradley

Councilmember Bradley apologized for not being at the meeting in person. He thanked the Mayor, Council and staff for allowing him to participate by phone. He will need to leave the meeting early, because he is taking a semiannual test for his employment.

Mayor Pengra

Mayor Pengra thanked everyone for attending the meeting. He spoke about the people who died in floods in southern Utah this week, and reminded residents to continue caring for one another.

CONSENT AGENDA

9. MINUTES

A. September 1, 2015 – Regular City Council Meeting

10. BOND RELEASE – Into Warranty

A. Valley View Ranch, Plat A, Phase 9

11. FINAL PAYMENT

A. Staker Parson Companies, Inc. – 2016 Road Projects

MOTION: *Councilmember Burnham moved to approve the Consent Agenda. Councilmember Ireland seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

PUBLIC HEARING

12. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Rezoning 16.17 Acres from Agriculture to Residential.

This item was presented by Planning Director Steve Mumford. This is an applicant-proposed rezone of 16.17 acres from Agriculture to Residential. The property is located on the west side of Lake Mountain Road approximately ½ mile southeast of Pony Express Parkway and is known as the Glenmar development. Parcel Numbers: 58-040-0042, 58-040-0043. The City Council tabled this item when it was presented for approval on July 21, 2015, pending additional information regarding timing of the development and possibly paving Lake Mountain Road.

Mayor Pengra reiterated his recommendation of installing a gate on Lake Mountain Road, which is found on page 2 of these minutes.

Mayor Pengra opened the public hearing at 7:24 p.m.

Mike Owens, a candidate for City Council, stated that the Glenmar development will only pave the north end of Lake Mountain Road from Pony Express Parkway to the end of the development. He didn't feel that was enough of a distance to encourage increased traffic on the road. He asked the Council to allow the Glenmar project to move ahead, rather than wait for a long-term traffic solution.

Elise Erler, representing SITLA, said that SITLA supports the Glenmar development project.

Marianne Smith, the developer of Glenmar, gave some history on the project. The original plan for Lake Mountain Road was for one-acre and larger view lots and horse lots. It's not suitable for an agricultural area. Development is a much better use of the land. One-acre lots would be a good buffer between smaller lots and the existing five-acre lots along the road, and would be more

affordable than larger lots. She encouraged residents of Lake Mountain Road to get involved in planning and development of the area to protect their properties with adequate buffering. The road could easily be paved by developers in the next few years. The gate that's been proposed won't need to be there for very long.

Mayor Pengra closed the public hearing at 7:34 p.m.

Councilmember Bradley said he's come to the conclusion that this rezone is acceptable and won't interfere with the residents on the southern end of the road.

Councilmember Burnham stated that she's been in favor of this rezone from the beginning. She wasn't sure that the twelve lots in Glenmar would generate enough traffic to make a gate useful.

Councilmember Ireland felt it was awkward to go from two acres to one acre. He would support Glenmar if it consisted of two-acre lots. The City has always required a progression from smaller lots to larger ones. He agreed that Glenmar would have less impact on traffic than more southern developments. He was worried that the Council would have to choose at some point to say the road was at capacity. He also wanted to know where these lots will be tied into Airport Road when it's built.

Councilmember Steinkopf noted that this decision is only a rezone. It's not a decision as to lot sizes.

Mr. Mumford explained that a rezone to Residential means that developers can develop according to the City Code. The rezone can be approved with a required minimum lot size.

MOTION: *Councilmember Burnham moved to adopt an Ordinance of Eagle Mountain City, Utah, rezoning 16.17 acres from Agriculture to Residential, with the condition that the minimum lot size be one acre. Councilmember Westmoreland seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Richard Steinkopf and Tom Westmoreland. Those voting no: Ryan Ireland. The motion passed with a vote of 4:1.*

Councilmember Ireland asked Ms. Smith to be sure that each lot is slightly above one acre in size, because septic systems are only allowed on lots larger than one acre.

Councilmember Bradley was excused at 7:43 p.m.

13. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah Amending Chapter 15 of the Eagle Mountain City Municipal Code for Construction Standards.

This item was presented by City Engineer Chris Trusty. The proposed amendments will bring the Municipal Code into compliance with State standards and typical construction standards. In general, these recommended changes are intended to provide clarifications to ambiguity found in the City's current standards, remove references to installation practices for gas and electric services, and to add conditions for storm water pollution prevention plans as required by the State.

Travis Taylor, a developer, expressed his concerns about the backfill standard for City utilities. He felt the requirement was a heavy-handed, one-size-fits-all approach that ignored reasonable

engineering standards and cost an excessive amount. Geotechnical analysis and independent testing can determine reasonable standards.

Mayor Pengra asked Mr. Taylor what specific changes he would like to see.

Mr. Taylor objected to the section requiring any improvements connected to City utilities to be built to City standards. He didn't think private improvements should be subject to City standards.

Mayor Pengra asked Mr. Taylor if City standards for trench backfill within public easements are unreasonable. Mr. Taylor said he did. He didn't think A1 or A2 material was necessary for backfill. Mayor Pengra said the City has had many roads fail because they were built with native backfill and have failed. Mr. Taylor said the proper care wasn't taken with those materials or adequate geotechnical advice wasn't followed.

Mr. Taylor said, in general, he didn't like the City regulating private development. He understood that there were problems in the past with private HOA development, but State standards have changed and HOAs are held to a higher standard. Private development builds the City and it does a great job.

Mayor Pengra agreed that most developers do a good job. He didn't agree that the proposed standards are as far outside normal standards as Mr. Taylor believed. Mayor Pengra has spoken to other mayors and has found that developers have often built improvements that have failed. The cities then have to repair the problems.

Mr. Trusty addressed Mr. Taylor's concerns. The City allows A1, A, A1B, A2, A2-4, A2-5, A2-6 and A2-7. Those are existing standards. A3 is fine sand. A 4, 5, 6, and 7 are clay and silt. He didn't believe those were usual building materials. A8 is organic material. He felt that public utilities should be built to equal standards whether they're under public roads or not. Lower standards create a risk of contamination. The irrigation standards are intended for City-owned parks. There is nothing that says they're intended for private facilities.

The City has problems with water lines if they have too many bends on them. That's why the approved alternative equivalent was added to address Mr. Taylor's concerns. Engineering discussed these standards with Public Works for quite a while and these are standards that staff feels are reasonable for the City Council to approve.

Mayor Pengra asked Mr. Trusty what would be wrong with backfilling with sand or collapsible soil above the pipe bedding, if it's not under a roadway. Mr. Trusty said there's a potential of contamination. Adequate maintenance would reduce that possibility, but he didn't understand why the City would want to lower standards, especially in areas the City has no control over.

Mayor Pengra asked if a stated standard is required to prevent substandard backfill. Mr. Trusty replied that without the standard, any substandard backfill could be used, which would increase the potential for failure. Mayor Pengra asked if backfill material is compacted. Mr. Trusty said it is, to ensure the material can support the loading placed on it. The traffic loading is the main concern.

Councilmember Ireland asked what other developers contacted Mr. Trusty and what their concerns were. Mr. Trusty said Mike Wren was concerned that the standards required 4" of asphalt on roads. Mr. Trusty pointed out that the standards said the City would defer to a geotechnical evaluation for roads that are in industrial or commercial areas or for arterial or collector roads.

Monte Kingston asked if the recommended street sign posts were acceptable to The Ranches HOA. Mr. Trusty said he talked to the HOA and the posts are acceptable.

Councilmember Ireland asked if the State has standards regarding these same things, or do they rely on a national standard. Mr. Trusty said the APWA has standards for Utah. The State doesn't have its own standards except for UDOT road construction. Engineers throughout the state work together to set the standards.

MOTION: *Councilmember Steinkopf moved to adopt an Ordinance of Eagle Mountain City, Utah, amending Chapter 15 of the Eagle Mountain City Municipal Code for Construction Standards. Councilmember Burnham seconded the motion. Those voting yes: Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

14. AGREEMENT – Consideration of a Property Maintenance and Use Agreement between Eagle Mountain City and Parkway Crossroads, LLC.

This item was presented by City Attorney Jeremy Cook. Parkway Crossroads, LLC (“Parkway”) has requested that the City lease a portion of City property to them. The property is located at the corner of Pony Express Parkway and Ranches Parkway and will be used as a parking stall for vehicular parking and access. In exchange for the use of the property, Parkway will continue to maintain the landscaping on a portion of the property. Although Parkway deeded this property to the City in 2009, they’ve been maintaining part of the property since then. Parkway will agree to continue maintaining the property in exchange for its use.

MOTION: *Councilmember Ireland moved to approve a property maintenance and use agreement between Eagle Mountain City and Parkway Crossroads, LLC. Councilmember Westmoreland seconded the motion. Those voting yes: Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

15. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

Councilmember Steinkopf
No comment.

Councilmember Burnham
No comment.

Councilmember Ireland
No comment.

Councilmember Westmoreland
No comment.

Mayor Pengra

Mayor Pengra hoped he wasn't sending any mixed messages with the standards that were just approved. His initial thought was if the standards are unreasonable, they should be changed. But if the standards are reasonable, they should be applied to both public and private utilities equally to

prevent failures. The City has experienced utility failures that City employees have had to remedy. He didn't think the costs were prohibitive.

16. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

None.

17. COMMUNICATION ITEMS

- A. Upcoming Agenda Items
- B. Financial Report

18. ADJOURNMENT

MOTION: *Councilmember Ireland moved to adjourn the meeting at 8:21 p.m. Councilmember Steinkopf seconded the motion. Those voting aye: Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

APPROVED BY THE CITY COUNCIL ON OCTOBER 6, 2015.



Fionnuala B. Kofoed, MMC
City Recorder

MINUTES
EAGLE MOUNTAIN SPECIAL CITY COUNCIL MEETING
September 29, 2015
4:00 p.m.
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 PM –WORK SESSION – COUNCIL CHAMBERS

Discussion Items Only – no action will be taken.

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Melanie Lahman, Deputy City Recorder; David Mortensen, City Treasurer; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director.

1. CALL TO ORDER

Mayor Pengra called the meeting to order at 4:10 p.m.

2. DISCUSSION OF PROPOSED PROJECTS – The Mayor and Council discussed prioritization of projects to be completed with proceeds from the sale of the electric and natural gas utility systems.

Mayor Pengra stated that the purpose of this meeting was to prioritize items as a guideline for future consideration. None of this evening's discussion would be voted on.

Mayor Pengra began with a detailed discussion of water issues in Utah and Eagle Mountain. He requested \$1M from the proceeds of the utility sale for water projects in the City.

He explained that Utah is the second driest state in the nation, but has one of the highest per-capita rates of water use. Due to that drought that started in 2000, the Utah Lake basin is at 54% of its storage capacity. Eagle Mountain's growth rate through 2060 is estimated to be twice the rate of the rest of Utah. Aggressive conservation is necessary to meet Utah's and Eagle Mountain's water needs.

The State of Utah has committed to development of new water sources through repair and replacement of infrastructure and development of new supply sources.

Municipalities have five primary conservation tools available to them: public outreach and education, incremental infrastructure retrofits, planning for green infrastructure in future development, incremental policy and code changes, and utility and development fee pricing strategies.

Partnerships are available with Utah State University, the Central Utah Water Conservancy District and one-time funding appropriations from the Legislature. City Administration has had

conversations with The Ranches HOA and plans to discuss water conservation with major developers.

Mayor Pengra discussed specific landscaping and street design tools that will aid the City in water conservation, such as curb cuts, xeriscaping, well-designed street medians, and soil treatments such as deep mulch.

He proposed earmarking \$1M from the proceeds of the utility sale to make an impact on the problem and demonstrate to other agencies the City is serious about conservation. This will improve Eagle Mountain's chances to receive State funds for conservation projects.

Councilmember Bradley stated his support of water conservation. He wanted the projects defined and the savings created by each project.

Councilmember Ireland said he's been asking for a long time for water-wise medians and design standards that place the middle of the road at the highest point.

Mayor Pengra said the conservation plans are very preliminary right now. His proposal was to begin with manageable projects that demonstrate conservation and encourage residents to participate. For instance, park strips now planted in grass could be planted with attractive, water-wise greenery.

Councilmember Steinkopf said Spanish Fork initiated a program where new homeowners were provided with rain sensors that shut off their sprinkler systems when it rains and when the temperature drops below a certain point.

Councilmember Burnham said before the City asks residents to conserve water, the City must demonstrate its own efforts to conserve. Otherwise, the City will have no credibility.

Mayor Pengra asked Councilmember Ireland to begin the discussion of the other projects being considered. Councilmember Ireland felt the best use of this one-time funding would be for visible projects that show City residents what they received in exchange for selling the utility systems.

Councilmember Westmoreland agreed. Councilmember Steinkopf stated this is an opportunity to showcase the City. Councilmember Burnham felt this one-time money should be spent on visible projects that have a big impact on the community. Councilmember Bradley felt there was a difference between basic public safety projects and those that go beyond basics.

Councilmember Ireland was interested in which projects the Councilmembers wouldn't even want to consider. For instance, he felt the first six items shouldn't be built by the utility fee funds.

Councilmember Westmoreland asked for clarification of the goal. Was it to choose a certain number of priority projects, or was it to find a project for every dollar. Mayor Pengra responded that all the money is to be invested in projects. He expected that all the money would be spent within two to three years.

Mayor Pengra stated that his goal for this meeting was to identify what projects should be removed from the ranked list. He said a traffic signal at the intersection of Pony Express Parkway and SilverLake Parkway is necessary and asked if the Councilmembers felt it should be paid for by utility funds. City Engineer Chris Trusty stated a traffic signal at the intersection of Woodhaven

Blvd. and Pony Express Parkway would be safer. The traffic signal was removed from the project list, as Councilmembers felt it should be paid for by City budget funds.

The side path crossing improvements were removed from the list, as were the median refuges, and recommended for next year's budget.

Partial construction of Bobby Wren Blvd. would extend the length of the pavement and allow a second access point for the Pioneer Addition subdivision. Mr. Trusty pointed out that this project is eligible for impact fees. The City could be reimbursed for the project after adequate impact fees are collected. The Council agreed to keep it on the list. Paving a section of Golden Eagle Road also remained on the list, to be reimbursed by impact fees.

The proposal to lend \$3.2M to the Water Fund, to be paid back with interest, was reduced to \$1.5M.

The southwest Pony Express trail was removed from the list, as were all the trail projects. Benches, shade structures and garbage cans along trails remained on the list, as did trees throughout the City. Mayor Pengra pointed out that the trails provide connectivity for neighborhoods that are isolated from walking access outside their subdivisions.

The pavilion or shade structures at the splash pad in Nolan Park remained on the list, as did the upgrade to the splash pad.

Irrigation system upgrades on Pony Express and Ranches Parkways were removed.

Matching funds for parks development was left in the list, as long as the improvements were limited to existing parks, not parks in new developments.

Investment funds to pay off SAAs and place in CDs remained on the list, reduced to \$2M, pending more information from Mr. Pili.

Cemetery fencing remained on the list. The cemetery is an unfinished project which needs to be completed. Partial funding for the entry monument and a section of the fence was approved in the City budget. Parks & Recreation Director Brad Hickman explained that the amounts for both that project and the remainder of the fencing are estimated amounts, pending completion of the design.

The LED upgrade to streetlights was removed.

The small outdoor community pool was replaced by a splash pad in City Center. The amount budgeted was reduced from \$1M to \$250,000.

Mayor Pengra noted that the three streetscape landscaping projects had been identified in the Parks and Open Space Master Plan, which was approved several years ago. Many of the projects completed this year by Mr. Hickman and his crew were taken from that plan. After discussion about water conservation, the aesthetics of the City, and park fees, the projects were removed from the list.

Monument signs for entrances to the City were planned to replace the existing signs, which show previous City logos. Mayor Pengra felt they should be consistent in showing the current City logo. After discussion, the project was removed.

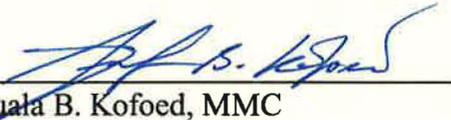
Completion of the Hidden Canyon detention pond was removed.

That completed the first page of the list of proposed projects. The discussion will continue at the next City Council meeting.

3. ADJOURNMENT

Mayor Pengra adjourned the meeting at 6:21 p.m.

APPROVED BY THE CITY COUNCIL ON OCTOBER 20, 2015.



Fionnuala B. Kofoed, MMC
City Recorder