

# PROCLAMATION

## Proclaiming April 29, 2016, Arbor Day

Whereas, Arbor Day was first observed in 1872 with the planting of more than a million trees in Nebraska; and

Whereas, trees can reduce the erosion of topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

Whereas, trees are a renewable resource providing paper, wood, fuel and countless other products; and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community;

Now, therefore, be it resolved that I, Christopher Pengra, Mayor of Eagle Mountain City, and the Eagle Mountain City Council proclaim Friday, April 29<sup>th</sup>, 2016, Arbor Day in Eagle Mountain City, and encourage all citizens to celebrate Arbor Day by planting trees and supporting efforts to protect America's trees and woodlands.

Dated this 19<sup>th</sup> day of April 2016

\_\_\_\_\_  
Christopher Pengra, Mayor

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Stephanie Gricius, Councilmember

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Adam Bradley, Councilmember

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Benjamin Reaves, Councilmember

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Colby Curtis, Councilmember

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Tom Westmoreland, Councilmember

## 12. APPOINTMENT

Youth Council recommends that Hannah Nearman be appointed as a member of the Youth Council to replace Annabelle Petersen and complete her remaining term, which will expire on June 30<sup>th</sup>, 2016. Youth Council terms are for one year.

MINUTES  
EAGLE MOUNTAIN CITY COUNCIL MEETING

April 5, 2016

**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, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland.

**CITY STAFF PRESENT:** Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Melanie Lahman, Deputy City Recorder; Johna Rose, Deputy City Recorder; Linda Peterson, Communications & Community Relations Director; Mike Hadley, Senior City Planner; Tayler Jensen, City Planner; Jeff Weber, Facilities and Operations Director; Mack Straw, Public Utilities 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 – Outrage / Utah County Health Department**  
Representatives of the Utah County Health Department's Outrage program, which fights smoking among teenagers, described the program and presented information on tobacco and e-cigarette use among teenagers. They asked for the City Council's support in protecting teens and children from smoking.
  - B. **Discussion – Spring Run Fencing**  
James Allred and Ralph Johnson, the developers of the Spring Run project, presented their plans for fencing in Spring Run for the City Council's feedback. The Council stated their approval of the plan to use white vinyl fencing throughout the project.
  - C. **Presentation – FY 2016-2017 Preliminary Budget**  
Assistant City Administrator/Finance Director Paul Jerome presented the changes to the preliminary budget since the last budget presentation and answered the Council's questions.  
  
Councilmember Bradley asked why there is a Capital Projects Fund and a General Fund Capital Projects Fund. Mr. Jerome explained that capital projects paid for by the Capital Projects Fund are new infrastructure. Maintenance work and equipment purchases come from the General Fund Capital Projects Fund.  
  
Councilmember Curtis asked Mr. Jerome to explain what the Impact Fee Fund will be used for. Mr. Jerome said it will be used for new road projects such as paving Bobby Wren Blvd., as well as reimbursing utility sale proceeds that are impact fee related.  
  
Councilmember Gricius asked when the City plans to update the General Plan. Mr. Jerome responded that Administration has been holding interviews to select which firm to hire for the project.

Councilmember Curtis asked if the public will be involved in the update process. Mayor Pengra said there will be meetings, open houses and online opportunities for public participation.

Councilmember Curtis asked about the new solar and commercial inspection fees. Mr. Jerome said that those fees will be passed through to independent contractors hired to do those inspections.

Councilmember Curtis noted that the actual costs for attorney services has exceeded the projected costs every year for the past few years. He asked why the projections aren't increased. Mr. Jerome said the excess costs have been related to unexpected issues the City has encountered in each of those fiscal years. Analysis indicates General Fund attorney expenditures will decrease in fiscal year 2017.

Councilmember Reaves asked how excess attorney expenditures are paid for. Mr. Jerome said they've covered by General Fund balance. He stated all attorney expenditures aren't paid from the General Fund. Each fund that uses attorney services contributes to paying the costs.

Councilmember Curtis wanted to be sure the Youth Council will have enough funding to attend Local Officials' Day at the Legislature in January. Mayor Pengra said the City would be sure to enable that.

Councilmember Gricius asked if the Military and Veterans Board had a budget. Mr. Jerome said it did not. The Youth Council and Senior Citizens Council are the only boards with budgets.

Councilmember Curtis wanted to know why projected employee benefits have been lower than actual costs for several years. Mr. Jerome thought it was a coding error and planned to look into it.

Councilmember Curtis asked about the educational assistance line item. Mr. Jerome explained the City provides tuition reimbursement for employment-related educational expenses.

Councilmember Curtis asked about the Streets Department expenditures. Mr. Jerome said they cover street maintenance and improvements to help streets last longer. Much of the revenue comes from B & C road funds from the State.

Mayor Pengra stated few municipalities are able to pay completely for road maintenance through B & C road funds, which are based on gasoline taxes. The Legislature recently increased gasoline taxes, which will be helpful in the future. Some road maintenance costs will have to come from the General Fund. The City has completed a five-year arterial road maintenance project over the last two years. A maintenance program for collector roads is about to begin. Subdivision roads must be maintained, as well.

Councilmember Gricius asked about the expenditure for Utah Code books. Mayor Pengra said he has a set in his office. The Recorder's Office has a set, as well.

Councilmember Gricius asked about the transfer from Parks and Recreation to the Fleet Fund. Mr. Jerome responded it was for a new vehicle needed by the Parks and Recreation Department.

Councilmember Gricius asked what the expenditures for building maintenance were for. Mr. Jerome said they're for a floor scrubber and new carpet for City Hall. The carpet is worn out and coming up at the seams, causing a trip hazard. The records closet needs to be expanded by moving a wall. Cases will also be purchased to display historical photographs and other items.

Mr. Jerome stated adjustments to the Enterprise Funds are related to changes in personnel responsibilities, resulting in changes to which funds pay for their staff costs. The Solid Waste Fund has had savings from switching to the IRL landfill from the North Pointe landfill. New expenditures will be budgeted for an annual community cleanup, Code Enforcement cleanup costs and a chipper for tree prunings. There will also be more trash receptacles installed at City facilities.

The General Funds Capital Projects Fund will include preparing Sunset Drive for a traffic signal and installing a signal at the entrance to SilverLake, as well as a portion of the cost of work on Bobby Wren Blvd., improvements to the bike and pedestrian plan, improvements to Hummer Road and Golden Eagle Road, purchase of a salt shed and purchase of digital announcement signs.

The Impact Fee Funds will pay for water and sewer reimbursement agreements, public safety projects, a storm water IFFP update, work on Bobby Wren Blvd and possibly other road projects.

The Debt Service Fund is comprised of assessment area bonds only – all other bonds the City holds that are not in the Debt Service Fund are related to Enterprise Funds and are budgeted within those respective Enterprise Funds. For assessment area bonds, the Debt Service Fund will be zeroed out to manage reimbursements and expenditures as they move irregularly through the fund. Landowners pay assessments, the City pays reimbursements to landowners with reimbursement agreements, and the City acquires properties from landowners who don't pay their assessments.

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

13. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Oak Hollow Master Development Plan.

City Planner Tayler Jensen stated that this project, formerly called Evans Ranch North, has previously been reviewed by the City Council, which expressed concerns about the location, size and amenities of the park. The developers have reconfigured the park to incorporate the Council's comments. This reconfiguration will require a variance to allow three lots a smaller frontage than the Municipal Code allows.

The developer has proposed building a smaller park than the Municipal Code requires, in exchange for paying a park fee-in-lieu. The fee-in-lieu could be used in the neighborhood park or in a

nearby City park. City staff and the developers agreed the fee-in-lieu would be best used in a park on the nearest City land.

14. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 17.60 of the Eagle Mountain Municipal Code for Landscaping, Buffering, Fencing and Transitions and Chapter 17.80 for Sign Regulations and Sign Permitting.

Mr. Jensen stated the amendments to Chapter 17.60 remove the minimum turf requirement for commercial and industrial projects and create a water-wise landscaping standard. They also remove the words “Commercial, Industrial or” from Table 17.60.160(a).

Councilmembers asked about various details of the amendments. They questioned the language in the amendments that excludes multifamily dwellings. Mr. Jensen responded that the amendments are designed to remove the turf requirement from commercial and industrial projects and leave it in place for multifamily residential developments.

The amendments to Chapter 17.80 would change the signage requirements for business parks. The Business Park zone was created after the signage ordinance was adopted, so it needed to be added to the signage chapter. The Planning Department also added pictures to the signage section of the Code to make the requirements clear.

15. MOTION – Consideration of a Site Plan for the Pony Express Dental Office.

Mr. Jensen stated this site plan calls for two buildings and a block wall, which will buffer the site from the nearby residential property. The developers have requested that the wall not be required until the second building is constructed. The Planning Commission recommended that the wall be built with the construction of the first office building.

Councilmember Curtis asked how the site will be accessed. Senior Planner Mike Hadley said a paved access road will lead from Ira Hodges Scenic Parkway to the building site.

Councilmember Reaves expressed concern about the traffic impact of the dental office and the adjacent gas station, both of which will be located near the roundabout at the intersection of Eagle Mountain Blvd. and Pony Express Parkway. Councilmember Gricius agreed.

Mr. Jensen said a master site plan will be provided when the rest of the project is platted, which will better illustrate the access to and from the roads.

Mayor Pengra pointed out that the dental office will occupy a large lot and create very little traffic. The gas station will generate much more traffic.

Mr. Hadley stated the majority of the traffic generated by the gas station will be coming into Eagle Mountain from the west on Eagle Mountain Blvd.

Joel Featherstone, representing Westates Properties, said Westates only owns part of the property. Businesses will be developed on the rest of property later.

Mayor Pengra asked Mr. Featherstone if he was prepared to accept the risk that either the Planning Commission or the City Council could deny the application. Mr. Featherstone said he and his partners were aware of that and willing to accept the risk.

Councilmember Bradley asked how the site would be buffered from the nearby residential area. Mr. Jensen said there would be a 6' tall privacy wall and a 20' wide buffer zone. He recommended that one of the conditions of approval should be that no construction be allowed or certificate of occupancy be issued until the platting process is complete and an access road is in place.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No Closed Executive Session was held.

Mayor Pengra adjourned the meeting at 6:26 p.m.

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

CITY STAFF PRESENT: Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Melanie Lahman, Deputy City Recorder; Johna Rose, Deputy City Recorder; Linda Peterson, Communications & Community Relations Director; Mike Hadley, Senior City Planner; Tayler Jensen, City Planner; Mack Straw, Public Utilities Director; Ross Fowlks, Fire Chief; Eric McDowell, Sheriff's Deputy.

4. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:06 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Pengra led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Pony Express Days – Pony Express Days will be held June 2-4. Registration information is available for carnival vendor booths and parade entries. Home décor and other boutique vendors are welcome. More information is available at [emcity.org/ped](http://emcity.org/ped).
- Miss Eagle Mountain Scholarship Pageant – The Miss Eagle Mountain Pageant will be held on Saturday, April 16 at 7:00 p.m. at Frontier Middle School. Tickets will be available soon on the City website.
- Woman of the Year Nominations – There are many outstanding women in Eagle Mountain. Each year, residents have the opportunity to nominate a woman who has made significant contributions to the community through leadership and service. The Woman of the Year award will be presented at the Miss Eagle Mountain Pageant. Nominations will be accepted via a form on the City website, News section, through April 13.
- Pony Express Rodeo Arena – Check out upcoming events at the Pony Express Rodeo Arena at [www.ponyexpressspecialevents.com](http://www.ponyexpressspecialevents.com). Events include the rodeo, demolition derby, and Endurocross.
- Community Clean-up – Eagle Mountain City invites residents to participate in a city-wide community clean-up on Saturday, April 30. Individuals, families, church groups, Scouts, and

other organizations are welcome to participate. Registration is available on the City website at [www.emcity.org/cleanup](http://www.emcity.org/cleanup). Several projects have been designated by the City for improvements. Volunteer groups will be divided into different areas. Check-in is between 8:30 a.m. and 9:00 a.m. at Frontier Middle School (please note, the location was changed from Cory Wride Park to Frontier Middle School due a conflict with soccer games). Dumpsters will be available for residents' use on the south side of Mid Valley Road. Free lunch, t-shirt, and other giveaways will be available for volunteers! Donuts, hot chocolate, and coffee will be provided at check-in while supplies last.

- Household Hazardous Waste Disposal Day – Utah County will hold their annual household haz mat disposal day this Saturday, April 9 at the Provo Towne Centre mall. Information is available on the City website, News section.

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

Drew Curley felt the City was being too ambitious in the plans for Cory Wride Park. A plan costing \$3-5M total would be adequate to create a destination park.

Matt Visser said the proceeds from the utility sale should be used to benefit current residents. He believed the improvements to Cory Wride Park would primarily benefit the subdivisions which will be built near it. He wanted the money spent on completing existing parks. He said the Parks and Recreation Advisory Board and the Youth City Council should have been consulted on the park plans. He didn't think the City had enough money to maintain the upgrades to Cory Wride Park.

Jared Gray, a member of the Cemetery Board, said the Board has discussed the date for the grand opening of the cemetery and recommended holding it on Memorial Day. He thanked the Youth Council and the City Council for their help with the Mascot Miracle Foundation, which will hold a Mascot Rodeo, followed by an Exceptional Rodeo for children fighting terminal illnesses. He also presented information on the rodeo, demolition derby and Endurocross.

Mayor Pengra responded to the comments on Cory Wride Park by describing the extensive effort by City staff and park planning professionals that has gone into planning the amenities and financial issues for the park. He noted the multiple opportunities provided to the public for input into the process.

Councilmembers joined the discussion. Councilmember Gricius stated for the record that she liked the direction the plan was headed, but was not satisfied with the costs.

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

Councilmember Curtis

Councilmember Curtis invited youth ages 14-18 to join the Youth City Council. Their current project is building stick horses for the Exceptional Rodeo, which will benefit terminally ill children. He encouraged residents to be sure that any home improvement projects they do comply with the Municipal Code and their neighborhood's CC&Rs.

Councilmember Bradley

Councilmember Bradley thanked those who made public comments and said there will be many more conversations about the park. He wanted to make sure the City utilizes its boards and committees properly. He congratulated City Administrator Ifo Pili and his family on the baby Mrs. Pili is having today. He was happy with how many residents attended the recent political party caucuses.

Councilmember Reaves

Councilmember Reaves thanked everyone who attended the meeting, especially those who made public comments. He said he listens to and considers the comments. He felt unsettled about the cost of the Cory Wride Park plans. The Council is not in agreement yet, but will continue to find solutions. He reminded everyone that Spring Break means more children will be playing in the streets and asked them to drive cautiously.

Councilmember Westmoreland

Councilmember Westmoreland welcomed everyone to the meeting.

Councilmember Gricius

Councilmember Gricius welcomed everyone to the meeting.

Mayor Pengra

No comment.

9. PRESENTATION – Sewer Department Award for Outstanding Waste Water Service

Mayor Pengra presented the award from the Rural Water Association of Utah, recognizing the Eagle Mountain Waste Water Department for superior service to Eagle Mountain residents. Mack Straw, the Public Utilities Director, accepted the award.

10. APPOINTMENT

A. Parks and Recreation Advisory Board – Tyler Shimakonis, 3-year term

**MOTION:** *Councilmember Bradley moved to appoint Tyler Shimakonis to the Parks and Recreation Advisory Board for a term of three years. Councilmember Westmoreland seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

**CONSENT AGENDA**

11. MINUTES

A. March 15, 2016 – Regular City Council Meeting

12. RESOLUTION

A. Approving the Eagle Mountain Municipal Wastewater Planning Program

**MOTION:** *Councilmember Westmoreland moved to approve the Consent Agenda. Councilmember Curtis seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

## SCHEDULED ITEMS

### PUBLIC HEARING

13. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Oak Hollow Master Development Plan.

This item was presented by City Planner Tayler Jensen. The proposed amendment to the Oak Hollow Master Development Plan replaces all of the townhome units with 130 single family dwellings. The project is located directly north of Evans Ranch and south of Pony Express Parkway and was previously known as Evans Ranch North. The Master Development Plan was presented to the City Council as a discussion item at its March 15, 2016 meeting.

The developer brought two configuration options for the project. Option #1 enlarges the park in the center of the community and removes the blind/hidden corners. This proposal removes one lot along the Tickville Wash and provides a paved asphalt trail across the wash, connecting into the City-owned park to the south, while also improving the asphalt trail from Pony Express Parkway to the City-owned park. Option #2 also enlarges the park in the center of the community, making the park thinner and extending it all the way through to the northern street, opening it up more to the community. This option also provides a paved asphalt trail across the wash into the City-owned park, as well as improving the asphalt trail from Pony Express Parkway to the City-owned park.

Option #2 requires a variance for the frontages of three lots to provide adequate space for the paved asphalt trail. The applicant has stated that if this option were selected, the lots with the reduced frontages would not be located next to each other, and 15' side yard setbacks (5' minimum on each side, totaling 15' combined) would be preserved for the lots with reduced frontages.

*Mayor Pengra opened the public hearing at 7:50 p.m. As there were no comments, he closed the hearing.*

Councilmember Westmoreland asked why the plan doesn't include a trail to Pony Express Parkway.

Dylan Young, one of the developers, stated the new plan is improved enough to make the trail to Pony Express Parkway unnecessary. A trail from a residential area through a commercial area was also deemed unsafe.

Councilmember Reaves asked if an alley could be installed between two of the building lots, to shorten the walking distance to the park. Mr. Young said it would require reducing the frontages of two additional lots, which would violate the Municipal Code. Reduced lot frontages are only allowed for lots that abut open space.

**MOTION:** *Councilmember Gricius moved to adopt an ordinance amending the Oak Hollow master development agreement, including the Planning Commission conditions and the option 2 park configuration. Councilmember Reaves seconded the motion.*

City Attorney Jeremy Cook pointed out that the agenda item was the master development plan map, not the master development agreement.

**AMENDED MOTION:** *Councilmember Gricius moved to adopt an ordinance amending the Oak Hollow master development plan map, including the Planning Commission*

*conditions and the option 2 park configuration. Councilmember Reaves seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius and Benjamin Reaves. Those voting no: Tom Westmoreland. The motion passed with a vote of 4:1.*

The Planning Commission conditions were as follows:

1. The project must meet the dark sky standards of EMMC Chapter 17.56.
2. Street lights must be paid for before recording, and must be installed prior to the first certificate of occupancy.
3. The applicant must provide mitigation measures recommended by the traffic impact study.
4. The applicant must get a slope stability study and provide recommended mitigation measures.
5. The installed trail must match the trails in the Evans Ranch development.
6. The applicant will remove one lot adjacent to the entrance of the park and the details will be worked out with City staff.
7. The Pin Oak Parkway street name must be changed to Bridleway Road.

#### **PUBLIC HEARING**

14. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending Chapter 17.60 of the Eagle Mountain Municipal Code for Landscaping, Buffering, Fencing and Transitions and Chapter 17.80 for Sign Regulations and Sign Permitting.

This item was presented by City Planner Taylor Jensen. The proposed ordinance amends Chapter 17.160 of the Municipal Code by removing turf requirements for commercial and industrial projects from Table 17.60.160(a) and adding Chapter 17.60.090 for Water Wise Landscaping Standards. The proposed amendments to Chapter 17.80 for Sign Regulations and Sign Permitting add illustrations to provide clarity to signage standards and add references to the Business Park zone, which was created after the signage standards.

*Mayor Pengra opened the public hearing at 8:17 p.m.*

Drew Curley asked if there are any limitations on electronic signs in the Municipal Code.

Mayor Pengra said they are restricted in both the dark sky and signage sections of the Code.

*Mayor Pengra closed the public hearing at 8:18 p.m.*

Councilmember Curtis asked, with all the restrictions on what materials are allowed in water wise landscaping areas, what was allowed.

Mayor Pengra said the intent was to have contrasting colors in the landscaping.

Councilmember Bradley noted the exclusion of bark and lawn clippings prevents them from washing out of the landscaping and affecting the storm water system.

Mr. Jensen said the Planning Department adapted this section from another city's code. That city had to add the restriction against white and gray rocks after many residents used them, which gave the look of extensive concrete.

**MOTION:** *Councilmember Bradley moved to adopt an ordinance amending Eagle Mountain Municipal Code Chapter 17.60 Landscaping, Buffering, Fencing and Transitions and Chapter 17.80 Sign Regulations and Sign Permitting. Councilmember Reaves seconded the motion. Those voting aye: Adam Bradley, and Benjamin Reaves, Tom Westmoreland. Those voting no: Colby Curtis, Stephanie Gricius. The motion passed with a vote of 3:2.*

15. MOTION – Consideration of a Site Plan for the Pony Express Dental Office.

This item was presented by City Planner Tayler Jensen. The proposed 1.64 acre commercial building site for the Pony Express Dental Office is located south of Eagle Mountain Boulevard and west of Ira Hodges Scenic Parkway. The plan includes a 6' privacy wall and a 20' wide buffer zone between the site and the adjacent residential area. Because the dental office occupies only part of the property, the applicant has requested permission to delay construction of the wall until the rest of the property is developed. The Planning Commission recommended that the wall be built with the construction of the dental office building.

The landscaping plan will have to be consistent with the landscaping standards that were just approved. A lighting plan will have to be submitted.

The building site is only a small section of the ten-acre property. The entire property must be platted before a building permit is issued. The proposed plat is expected to be presented to the Planning Commission and the City Council at their upcoming April meetings.

Councilmember Curtis asked the applicants to explain their reasons for asking to delay the construction of the privacy wall. The applicants didn't believe a wall 50' from the initial development would be useful. However, if the City or the adjacent residents want the wall right away, the applicants will be happy to provide it.

Councilmember Bradley was concerned about whether cars entering and leaving the project will disturb nearby residents.

Councilmember Westmoreland asked whether the trigger for the wall could be either a parking lot or the second building, rather than construction of the second building being the only trigger.

Mayor Pengra was unsure the wall would be built if it wasn't required to be built with the first building. However, he couldn't see any way to guarantee it.

The applicants asked if getting approval for the entire site now, including the wall, would enable City staff to approve the second building, or if the City Council would have to approve it.

Mr. Cook pointed out the Municipal Code allows the master site plan to act as the preliminary plat. Final plats are staff-level approval. However, since the property hasn't been subdivided, it will have to go through the subdivision process.

Mr. Hadley reiterated that the master site plan will be presented at the next Planning Commission and City Council meetings. He said building the wall with the first building will buffer the residential area from the construction activities.

Councilmembers Gricius and Reaves preferred that the wall be built with the first building. Councilmember Curtis wondered if having a wall alone in a field would invite graffiti or look unfinished.

Councilmember Westmoreland asked if triggers for building the wall could be written into the agreement, or if that would be a problem. Mr. Hadley said it would create difficulties. The City has a history of fences not being built until the end of projects. When the time came to build the fence, the developers said it was the responsibility of the builder.

**MOTION:** *Councilmember Reaves moved to approve a site plan for the Pony Express Dental Office, requiring the 6' privacy wall to be built with the first building, and including the Planning Commission's conditions of approval. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

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

Councilmember Curtis

Councilmember Curtis thanked everyone who came to the meeting.

Councilmember Bradley

*See board report.*

Councilmember Reaves

Councilmember Reaves said there are seven new, committed members on the Parks and Recreation Advisory Board. He's been to all of the meetings. They are discussing how to create a collaboration with the Mayor and staff.

Councilmember Westmoreland

*See board report.*

Councilmember Gricius

*See board report.*

Mayor Pengra

Mayor Pengra felt Memorial Day would be ideal for the cemetery dedication. He reported that 13 department heads and other staff members completed a two-day incident command emergency management class, which was provided by the Unified Fire Authority. The only other local city that has completed that training is Herriman.

He stated the plans for Cory Wride Park won't ever satisfy everyone. He asked residents and Councilmembers who object to them to talk to him so he can explain the lengthy planning process that staff and professional park planners have gone through to create the best possible result. Although feedback is welcome, there is a point when the process has to move forward. Although some people feel this is irresponsible spending, it is a rare opportunity to build a destination park without bonding. He pointed out that there is still money available for completion of other parks in the City.

Mayor Pengra and the Council discussed whether additional opportunities should be provided for public education and input on the park plans, or whether enough discussion has been held.

17. 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.

Councilmember Bradley was unable to attend the most recent Economic Development Board meeting; however, he said there are exciting things coming in the near future. He invited residents to participate with the Board.

Councilmember Westmoreland said the Library Board didn't meet during March, but will meet in April. He was unable to attend the Cemetery Board meeting, but they're discussing the unveiling of the cemetery's entrance monument. They are requesting the Mayor and Council's input as to whether it should be held on Memorial Day.

Councilmember Gricius stated the Senior Council is moving along. She said the Military and Veterans Board wanted to know how they can be involved in the Pony Express Days Family Fun Night. They've also been discussing how they can help military personnel returning from deployment.

18. COMMUNICATION ITEMS
  - A. Upcoming Agenda Items

19. ADJOURNMENT

**MOTION:** *Councilmember Gricius moved to adjourn the meeting at 9:12 p.m. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*