



# EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

**October 4, 2016**

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 and Benjamin Reaves. Tom Westmoreland was excused.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator; Jeremy Cook, City Attorney; Melanie Lahman, Chief Deputy City Recorder; David Mortensen, City Treasurer; Aaron Sanborn, Management Analyst; Linda Peterson, Communications and Community Relations Director; Steve Mumford, Community Development Director; Mike Hadley, Senior Planner; Tayler Jensen, Planner; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Mack Straw, Public Utilities Manager; Ross Fowlks, Fire Chief; Eric McDowell, Chief 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 – Oquirrh Mountain Petroglyph Preservation Plan

City Attorney Jeremy Cook stated this item was placed on the agenda so the City could be very transparent about the fact that the petroglyphs would be discussed in Closed Session. Discussion in Work Session was not an option, because the plan gave details about the location of the petroglyphs, which the City didn't want to disclose until they could be properly protected.

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

10A. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Map and the Spring Run Master Development Plan.

10B. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Spring Run Master Development Agreement.

When the original Spring Run Master Development Plan was designed and approved, the City's transportation plan showed a major road running through a large portion of the northwest area. The plan was approved with some commercial development pods around the road. Since that time,

UDOT determined that Wride Memorial Highway will be the future freeway for the valley, necessitating the removal of this major road and the associated commercial pods. The applicant proposed to replace the commercial pods with residential pods. The applicant also proposed removing the residential and commercial portions of the development along the north side of the gravel pit. The proposed residential units included a variety of lot sizes. A 100-foot buffer would separate Spring Run from the adjacent Meadow Ranch subdivision. Unified Fire Authority has informed the developers they will not need the property on Spring Run Parkway that was planned for a fire station. They will purchase another property in the future. The Extractive Industries Overlay Zone covers much of the master plan area.

The City's master plan map and General Plan would need to be revised to reflect the proposed road configuration.

City staff's recommended conditions of approval were as follows:

- The Extractive Industries Overlay Zone must be modified to only include areas that will be actively mined.
- An amenity point concept plan must be submitted, showing how the amenity points will be distributed through the project.
- A water model must be submitted for the City Engineer's consideration.
- This project is contingent on a general plan amendment being approved by the City Council.
- This approval is contingent upon the master development agreement being amended by the City Council.

Mr. Cook recommended the amended development agreement be tabled to the next City Council meeting on October 18, even if the master development plan amendment was approved. The agreement was presented at this meeting because staff felt the Council should have an opportunity to provide feedback before the final version was written.

Councilmember Bradley agreed with all the concerns. He felt the plan, as presented, created an island on the west side of the property and unworkable access on the east. Mr. Mumford pointed out the only roads shown on the plan are collector roads. Smaller roads were not shown.

Mr. Mumford suggested moving the overlay zone further to the east to avoid the residential area. Mayor Pengra asked if UDOT's plan for corridor preservation would affect the property. Mr. Hadley said a portion would be affected.

11A. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Scenic Mountain Master Development Plan Map.

11B. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending and restating the Scenic Mountain Master Development Agreement.

Taylor Jensen, City Planner, described the Scenic Mountain Master Development Plan amendment. The approved master development plan included single-family and multi-family housing. Inverness Lane was the only connection into the rest of the City and there was only one access onto Wride Memorial Highway.

An amended plan was being brought forward because the new owners wanted more flexibility in their development planning. After the previous plan was approved, UDOT informed the owner they may purchase 7.15 acres for expansion of Wride Memorial Highway. The amendment showed two connections onto Wride Memorial Highway, which were left-in, but not left-out.

The plan for the flex-use pod gave very little detail. Staff recommended the plan be much more specific. They have encouraged the owners to make it a commercial area; however, the owners indicated a preference for residential development. One commercial possibility would be placing retail units in the bottom floors of multi-family housing.

The applicants' proposed setbacks didn't comply with City regulations. The side setbacks were small enough that each building plan review would require a review of the adjoining plans. This would increase staff time and increase the chance of errors.

Staff recommended there be no more than 61 townhomes.

Mr. Cook would prefer to see much more detail. The application didn't meet Eagle Mountain's design standards. Garages were prominent and there was no articulation of the front elevations. The proposed amendment allowed almost unlimited flexibility, other than meeting certain density requirements. The road alignments were only conceptual.

Mr. Mumford said the amendment reduces the density, but gives little indication of how the density would be used, except that there would be more cluster homes than in the approved plan. There was no commitment to any commercial development.

There was discussion on the location of the development, noting that much of the land is higher than the highway.

Councilmember Bradley asked if the developers could be required to contribute to soundproofing against highway noise. Mr. Cook said they could not.

Mayor Pengra believed that when the larger transportation corridor running along Wride Memorial Highway was completed, UDOT would install soundproofing, because they would be building along existing structures.

A temporary park was added, which could eventually be replaced by a road connecting Eagle Mountain and Saratoga Springs. A church site was also added to the plan.

City Attorney Jeremy Cook stated this master development agreement was not ready to be approved. It was brought to the Council for their information and recommendations.

## 12. MOTION – Consideration of the City Center Commercial Phase A, Plat 3 Preliminary Plat.

Senior Planner Mike Hadley explained this was a one-lot subdivision, located in the commercial area of City Center next to the Holiday Oil gas station. Staff recommended three conditions of approval: a blanket access easement over the whole project, a drainage easement to the detention basin south of the project, and dedication of the sidewalk to the City. A drainage easement is already in place; however, staff felt it should be referenced on the plat map.

13. BID AWARD – Consideration and Award of Bid to Sunrise Engineering for Professional Engineering Services for a 2M Gallon Water Tank.

City Engineer Chris Trusty said this tank will be part of the City's ongoing water system improvement plan. It will be located in the North Service Area near tank #4, above the Valley View subdivision. Sunrise Engineering was both the lowest and most qualified bidder. They have designed several municipal water tanks in the last few years. Mr. Trusty anticipated the design would be complete by December, and the tank would be constructed and operational by the end of July.

Councilmember Bradley asked about the funding source for the project. Assistant City Administrator Paul Jerome said the project will be paid for out of future facilities impact fees. The City was awarded a State loan at a very low interest rate, which could be used if necessary.

Mayor Pengra stated the intent was to line up the City's water projects up in such a way as to complete each project using existing cash flow. The State loan is strictly for back-up.

Councilmember Curtis asked what caused the project to be initiated now. Mr. Trusty said it was part of an ongoing improvement plan, driven by the demand caused by growth in Eagle Mountain's population.

Mr. Pili described the City's five-year plan for new facilities. He said the overall fiscal plan for capital facilities was to use impact fee funds first, reserve funds next, and the State loan only if necessary.

Councilmember Curtis mentioned that it's very helpful when the budget line number is listed on the project agenda summary. He also requested that the summary indicate if the project is a budget amendment. Mr. Jerome said staff will make sure to add that to all project agenda summaries.

14. BID AWARD – Consideration and Award of Bid to Sprung Instant Structures for Construction of a Salt Storage Structure.

Streets and Storm Drain Manager Zac Hilton explained the 60' x 118' structure will allow the Streets Department to store enough road salt for multiple storms. It will also protect the salt from the weather, which causes it to cake, or form into hard lumps that have to be smashed before they can be used. It's a huge waste of man-hours. The storage structure will also bring the City into compliance with the State's salt storage requirements. The structure is expandable and relocatable.

The structure will be paid for out of the Capital Projects Fund.

15. BID AWARD – Consideration and Award of Bid to Freightliner of Utah and Legacy Equipment for a 10 Wheel Dump/Plow Truck.

Mr. Hilton said this truck will replace truck #19, which is a 2000 International purchased from South Salt Lake in 2004. The components of the truck will be purchased from and assembled by State-contracted vendors. It will be used for hauling materials, snow removal and paving projects.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council adjourned into a Closed Executive Session for the purpose of discussing the deployment of security personnel, devices, or systems pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

**MOTION:** *Councilmember Gricius moved to adjourn into a Closed Executive Session for the purpose of discussing the deployment of security personnel, devices or systems pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Curtis seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

The meeting was adjourned at 5:29 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Colby Curtis, Stephanie Gricius and Benjamin Reaves. Tom Westmoreland was excused.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator; Jeremy Cook, City Attorney; Melanie Lahman, Chief Deputy City Recorder; Johna Rose, Deputy City Recorder; Aaron Sanborn, Management Analyst; Linda Peterson, Communications and Community Relations Director; Steve Mumford, Community Development Director; Mike Hadley, Senior Planner; Tayler Jensen, Planner; Chris Trusty, City Engineer; Zac Hilton, Streets and Storm Drain Manager; Ross Fowlks, Fire Chief; Eric McDowell, Chief 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

- **Trick or Treat Village** –Eagle Mountain City's annual Trick or Treat Village will be held on Saturday, October 22, at Nolen Park from 10:00 a.m. to 2:00 p.m. Get your costumes on and come trick-or-treating at booths hosted by local businesses and organizations. Booth registration is only \$10. Register on the City website, Calendar. Other activities include a Pet Costume Contest, Pumpkin Decorating Contest, and a Monster Mash dance. Please be aware the Library will be closed this day.
- **Voter Information** – Please visit the City website, News section for voter information ahead of the General Election on November 8. Early voting will be offered from October 25 through November 4.
- **Road Closure/Detour** – A road closure/detour will be in effect at Pony Express Pkwy and Eagle Mountain Blvd from October 5-11. This closure is necessary for utilities tie-ins for the new

Holiday Oil Chevron. A detour map may be viewed on the City website, News section or the City Facebook page.

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

Devon McClellan was concerned that Inverness Lane would be the only way into the Scenic Mountain subdivision. The road is too narrow for any additional traffic. There would also be no left-turn access onto Wride Memorial Highway. He felt the flex-use area would be used for high-density housing.

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 at least 14 years old to join the Youth Council and described several of the activities and volunteer projects they participate in.

Councilmember Bradley

Councilmember Bradley welcomed everyone and echoed Councilmember Curtis’ comments about the Youth Council.

Councilmember Reaves

Councilmember Reaves thanked everyone for attending, especially the Boy Scouts, firefighters and members of law enforcement.

Councilmember Gricius

Councilmember Gricius thanked everyone for attending the meeting.

Mayor Pengra

Mayor Pengra said Councilmember Westmoreland was excused from the meeting.

## CONSENT AGENDA

9. MINUTES

A. September 20, 2016 – Regular City Council Meeting

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

## SCHEDULED ITEMS

### PUBLIC HEARING

10. A. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Map and the Spring Run Master Development Plan.

B. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Approving the Amended and Restated Spring Run Master Development Agreement.

This item was presented by Senior Planner Mike Hadley. The Spring Run Master Development Plan area, located north of Wride Memorial Highway and east of the Meadow Ranch subdivision, surrounds a 160-acre industrial-zoned property on three sides. The approved plan included approximately 480 acres and provided a mix of residential densities, a town center area, commercial/mixed-use areas, a business park, an industrial area, and parks and trails. A total of 945 residential units were approved with various densities.

When the plan was originally approved, it was expected that UDOT would construct a road through the project, which made it desirable to include a commercial area. Since then, UDOT decided against the road. City staff has requested that the road be eliminated from the master development plan, which the developers have done. They have also divided the project into three development pods: residential, business park and industrial.

City staff has the following concerns with this project:

- The Extractive Industries Overlay Zone should be downsized to only the areas that are currently being mined or that will require mining operations in the future.
- Adequate buffering between the residential area and business park areas should be provided.
- Fewer multi-family units should be built in Area 4.
- More housing in the ¼-acre and ⅓-acre range should be planned, as these lot sizes were underrepresented in the overall housing product in Eagle Mountain.
- The City's Transportation Master Plan and General Plan Map must be revised to match the project's road system.
- A water model must be provided.

*Mayor Pengra opened the public hearing at 7:21 p.m.*

Jimae Kenney, a new Eagle Mountain resident, asked a question which involved the Scenic Mountain development. Mayor Pengra explained that was a different project than Spring Run.

*Mayor Pengra closed the public hearing at 7:23 p.m.*

Mayor Pengra invited Jim Allred, one of the applicants, to speak on the project. Mr. Allred said the plan was changed to three distinct development areas so that each could be independently developed. There is an open space system of 34 acres. While the new plan reduced the residential units from about 1400 units to about 600, the open space remained 34 acres. The 100-foot buffer west of the development was larger than required.

Mayor Pengra stated the Unified Fire Authority would like a 1.5 acre lot reserved for a fire station. They don't plan to use the location on Spring Run Parkway. Mr. Allred said he would welcome that.

Jason Rickard, representing Hadco Construction, discussed the location Hadco would like to move its headquarters to, which would bring 500 jobs to Eagle Mountain. This would place the office closer to the mining operation.

Councilmember Gricius said she had heard Hadco was also considering moving their office to Saratoga Springs. Mr. Rickard said their strong preference was to move to Eagle Mountain.

Councilmember Curtis asked Mr. Rickard if he was aware that Hadco told Saratoga Springs in a meeting last week that they wanted to move their office there. Mr. Rickard said he was at that meeting, and he didn't think that's what was said. They were discussing a rezone of forty acres in Saratoga Springs, which gave them the option of locating there.

Councilmembers asked about specific sections of the master development agreement. Mr. Cook addressed their concerns. Some corrections were only waiting for direction from the City Council. Mr. Cook noted the agreement divided the project into three areas. It bound all three areas, but the various owners of all three areas would not need to be involved with changes requested for one area.

Mr. Cook stated City staff wanted to make sure the hillside parcel was preserved for parkland and a potential water tank site. The plan includes ten acres of parks, as well as trails and buffering. City staff felt that would be sufficient to meet the open space requirements, as long as the developers provide enough improvements to fill the required amenity points.

Councilmember Bradley asked why there was a 100-foot buffer zone instead of larger lots. Mayor Pengra said it was at the suggestion, several years ago, of residents in the subdivision west of Spring Run. It was part of the previously approved master development plan.

Mr. Allred said residential areas would also be well-screened from the business park. White vinyl fencing is allowed throughout the residential area by the CC&Rs.

Councilmember Bradley requested that the developers install fencing between the residential and business park areas. Mr. Cook said that could be negotiated.

Councilmembers Gricius and Curtis requested the Extractive Industries Overlay Zone be removed. Mayor Pengra felt it gave the owners property rights that shouldn't simply be removed. The City could request that the property owners relinquish some of the rights or allow amendment of the overlay zone, but he didn't feel it would be right to revoke it. The study being conducted by the City of the effects of the overlay zone is only related to the health and wellbeing of the residents.

Discussion of the overlay zone ensued. Mr. Cook pointed out the Hadco gravel pit, which was the reason the overlay zone has become an issue, is located outside this master development area.

Mayor Pengra recommended tabling this item until the outstanding issues can be worked out.

Ralph Johnson, a partner and landowner in the project, stated the City Council could approve Area 1, as an amendment to the master plan according to that land use, independent of the other issues. He pointed out that Mr. Allred was being questioned as though he owned the entire property, which he did not. The owners were tied together, which is why they wanted to work out this accommodation. He also said an observation had been made that the developers placed a residential area next to a commercial property, and therefore they needed to do something. However, that wasn't true. The property, under the master development plan, was all residential. Only a small fraction of the property in Area 1 was under the overlay. The owners of Area 1 had no problem with giving up the overlay. However, they had no control over the other properties.

Councilmember Bradley felt Mr. Johnson's choice to join other owners in this project precluded his property from being approved separately.

Mayor Pengra said the City could approve the master development plan map without approving the master development agreement. He felt the master development agreement could be negotiated so that each property owner could move forward with his portion of the project. The residential portion was not the majority, but it was where the City's leverage was. All of the properties were under one agreement.

Discussion ensued on density, open space and traffic.

Mayor Pengra summarized the Council's concerns as follows:

- Whether the improved open space in the northeast corner of the project met the requirements of the Municipal Code.
- Division of the development areas and an amendment to the requirements so they can be developed independent of one another.
- The allowable land uses of the business park adjacent to the residential portion of the plan will need to be clarified and narrowed.
- Clarification of paragraphs 7 and 8 regarding the Industrial Zone and the Extractive Industries Overlay Zone.

The Mayor and Council had a discussion with John Hadfield, owner of Hadco Construction, about the point of sale for Hadco's mined products. Mr. Hadfield stated the 40 acres in Saratoga Springs will have a Saratoga Springs point of sale. All of the Eagle Mountain property will have an Eagle Mountain point of sale.

**MOTION:** *Councilmember Bradley moved to table an Ordinance amending the General Plan Map and the Spring Run Master Development Plan, and a Resolution approving the Amended and Restated Spring Run Master Development Agreement, to the October 18, 2016 City Council meeting. Councilmember Curtis seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

#### **PUBLIC HEARING**

11. A. ORDINANCE – Consideration of an Ordinance of Eagle Mountain City, Utah, Amending the Scenic Mountain Master Development Plan Map.
- B. RESOLUTION – Consideration of a Resolution of Eagle Mountain City, Utah, Amending and Restating the Scenic Mountain Master Development Agreement.

This item was presented by City Planner Taylor Jensen. The proposed amendment to the Scenic Mountain Master Development Plan and Agreement maintained the same number of residential units (289) but included changes to the road layout, building types, parks and open space, as well as a flex-use area with commercial enterprises. It also included an area of property for possible UDOT acquisition for future expansion of the Cory Wride Memorial Highway.

The amended plan also showed two accesses onto Cory Wride Memorial Highway. UDOT would have to approve any accesses onto the highway. There was also space provided for a possible road connecting Eagle Mountain and Saratoga Springs.

City staff was concerned about the degree of flexibility the amended plan allowed as to housing types and land use. They recommended requiring more detail in the plan. They also recommended a maximum of 61 townhomes. They felt the flex-use pod should be reserved for commercial or office use. They proposed two additional conditions: the location of the street stub shown in the plan and an additional street stub connecting with Mt. Airey Drive.

The applicants' proposed setbacks didn't comply with those in the Municipal Code.

*Mayor Pengra opened the public hearing at 8:52 p.m.*

Brian Smith was concerned about excessive traffic coming down Inverness Lane, since there is no westbound exit onto Wride Memorial Highway. He felt Mt. Airey Dr. would be unable to accommodate the additional traffic.

Brad Bishop had the same concerns with the access onto the highway and the capacity of the local roads to accommodate the additional traffic.

Mayor Pengra read an email from Jennifer Morrison. She felt the high-density segment of Scenic Mountain was not in Eagle Mountain's best interests, in part because of how it would affect the appearance of this entrance to the City. She particularly objected to the lack of left-turn access onto Wride Memorial Highway. She felt the flex-use pod was designed to hide an intent to build additional high-density housing.

*Mayor Pengra closed the public hearing at 8:57 p.m.*

Councilmember Curtis asked Mr. Mumford if he had been able to review the traffic study, which wasn't clearly worded. Mr. Mumford responded that City Engineer Chris Trusty had reviewed it and found the intent was to show three-quarter accesses onto Wride Memorial Highway.

Dylan Young, representing Fieldstone Homes, said the traffic study indicated such low traffic counts turning left onto Wride Memorial Highway that a left-turn access was unnecessary.

Mr. Trusty stated the traffic study indicated many more right-hand than left-hand turns. However, the study was done when school was not in session. Most left-hand turns are generated by school travel.

Councilmember Bradley disagreed with the study. Discussion continued between the Mayor and Council, Mr. Young and Jason Harris, Fieldstone's traffic engineer.

Councilmembers were concerned about the variance the project received for setbacks. Mr. Young stated the variance was requested to allow more open space. The amendment would eliminate the multi-family residential units that were previously approved in the Tier 3 pod. Single-family "cluster home" lots with common open space would replace them. No setback requirement for cluster homes is defined in the Municipal Code. The requested side setbacks would maintain the ten-foot separation between homes.

Mayor Pengra pointed out that the latest version of the plan was received just that morning. He felt projects that were submitted late should be tabled, because it's difficult to properly review a project with too little time.

There was discussion about whether or not UDOT would purchase part of the property for an expansion of Wride Memorial Highway. Mr. Young said the developer was in talks with UDOT.

Councilmember Gricius said she didn't like the flex-use pod, which could be either residential or commercial. She wanted it to be commercial only. Mr. Young said the approved master development agreement allows for 120 condominium units. Staff requested that they consider commercial zoning. The developers believe the property west of theirs would be better suited for commercial. The flexibility would improve the property's marketability. The uses would be defined in the master development agreement.

Discussion ensued about the appearance of this entrance to the City. Mr. Young stated the Municipal Code allows for higher density only if the quality of the development is increased to a specified level. The commercial possibility is a concession to the staff's request. The developers' preference is for residential housing.

Mayor Pengra asked Mr. Pili, as the City's previous Economic Development Director, what he felt would be best. Mr. Pili felt commercial development would be the best land use adjacent to Wride Memorial Highway.

Mr. Harris said the developers were willing to allow the commercial option if possible. However, he asked the Council not to withhold their approval while that is undecided. The amended plan was better-designed than the approved plan. Replacing multi-family homes with single-family homes was important. Also, the site is hilly, which limits its commercial possibilities. The developers have used the flex-use pod successfully in other cities.

Mayor Pengra stated this is a very unique situation. It could be years before any commercial development. It takes a lot of work to get commercial enterprises to locate in Eagle Mountain, because of its location.

Mr. Cook said the approved plan, while not ideal, was more specific than the proposed amendment. He recommended tabling the plan and the agreement until the next City Council meeting.

**MOTION:**        *Councilmember Bradley moved to table an Ordinance amending the Spring Run Master Development Plan Map and a Resolution amending the Scenic Mountain Master Development Agreement until the October 18, 2016 City Council meeting. Councilmember Gricius seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

Councilmember Bradley was excused from the meeting at 10:05 p.m.

12. MOTION – Consideration of the City Center Commercial Phase A, Plat 3 Preliminary Plat.

This item was presented by Senior Planner Mike Hadley. The proposed City Center Commercial Phase A, Plat 3 preliminary plat was for the Gotta Dance Performance Studio. The one-acre parcel was located south of the Holiday Oil gas station and east of Ira Hodges Scenic Parkway in City Center.

Councilmember Reaves asked how the issue of lighting was resolved. Scot Hazard, the applicant, stated the decision on the site plan was not to require street lights. There will be site lighting on the lot.

**MOTION:** *Councilmember Gricius moved to approve the City Center Commercial Phase A, Plat 3 preliminary plat, with staff recommendations. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

The conditions recommended by staff were as follows:

- The drainage easement to the detention basin must be displayed on the plat or a note must be on the plat defining the easement.
- A blanket access easement should be placed over the plat for future development.
- The entire portion of the sidewalk on the west side should be dedicated to the City.

13. BID AWARD – Consideration and Award of Bid to Sunrise Engineering for Professional Engineering Services for a 2M Gallon Water Tank.

This item was presented by City Engineer Chris Trusty. The proposed bid award to Sunrise Engineering was for the design and construction management of a two million gallon water tank, to be located in the North Service Area. The tank would provide a needed upgrade to the water system, accommodating the growth the City has experienced in that vicinity.

**MOTION:** *Councilmember Curtis moved to award a bid to Sunrise Engineering in the amount of \$99,700.00 for design and construction management services for a 2M gallon water tank to be located in the North Service Area water pressure zone, and authorize the Mayor to sign the contract. Councilmember Reaves seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

14. BID AWARD – Consideration and Award of Bid to Sprung Instant Structures for Construction of a Salt Storage Structure.

The salt storage structure will allow for the storage of up to 2,000 tons of salt. Covering and protecting the salt will increase its availability during multiple and unpredictable winter storms, because it would not develop a crust from being exposed to the weather.

**MOTION:** *Councilmember Gricius moved to award a bid to Sprung Instant Structures in the amount of \$218,418.00 for construction of a salt storage structure, and authorize the Mayor to sign the agreement. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

15. BID AWARD – Consideration and Award of Bid to Freightliner of Utah and Legacy Equipment for a Ten-Wheel Dump/Plow Truck.

The City Council previously approved funds to replace dump truck #19 with a 10-wheel dump truck to be used for snow removal and in-house projects such as paving and utility repairs.

**MOTION:** *Councilmember Reaves moved to award a bid to Freightliner of Utah and Legacy Equipment in the amount of \$174,847.00 for a 10-wheel dump/plow truck, and authorize the Mayor to sign the contract. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius and Benjamin Reaves. 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 stayed for the entire meeting.

Councilmember Reaves

No comment.

Councilmember Gricius

No comment.

Mayor Pengra

No comment.

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.

None.

18. COMMUNICATION ITEMS  
A. Upcoming Agenda Items

19. ADJOURNMENT

**MOTION:** *Councilmember Gricius moved to adjourn the meeting at 10:15 p.m. Councilmember Curtis seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*