

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.*