EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

August 2, 2016
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: Councilmembers Adam Bradley (as Mayor Pro Tempore), Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. Mayor Chris Pengra was excused.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator; David Mortensen, City Treasurer; Fionnuala Kofoed, City Recorder; Melanie Lahman, Chief Deputy City Recorder; Ikani Taumoepeau, Economic Development Director; Jessica Alvarez, Human Resources Director; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Water Manager; Mack Straw, Public Utilities Director; Ross Fowlkes, Fire Chief; Eric McDowell, Chief Sheriff's Deputy.

Mayor Pro Tempore Adam Bradley called the meeting to order at 5:07 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 – Mountain View Corridor Update, UDOT

   Joe Kammerer, representing UDOT, presented an update on the progress of the Mountain View Corridor. The road will run north and south from the I-80 freeway to Cory Wride Memorial Highway (SR 73) in Saratoga Springs. It will be constructed west of Redwood Road and will be built in phases as State funding is made available. The Salt Lake County portion of the project is already under construction.

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

   11. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Evans Ranch Master Development Agreement and Master Development Plan.

   City Planner Tayler Jensen showed a map of the master development plan area with the amendments. The proposed map changed the road alignment to add two cul-de-sacs with a connecting walkway, as well as changing the configuration of the open space. The appearance of the townhomes would also be altered. These changes required amendments to the plan and agreement. The developer has also reduced the total number of units from 421 to 408. Single family lots would be increased from 272 to 297, by adding 15 cottage lots and 10 single-family lots. The number of townhome units would be reduced from 149 to 111. These changes would not require amendments.

Councilmember Westmoreland asked for details of the walkway connecting the two cul-de-sacs. Nate Shipp, representing the developers, stated the walkway would be five feet wide and fenced, with landscaping along the length of the walkway. It would match the standard found in the rest of the subdivision.

Mayor Pro Tempore Bradley asked why the road alignment was changed. Mr. Shipp responded it was to accommodate a change in the phasing, which affected the sewer line and eliminated an unnecessary detention pond.

Mr. Jensen stated the appearance of the townhomes is a major feature. The garages are more prominent than the Municipal Code allows. The developers have provided upgraded garage doors with windows to improve their appearance.

Councilmember Westmoreland asked if the walkway in front of the townhomes would be paved. Mr. Jensen said it would not.

Mayor Pro Tempore Bradley asked about having a back alley access to the townhome garages, which is recommended by the Municipal Code. Mr. Shipp said that design hasn't worked well in one of the projects his company built in Salt Lake County. Rather than use the design again, the design was changed for the Evans Ranch project. The rear access led to problems with snow and ice removal and vehicles crowding or blocking the alleys.

Councilmember Curtis suggested if the alley configuration doesn't work well, the Council should consider changing the Code.

Councilmember Reaves asked if the townhomes would have access only from the main road. Mr. Shipp responded that was one of the issues that prompted the redesign of the road configuration.

Councilmember Reaves appreciated the redesign of the road, as it improves access for larger vehicles like school buses.

Councilmember Westmoreland asked what features would be included to limit run-off issues. City Engineer Chris Trusty described the storm drain system.

Mayor Pro Tempore Bradley asked how snow plowing will be accommodated. Mr. Shipp said private contractors will push snow into designated areas.

12. MOTION – Consideration of the Evans Ranch Townhomes Preliminary Plat.

City Planner Tayler Jensen presented the preliminary plat and master site plan together. These items were reviewed at Planning Commission meeting and were approved with conditions. The developers submitted a new landscaping plan today. The developers have provided significantly more open space and amenities than are required. A clubhouse was required, but the developers felt there should be a swimming pool and pavilion, as well.

The traffic impact study was unchanged from the last master development amendment, recommending a traffic signal at the intersection of Pony Express Parkway and Porter's Crossing and dual left-turn lanes going westbound.

Mr. Jensen showed the Council photos of the elevations (outside appearance) of the townhomes and the entry monument.

Nikki Wickman, a resident, was allowed to comment. She felt the turning lanes from Pony Express Parkway to Porter's Crossing Parkway should be configured differently. The Council discussed the lane alignment. Mr. Trusty said the lane alignment wasn't planned to coincide with the traffic study's recommendation, as it wasn't felt to be the best alignment.

13. MOTION – Consideration of the Evans Ranch Townhomes Master Site Plan.

See item 12.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No Closed Executive Session was held.

Mayor Pro Tempore Bradley adjourned the meeting at 5:57 p.m.

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

ELECTED OFFICIALS PRESENT: Councilmembers Adam Bradley (as Mayor Pro Tempore), Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. Mayor Pengra was excused.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator; Fionnuala Kofoed, City Recorder; Melanie Lahman, Chief Deputy City Recorder; Ikani Taumoepeau, Economic Development Director; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Ross Fowlks, Fire Chief; Eric McDowell, Chief Sheriff's Deputy.

4. CALL TO ORDER

Mayor Pro Tempore Bradley called the meeting to order at 7:00 p.m.

5. PLEDGE OF ALLEGIANCE

Colby Curtis led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Writer's Workshop** – The Eagle Mountain Arts Alliance is holding its second annual Writer's Workshop on Saturday, August 6. For information, please visit eaglemountainarts.org.
- **Glow in the Dark 5K** – Miss Eagle Mountain Kaylie Blacka is hosting a 5K fundraiser for Buddy Benches in local schools on Friday, August 12 at 8:50 p.m. at Nolen Park. Pre-registration is available on the City website, Events calendar or on-site at 8:00 p.m. Cost is $10 for ages 12 and under and $15 for ages 13 and up.
- **Street Fair** – The City's Economic Development Board has organized a Street Fair for Saturday, August 13 from 9:00 a.m. to 4:00 p.m. Over 90 local businesses are participating at the event, which will be held on Peregrine Rd. in The Ranches (behind Chevron). Eight food trucks will also be on site.

- **Back to the 90s 20th Anniversary Celebration** – Residents are invited to join us for a "Back to the 90's" 20th anniversary bash at SilverLake Amphitheater on Saturday, August 27. Activities will run from 6:00 p.m. to 8:00 p.m. with a dance from 8:00 p.m. to 10:00 p.m. Meet City officials and all of the City departments and have some fun! There will be prize giveaways, free dinner, activities, Fire and Sheriff's equipment displays and demonstrations, and Thunder DJ'ing for an all ages dance.

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

Jennifer Morrison appreciated Councilmember Westmoreland's opening comments last week, which said everyone is bound by the law. She didn't feel Eagle Mountain should be partnering with the Pony Express Special Events Committee, which is registered with the State as a business, rather than a charity. She asked that the City withdraw all resources and services from the committee until it registers as a charity. She also asked that the lease for the rodeo grounds be revoked until the committee is registered.

Mayor Pro Tempore Bradley asked Mr. Jerome for an audit of the City's financial relations with the committee.

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

Councilmember Gricius
Councilmember Gricius enjoyed going on a ride-along with one of the Sheriff's deputies. She was impressed with the deputies assigned to Eagle Mountain.

Councilmember Westmoreland
Councilmember Westmoreland welcomed everyone and thanked them for attending.

Councilmember Reaves
Councilmember Reaves asked residents to participate in City events. They're an opportunity to get to know one another.

Councilmember Bradley
Councilmember Bradley was happy to see some new people attending the meeting, as well as some Boy Scouts.

Councilmember Curtis
Councilmember Curtis announced that the Youth Council holds meetings every 2nd and 4th Wednesday at 5:30 p.m. in the City Council Chambers. He encouraged all the youth in the community to be involved.

9. APPOINTMENT
   A. Military and Veterans Advisory Board – Nicholas Genes

MOTION: ***Councilmember Gricius moved to appoint Nicholas Genes to the Military and Veterans Advisory Board for a term ending December, 2018. 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.

City Recorder Fionnuala Kofoed administered the oath of office to Mr. Genes.

CONSENT AGENDA

10. BOND RELEASES – Into Warranty
    A. Spring Run Plat B, Phase 1
    B. Valley View Ranch South Plat D-2

MOTION: ***Councilmember Curtis moved to approve the Consent Agenda. 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.***

SCHEDULED ITEMS

PUBLIC HEARING

11. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Evans Ranch Master Development Agreement and Master Development Plan.

This item was presented by City Planner Tayler Jensen. The applicants proposed changing the layout of the Evans Ranch Master Development Plan and modifying the road layout for future phases of development in the southeastern portion of the master development plan area. The proposal also included amending the Evans Ranch Master Development Agreement to show a new park plan and road alignment, as well as new elevations for the townhomes.

The applicants also proposed reducing the number of townhomes by 38 units, replacing 15 of the units with single family cottage lots. The reduction in the number of townhome lots and increase in the number of cottage lots are allowed under the existing master development agreement and master development plan.

Mayor Pro Tempore Bradley opened the public hearing at 7:29 p.m.

Jeff Morgan, a resident of Evans Ranch, asked for an explanation of the increase in cottage homes and the decrease in open space acreage.

Mayor Pro Tempore Bradley closed the public hearing at 7:32 p.m.

Mr. Jensen stated the open space was condensed to one location, but the acreage wasn't reduced. It appeared to be a decrease because no open space remained adjacent to the townhomes. The open space exceeds the amount required by the Municipal Code. The additional single-family lots will replace some of the townhomes.

Councilmember Westmoreland asked whether the City or the LDS Church will own the access to the church building.

Nate Shipp, representing the applicants, stated the access will be owned and maintained by the LDS Church; however, his company has contracted to build the access.

Councilmember Curtis asked why the applicants proposed changing the curvilinear road style after it has already been built it in other phases.

Mr. Shipp said the curvilinear design was not being abandoned. It provides offset frontages and some larger front yards, making the neighborhood more attractive. One area has been given a more traditional design as a tie-in to the adjoining neighborhood. That change also enables management of a change in grade, in order to accommodate utility installation. A drainage pond was removed from the design and replaced with lots.

Councilmember Curtis asked why the change in the road alignment led to additional lots, rather than making the existing lots larger. Mr. Shipp pointed out the project has already been reduced by 38 units.

Councilmember Westmoreland asked if the location of the detention basin was locked in. Mr. Shipp said the basin is already built and operating.

Councilmember Gricius objected to the narrow design of the church access area. Mr. Shipp said there was probably room to add a sidewalk or walking path, either public or private. If it were to be private, he would have to talk to the LDS Church about whether they would be willing to maintain a sidewalk. If the Church was unwilling, it could be maintained by the HOA.

Mr. Shipp suggested an alternative road alignment connecting to the land east of his property. If that could be worked out with the adjoining property owner, it would allow him to improve the design of this project.

Mr. Shipp requested approval of this project, and committed to talking to the owners of the adjacent property in SilverLake to try to work out an agreement for the road alignment.

Mayor Pro Tempore Bradley began a discussion of the townhome project. He didn't feel it met the intent of the Municipal Code. The garage is prohibited from being the focal point of the building.

Mr. Shipp stated units designed with rear-loading garages (leading to alleys) create problems of snow removal, garbage removal and vehicles crowding or blocking the alley.

Councilmember Curtis pointed out Mr. Shipp advocated for the rear-loading garages last March. Mr. Shipp said they looked very good but, having built some since then, he's found they don't work very well at all.

Mr. Shipp discussed the front elevations of the townhomes, showing how they were designed to break up the view of the garages with clear entryways and trees.

Mr. Jensen pointed out the garages are set at varying depths, or articulations.

Mr. Shipp discussed the clubhouse required in the Municipal Code, which must have 1200 sq. ft. with a food preparation area and a restroom. For this project, that has been upgraded to a clubhouse, pavilion and swimming pool. It will improve the community, which benefits the City, and increase the townhome prices, which will benefit Mr. Shipp's company.

Councilmember Westmoreland stated he has relatives living in similar housing, and the homes are well built and attractive.

MOTION: ***Councilmember Curtis moved to adopt an Ordinance of Eagle Mountain City, Utah, approving the second amendment to the Evans Ranch Master Development Agreement and Master Development Plan, with the conditions included in the staff report. Councilmember Gricius seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.***

The conditions in the staff report are as follows:

1. A walking path connection must be provided between the two cul-de-sacs.
2. The townhomes require upgraded garage doors with windows.
3. A privately owned and maintained 5' concrete trail must be provided along the private access drive into the church property.
4. If possible, the applicant should change the road alignment and the connection point into SilverLake to continue the curvilinear road layout; the road layout may be approved by staff.

12. MOTION – Consideration of the Evans Ranch Townhomes Preliminary Plat.

This item was presented during Work Session, as recorded on pages 2 to 3 of these minutes. Mayor Pro Tempore Bradley clarified the preliminary plat shows the layout of the townhomes, as opposed to their appearance.

MOTION: ***Councilmember Gricius moved to approve the Evans Ranch Townhomes preliminary plat, with the conditions included in the staff report. 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.***

The revised conditions in the staff report, incorporating those discussed during the meeting, are as follows:

1. Construction of the pool shall commence prior to the issuing of the 16th building permit, and be completed prior to the issuing of the 78th building permit.
2. The swimming pool must be bonded for with the subdivision improvements for the phase that contains the16th building permit.
3. No parking shall be allowed on the fire hydrant side of 26' private roads.
4. Alleys and driveways must have "no parking" signs at 150' intervals, and the Fire Marshal must approve a signage and striping plan prior to building permits being issued.
5. A 6' estate-style fence must be installed between the cottage lots, and the future extension to Porter's Crossing Parkway should be installed with infrastructure improvements.
6. The 40 surface parking stalls shall be designated and marked as guest parking.

7. The applicant shall provide street light plans that comply with the Municipal Code.
8. A 6' fence must be provided between the tot lot and the swimming pool.
9. A 53' right-of-way must be provided for all public streets.

13. MOTION – Consideration of the Evans Ranch Townhomes Master Site Plan.

This item was presented during Work Session, as recorded on pages 2 to 3 of these minutes as part of the preliminary plat discussion.

MOTION: ***Councilmember Westmoreland moved to approve the Evans Ranch Townhomes master site plan, with the condition that no more than two adjacent garages have the same articulation. Councilmember Reaves seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves 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 Curtis
See board report.

Councilmember Bradley
No comment.

Councilmember Reaves
See board report.

Councilmember Westmoreland
Councilmember Westmoreland was interested in hearing the residents' opinion on the new location of the food truck round-up. It was held at Nolen Park this evening.

Councilmember Gricius
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.

Councilmember Colby said the Planning Commission meets every 2nd and 4th Tuesday. They do a great job. He and Councilmember Reaves alternate attending the meetings. He recommended that residents attend those meetings to learn about proposed developments they're interested in.

Councilmember Reaves stated he was looking forward to hearing the neighborhood match grant proposals at the next Parks and Recreation Advisory Board meeting.

16. COMMUNICATION ITEMS
    A. Upcoming Agenda Items

17. ADJOURNMENT

MOTION: ***Councilmember Curtis moved to adjourn the meeting at 8:43 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.***

Approved by the City Council on August 16, 2016.

Fionnuala B. Kofoed, MMC
City Recorder