EAGLE MOUNTAIN

EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

November 19, 2019, 4:00 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 Tom Westmoreland, Councilmembers Colby Curtis, Benjamin Reaves, Donna Burnham, Stephanie Gricius, and Melissa Clark.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Jessa Porter, Planner; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Jeff Weber, Facility Director; Angela Valenzuela, Human Resource Manager; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Brad Hickman, Parks and Recreation Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. PRESENTATION – Safe Routes to School Programs

City Administrator Ifo Pili introduced Stacey Allen, who presented on safe routes to school.

Ms. Allen explained Safe Routes Utah is a free Utah Department of Transportation (UDOT) program. Safe Routes Utah's goal is to help children get to and from school safely, while educating children on the benefits of walking and biking to school. Every elementary, middle, and junior high school must have a safe route to school plan. The Safe Routes Utah website has a mapping program for parents to view their children's safe route to school. Schools can also use the mapping program to draft their safe route plans.

Utah Code requires every school to have a committee, typically the school community council, which creates the school's safe route to school plan. The committee must update the plan every year, and submit it to the school district for approval. The school district then sends the plan to UDOT.

Ms. Allen stated some entities are not aware of the approvals required for the safe routes plans. Her organization is educating schools, school districts, and cities of the safe routes to school processes.

Councilmember Curtis asked which entity bears the burden of developing the actual safe routes to school. Ms. Allen explained her organization does not determine that responsibility. She encourages school committees to work collaboratively with city representatives, public safety departments, and parents to determine appropriate safe routes to school. She stated grants are available to committees with completed safe routes to school plans.

Councilmember Burnham expressed concern that the City does not currently have a representative on the local school committees.

Frontier Middle School Principal Jared Becar stated Alpine School District is reviewing the school's safe routes to school plan for the first time. He stated there are many needs, but funding is not always available.

Ms. Allen explained the lack of communication regarding safe routes to school plans can cause issues, which is why her organization is informing communities of the requirement.

Alpine School District Board Member Julie King explained elementary schools are opening August 2020 and August 2021. She is working with Alpine School District's School Board to set up quarterly meetings with affected entities, including the City.

Community Development Director Steve Mumford explained the City worked with Black Ridge Elementary and received a grant for their safe routes to school. The school did not have a plan in place, so they created one in order to obtain the grant.

1.B. DISCUSSION – Power Corridor Development and Use

Mr. Mumford explained that Municipal Code defines unbuildable land but does not prohibit structures on it. He showed examples of development within the power corridor throughout the City, as well as development in power corridors in other cities.

Discussion ensued regarding when improvements were made in the City's power corridor.

Mr. Mumford stated the Parkway Crossroads mixed-use project recently received approval for a conditional use permit from the Planning Commission. He explained the applicant proposes donating a 5,788-square foot parcel to the City for future right-of-way expansion, in exchange for a perpetual parking easement in the power corridor. The daycare business in Parkway Crossroads would also like to utilize a section of the corridor for grass and fencing to add a play area.

Mr. Mumford informed the Council the Planning Commission felt it was appropriate to allow the applicant to utilize the power corridor, if the applicant improves the section of the corridor to the south of the Parkway Crossroads parking lot to Ranches Parkway, and between the existing Parkway Crossroads project and the City trail. He stated options for allowing the applicant to use the corridor include easements, a long-term lease, or land disposal or sale.

Councilmember Curtis stated lots should not be placed in power corridors, but parking lots and improved open space are reasonable uses.

Councilmember Gricius stated the City should consider the height of the powerlines when allowing park amenities in the corridor.

Councilmember Clark agreed with the proposed uses in the corridor and requested the City Attorney provide guidance regarding allowing the use through easements, long-term leases, or land disposal or sale.

Councilmember Curtis stated the applicant is donating land to the City and is improving additional City property; the City is receiving a benefit for allowing the applicant to develop City property that would otherwise be unusable.

City Attorney Jeremy Cook stated a lease would need to be long enough to be useful for the life of the building; a fifty-year ground lease would be appropriate. He explained if the land is sold to the applicant, a right of first refusal can be included to ensure the use of the land remains consistent with the Council's desire.

Parkway Crossroads owner Scot Hazard explained a long-term lease is not favorable for financing, as it encumbers the property. He would prefer to purchase the land or be granted a perpetual right of use easement.

Mr. Cook stated selling the property to the applicant would be more favorable to the City than a perpetual use agreement. As the property is in the power corridor, the value likely will not be high. He will determine the value and bring a property disposal application back to the Council for approval.

Discussion ensued regarding a previous land swap between Mr. Hazard and the City.

Mr. Hazard explained he has received preliminary approval for the proposed improvements from Delynn Rodeback with Rocky Mountain Power. Michael Lang with Rocky Mountain Power explained the concerns Rocky Mountain Power have are regarding clearance of structures, lighting, and vegetation.

City Recorder Fionnuala Kofoed stated the City has a lot of land that is potentially disposable. She asked if this decision marks a change to the Council's direction regarding land disposal, or if this project would differentiate from other potentially disposable land.

Councilmember Curtis stated this project is different due to the benefit the City will receive from the donation of right-of-way.

2. CONCEPT PLAN

2.A. Brylee Development Concept Plan

This item was removed from the agenda at the applicant's request.

3. AGENDA REVIEW

13. BID AWARDS

13.A. Smith Ranch Road Traffic Signal Installation – Cache Valley Electric

Councilmember Curtis confirmed with staff that this item is included in the approved budget.

13.B. Test Pumping Ault Well Bid Award – Rhino Pumping

Councilmember Curtis asked why the owner of the Ault well is considering selling to the City. Mr. Trusty explained the owner previously used the well for irrigation of a sod farm but has since sold the sold farm to Flagship Homes. This well is a better option than the City previously pursued for well number six. If the well proves to be sufficient, the City will purchase it from the existing owner.

14. BOND RELEASES

14.B. Hidden Hollow Phase B Plat 1 – Into Warranty

Councilmember Clark confirmed with staff that all issues related to blasting have been corrected in the Hidden Hollow area.

14.E. Hidden Hollow Phase A Plat 2 – Out of Warranty

This item was removed from the agenda at staff's request.

16. PRELIMINARY PLATS & SITE PLANS

16.A. John Walden Clubhouse – Site Plan

Mr. Mumford explained the Planning Commission recommended approval of this site plan with a condition of approval requiring the access to the trash receptacles and catering loading area be moved, and the trash receptacles be relocated to another area. He presented the applicant's proposed loading area location, which is accessed off a roundabout. Staff worked with the applicant to address concerns regarding the access from the roundabout. He stated vegetation could be included to address screening concerns but would need to be designed in such a way as to not obscure visibility.

Applicant representative Chad Spencer requested the Council allow the plan to remain as originally presented. A kitchen is located near the proposed dumpster enclosure, and the access point allows easy delivery for catering companies. They have worked with the City Engineer to ensure traffic flows functionally and safely; with the proposed design, vehicles will not be required to back up near sidewalks.

Councilmember Burnham asked if the item can remain on the consent agenda with the removal of the Planning Commission's recommended condition of approval. Ms. Kofoed explained the Council should make their decision known during the work session, and note in the motion that the Council's approval is as amended.

Councilmember Burnham stated the access point will not have a high amount of traffic, and should remain as proposed. Councilmember Gricius agreed and stated catering vehicles will not be arriving during peak traffic times.

16.B. Overland Village 1 Clubhouse – Preliminary Plat

Councilmember Curtis confirmed with staff that the site plan has been approved; this item will create a plat for the clubhouse.

16.C. Eagle Vision – Preliminary Plat Amendment

Planning Manager Mike Hadley stated the preliminary plat amendment divides the existing lot into two lots; the second lot will remain in the ownership of Eagle Vision, but a building on that lot may be rented to other entities. The lots will have separate tax identification numbers. Any changes to the approved site plan will require approval from the Planning Commission and City Council.

Mr. Mumford explained this situation is like the lots surrounding Ridley's. Some parcels are leased, and some are sold to other entities.

Regarding the Planning Commission's concerns about setbacks and space between buildings, Mr. Hadley explained the buildings must meet all requirements in Municipal Code. A cross-access easement is required to ensure parking is provided for both buildings.

Councilmember Clark asked if staff had concerns regarding timing of the parking lot construction.

Mr. Mumford explained the first building cannot be occupied until all parking is completed, as the parking was included in the original site plan approval.

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah Rezoning the Sage Park Business Center property from Residential to Business Park and Commercial Storage.

Mr. Mumford explained the preliminary plat for Sage Park was approved in 2007. Previously, the General Plan designated this property as Mixed Use Residential. The updated General Plan now contains a collector road and designates the property north of the collector road as Employment Center/Campus, and south of the collector as

Neighborhood Residential One. It is currently zoned Residential. The applicant is proposing a rezone to Business Park and Commercial Storage; staff believes the Business Park zone would be sufficient, with specific uses prohibited.

Councilmember Clark asked how many residential units are approved in the proposed Business Park zone. Mr. Mumford said he will find out the number of lots north of the collector road on the approved preliminary plat. The applicant has worked with the City regarding the location of the collector road to ensure homes do not front the road, and to create a safe intersection at Eagle Mountain Boulevard.

The applicant has provided two potential concept plans; both plans include 10.79 acres of commercial storage in the northern section, as well as an office/warehouse buffer between the storage facility and residential zones. An amended concept plan was submitted in response to discussions with the Planning Commission and City Council. This plan includes commercial business park and mixed-use/multifamily area south of the collector road.

The Planning Commission recommended approval of a rezone to the Business Park zone. Conditions of approval include limiting the storage facility area to nine acres and that a development agreement is approved by the City Council that restricts permitted and conditional uses in the rezone area.

Mr. Mumford explained the rezone must comply with the intent of the General Plan; the Council must determine if this use complies with the stated intent of the Employment Center/Campus designation.

Councilmember Curtis expressed concern that some uses do not comply with the General Plan and asked what zone most closely complies with the Employment Center/Campus designation. Mr. Mumford said some uses in the Commercial zone comply well, as do uses in the Business Park zone.

Applicant Isaac Patterson stated the proposed mixed-use buildings south of the collector road will be like the Direct Communications building in The Ranches. The mixed-use buildings north of the collector road will be similar to the flex space in Gateway Park. There are approximately six to ten employees per unit at the Gateway park location, and the storage facility will employ approximately five employees.

Councilmember Curtis stated the commercial use complies with the General Plan, but storage facilities do not fit within the Employment Center/Campus designation.

Councilmember Clark expressed concern regarding allowing storage facilities inside employment centers, similar to what has been approved in Lehi.

Discussion ensued regarding commercial uses near storage facilities.

Councilmember Burnham said denying the rezone will result in residential development within the Employment Center/Campus designation; neither option is compatible.

Councilmember Reaves stated the Council has determined the General Plan should not be changed based on requests from developers.

Councilmember Curtis stated the use is incompatible, and the City already has three approved storage facilities.

Applicant Wayne Patterson explained the flex space will provide jobs and asked that the Council allow the market to determine if there are too many storage facilities in the area.

Councilmember Gricius explained the options to the Council include adding eighteen businesses, or twenty homes. The businesses will generate daytime population for the City, and the collector road will act as a buffer between the commercial and residential uses.

Councilmember Curtis stated if the rezone is approved, all uses in the zone are allowed. Mr. Wayne Patterson explained they have agreed to a development agreement that limits the uses within the rezone area.

Councilmember Clark asked if storage facilities are a deterrent to commercial businesses. Economic Development Director Aaron Sanborn explained it depends on the specific business type. He said that in Utah County, there are areas around existing storage facilities with flex-use commercial space.

Mr. Isaac Patterson said the rezone area is on the edge of the Employment Center/Campus designation, not in the center of the designation.

Councilmember Burnham stated if the residential lots remain, the City is giving up commercial business area. She stated single-family residential units should not be directly adjacent to an employment center.

Mr. Isaac Patterson said the rezone area is 20 acres; the Business Park zone will replace approximately 60 to 70 homes.

17.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 2.10.010 Mayor Compensation and Chapter 2.15.010 City Council Compensation.

City Administrator Ifo Pili explained the City recently contracted with NFP to conduct a compensation study for City employees, the City Council, and the Mayor. He stated the last time the City Council and Mayor salaries were updated was in 2006. Data the City received showed the City Council's stipend to be the lowest, and most other municipalities offer benefits to councilmembers. Mr. Pili stated his recommendation is to increase the monthly pay for Councilmembers from $500 to $1,100. As most Councilmembers do not want to receive benefits from the City, he recommends adding a $200 monthly allowance for incidentals.

Mr. Pili explained the current ordinance regarding the Mayor's salary states the City cannot provide benefits above the salary amount in Municipal Code; if the Mayor collects benefits, the cost of the benefits is taken from the salary total. Mr. Pili stated his proposal to keep the Mayor's salary as it currently stands and provide benefits and a car allowance in addition to the salary. The car allowance will allow City vehicles to be more available to staff, as the Mayor will no longer use City vehicles.

Regarding full-time versus part-time mayoral status, Mr. Pili said the consideration should be primary or secondary employment, instead. If the Mayor's primary employer is the City, he should be provided for similarly as other employees.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:14 p.m.

5. CALL TO ORDER

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

9. PLEDGE OF ALLEGIANCE

The Presentation of Colors and Pledge of Allegiance were led by Pack and Troop 111.

BOARD OF CANVASSERS - CITY COUNCIL CHAMBERS

BOARD MEMBERS PRESENT: Board Chair Tom Westmoreland, Board Members Colby Curtis, Benjamin Reaves, Donna Burnham, Stephanie Gricius, and Melissa Clark.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

Mayor Westmoreland recessed the meeting and convened as the Board of Canvassers at 7:13 p.m.

6. MOTION

6.A. MOTION – Approve the Results of the 2019 General Election.

City Recorder Fionnuala Kofoed presented information to the Council regarding the results of the 2019 General Election. The top three candidates with the most votes are Colby Curtis, Jared Gray, and Carolyn Love.

The Utah County Elections Office reported the following numbers:

- 14,145 eligible registered voters.
- 13,888 ballots were mailed and a total of 2,915 were counted for a 20.61% return rate.
- 13 provisional ballots were issued and 12 were counted. The one provisional ballot not counted had incomplete information.
- 69 ballots were not accepted due to a missing signature, signature not matching, invalid postmark, or ballots returned from the primary election.
- 73 voters cast ballots in person on Election day.

Ms. Kofoed explained that the County attempts to contact individuals in the instance of missing or not matching signatures.

MOTION: ***Board Member Gricius moved that the Board of Canvassers verify the results of the election by ratifying the results of the canvass, accept the report of the election and certify the election results, and declare four-year City Council candidates Colby Curtis, Carolyn Love, and Jared Gray elected. Board Member Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

7. ADJOURNMENT

MOTION: ***Board Member Gricius moved to adjourn the Board of Canvassers meeting. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

The Board of Canvassers meeting was adjourned at 7:22 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Benjamin Reaves, Donna Burnham, Stephanie Gricius, and Melissa Clark.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

8. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:22 p.m.

10. INFORMATION ITEMS/UPCOMING EVENTS

- Bag the Leaf – Eagle Mountain City is offering our annual free bagged leaf pickup and disposal service through November 22. Information is available on the City website, News section.

- Annie Get Your Gun – The Eagle Mountain Arts Alliance presents an Eagle Mountain Community Theatre production of Annie Get Your Gun, November 21, 22, 23, and 25 starting at 7:00 p.m. each evening at Frontier Middle School. Tickets are available at EagleMountainArts.com.

- Turkey Trot – Eagle Mountain City's annual Turkey Trot fun run/walk will be held on Thanksgiving morning, November 28 at Wride Memorial Park. This event is free, with prizes, refreshments and giveaways. Register at emcity.org/turkey.

- Statue Unveiling Ceremony – Save the Date for Friday, December 6 at 7:00 p.m. as a special ceremony will be held to unveil a statue that has been generously donated to the Pony Express Memorial Cemetery by a resident and his company. More details to come!

- Christmas Village - Eagle Mountain City will hold our Christmas Village and Boutique Event on December 7 from 5:30 p.m. to 9:00 p.m. at Wride Memorial Park. Free activities will include visits with Santa and his reindeer, blacksmith demo, petting zoo, boutique vendor booths, mini pony carriage rides, carolers, and food trucks. If you bring Santa a letter complete with name and address, you will receive a return letter in the mail. Please visit emcity.org/events and click on the Christmas Village link on the calendar.

- City Offices Closed – The City Offices and Library will be closed Thursday, November 28 and Friday, November 29 for the Thanksgiving holiday, December 23 to 25 for the Christmas holiday, and January 1, 2020 for the New Year holiday.

11. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:26 p.m.

Lois Heber stated this is her last month serving on the Military and Veterans Advisory Board. She explained a member of the Board has been abusing her. She has told three Councilmembers about the behavior and feels that one Councilmember has condoned the abusive behavior. She asked the Councilmembers to research ways to help veterans in the community.

Mayor Westmoreland thanked Ms. Heber for her service to the City. He stated it is important that those representing the City treat others with dignity and respect.

Councilmember Curtis thanked Ms. Heber for making him aware of the situation.

Councilmember Gricius thanked Ms. Heber for her service to the City and the Country.

Mayor Westmoreland closed public comment at 7:31 p.m.

Mayor Westmoreland explained item number two, the Brylee Development concept plan, was removed from the agenda at the applicant's request, and item number 14.E., the bond release for Hidden Hollow Phase A Plat 2 – Out of Warranty, was removed from the agenda at staff's request.

12. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Reaves
Councilmember Reaves expressed his appreciation for the Scout Troop's flag ceremony. He thanked the residents for the opportunity to serve as Councilmember for the past four years, and congratulated Councilmember Curtis and Councilmembers-elect Love and Gray.

Councilmember Clark
Councilmember Clark thanked the Scout Troop for the flag ceremony and said the troop is sponsored by the American Legion. The Veterans Breakfast was well-attended, and many people worked together to make the event special for the community's veterans. She congratulated the Eagle Mountain Community Theatre on their nominations from Broadway Now.

Councilmember Gricius
Councilmember Gricius stated that although she will not be on City Council after the end of the year, she will still be involved with the City. She asked the newly-elected Councilmembers to use her as a reference, as there is much for them to learn.

Councilmember Curtis
Councilmember Curtis thanked the scouts and veterans for their attendance. He congratulated the newly-elected Councilmembers and thanked all who ran.

Councilmember Burnham
Councilmember Burnham thanked the scouts and veterans and stated those who attended the Veterans Breakfast were very appreciative. She asked the Councilmembers to continue serving at future Veterans Breakfasts in order to allow the Board Members to participate in the event, instead of cook and serve. She thanked those who ran in the General Election and congratulated the recently elected Councilmembers.

Mayor Westmoreland
Mayor Westmoreland said it is the anniversary of the Gettysburg Address, which is a very important point in the nation's history.

CONSENT AGENDA

13. BID AWARDS

13.A. Smith Ranch Road Traffic Signal Installation - Cache Valley Electric

13.B. Test Pumping Ault Well Bid Award - Rhino Pumping

14. BOND RELEASES

14.A. Evans Ranch Plat I-I – Into Warranty

14.B. Hidden Hollow Phase B Plat 1 – Into Warranty

14.C. SilverLake Plat 14 – Out of Warranty

14.D. Hidden Hollow Phase A Plat 1 – Out of Warranty

15. MINUTES

15.A. October 15, 2019 Meeting Minutes

16. PRELIMINARY PLATS & SITE PLANS

16.A. John Walden Clubhouse – Site Plan

16.B. Overland Village 1 Clubhouse – Preliminary Plat

16.C. Eagle Vision – Preliminary Plat Amendment

MOTION: ***Councilmember Curtis moved to approve the consent agenda, removing condition of approval number two from item 16.A., John Walden Clubhouse site plan. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

SCHEDULED ITEMS

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah Rezoning the Sage Park Business Center property from Residential to Business Park and Commercial Storage.

Community Development Director Steve Mumford said the Sage Park preliminary plat was approved in 2007 and is still valid. It contains single-family residential units. The General Plan previously designated this property as Mixed Use Residential. The updated General Plan now includes a collector road through the property and designates the property north of the collector road as Employment Center/Campus, which is defined as a focused employment center, college campus, or medical center that is near future downtown/town center and its amenities. The property south of the collector road is designated Neighborhood Residential One, which is generally two to four units per acre. The property is currently zoned Residential.

Mr. Mumford showed the location of the project, potential concept plans, and the Master Transportation Plan for this area. Eagle Mountain Boulevard is a west of the project area and is a 122-foot minor arterial; the City owns the entire right-of-way for this road.

The Planning Commission was concerned about the permitted and conditional uses in the Commercial Storage zone; therefore, they recommended approval of a rezone to Business Park, with limited permitted and conditional uses. They also recommended a condition of approval that the storage facility not exceed nine acres.

Councilmember Reaves expressed concern that the uses defined in the Business Park zone are not compatible with the General Plan. He clarified with staff the difference between an autobody repair shop and an automotive repair shop.

Councilmember Gricius stated the daycare center/preschool use should be moved from a conditional use to a permitted use. Mr. Mumford explained the Business Park zone includes daycare centers, contract construction services, and auto and truck repair as conditional uses.

City Attorney Jeremy Cook explained the Council can determine the permitted and conditional uses for this site. Councilmember Curtis confirmed with staff that the Council will be able to determine these uses during the develop agreement and site plan process.

Councilmember Clark explained a home-based business in Cedar Pass Ranch makes shovels and another homeowner manufactures carbon fiber rings out of his home; she stated light manufacturing should be permitted in the proposed area.

Discussion ensued regarding permitted and conditional uses in the Business Park zone.

Mr. Mumford explained the next steps in the development process are the site plan and conditional use permit approvals.

Applicant Isaac Patterson said the original rezone application was for 22.83 acres. It is now approximately 20 acres. The concept plan presented brings the property more in line with the current General Plan. They plan on including storage units in nine acres, with more than half of the property utilized for other commercial businesses. Regarding auto repair businesses, the Planning Commission was concerned about a repair shop directly adjacent to a residential subdivision but were open to one located away from the residences. He stated daycare centers would not be synergistic with portions of the project but could be appropriate in the area they are changing from storage units to business park.

Mr. Patterson said the 9-acre storage facility has a large amount of frontage along Eagle Mountain Boulevard, as the Planning Commission restricted the storage facility to the northwest quadrant of the property. He explained they do want some frontage along Eagle Mountain

Boulevard. but would be willing to adjust some of the commercial towards that road. He stated many tenants of his project at Gateway Park utilize the storage facility there and said storage facilities are compatible with the commercial aspect of the project.

Councilmember Curtis confirmed with staff that screening can be determined during the site plan approval process. He stated his preference that the storage facility not be located along Eagle Mountain Boulevard; with the reduction of storage units to nine acres, additional commercial businesses can be added between Eagle Mountain Boulevard and the storage units.

Councilmember Clark said the storage facility should remain in the northern portion of the property. She thanked the applicant for including commercial development in his project.

Councilmember Reaves stated the location is perfect for this project and requested that the storage facility not dominate the development.

Mayor Westmoreland opened the public hearing at 8:13 p.m.

Richard Krulisky expressed concern regarding potential oil spillage at automotive repair businesses. He stated development along Eagle Mountain Boulevard is causing traffic concerns and expressed frustration at the lowered speed limit.

Mayor Westmoreland closed the public hearing at 8:17 p.m.

Councilmember Clark thanked Mr. Krulisky for his comments and explained the City is looking at options for transportation infrastructure, but additional development is what allows the City to expand roads. She stated the commercial center will have fewer daily trips than a residential development would have. There are many restrictions regarding oil and other toxic waste in place that will protect residents.

Councilmember Curtis stated this project will give residents another collector road from Pony Express Parkway to Eagle Mountain Boulevard.

Councilmember Burnham encouraged residents to review the work session for more detailed discussion regarding this item.

Discussion ensued regarding potential conditions of approval.

MOTION: ***Councilmember Gricius moved to approve an ordinance of Eagle Mountain City, Utah, rezoning the Sage Park Business Center property from Residential to Business Park, with the following conditions:***

1. ***The rezoned areas align with Option 1, Concept Plan number 2, as presented;***
2. ***Light manufacturing is added as a conditional use;***
3. ***The location restriction is changed from Northwest to North for the nine acres of self-storage for the purpose of giving the***

additional business lot frontage to Eagle Mountain Boulevard; and

4. ***The approval is subject to a development agreement returning to and being approved by the City Council.***

Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

17.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 2.10.010 Mayor Compensation and Chapter 2.15.010 City Council Compensation.

City Administrator Ifo Pili explained he is proposing the change as the City Administrator; his position is non-political and his responsibility is to submit items free of politics. The City contracted a salary survey for staff and elected officials. Out of the focus group, Eagle Mountain had the lowest elected official compensation. Many cities pay benefits to city councilmembers, but Eagle Mountain does not at this time. It costs the City approximately $2,400 to $2,500 per month for each employee's benefits.

Mr. Pili stated the two councilmembers who are not remaining on the Council have agreed that the increase is necessary. As the councilmembers do not want to receive benefits, he proposes granting an allowance of $200 per month for incidentals. He said he is working out the language with the City Attorney and requested the Council allow him the ability to make final changes to the ordinance language.

Mr. Pili stated the only other full-time mayor in the state is the mayor of Provo. He explained his proposal to keep the mayor's compensation as it currently is, but allow the mayor to receive benefits in addition to the compensation listed in the City's ordinance. He reiterated that some residents discuss the difference between full-time and part-time status for the mayor, but the issue to be considered is if the mayor's position is his or her primary employment or secondary employment.

Mr. Pili is also proposing a car allowance for the mayor. This allows City vehicles to be utilized by other City staff, and removes the necessity of the Mayor submitting mileage reimbursements.

Mayor Westmoreland opened the public hearing at 8:45 p.m. As there were no comments, he closed the hearing.

Councilmember Reaves thanked Mr. Pili for conducting the study. He stated his fellow Councilmembers have not brought the issue up, but explained that the increase is in line with the City's growth.

Councilmember Burnham explained that it is difficult to have a full-time job while serving on the Council. The duties of the Council can require Councilmembers to take unpaid leave from a full time job; therefore, adjusting the pay allows others the ability to serve on the Council.

Councilmember Clark stated it is fair to compensate Councilmembers for their time.

MOTION: ***Councilmember Gricius moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 2.10.010 Mayor Compensation and Chapter 2.15.010 City Council Compensation. Councilmember Reaves seconded the motion. Those voting aye: Tom Westmoreland, Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

18. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Reaves
Councilmember Reaves stated the Veterans Breakfast was a great experience, and said he will submit paperwork for the Military and Veterans Advisory Board position that is available.

Councilmember Gricius
Councilmember Gricius stated the Safe Routes to Schools program should be included in duties for the Safety liaison. She also requested an investigation into the incident Ms. Heber described during public comment.

Councilmember Clark
See Board Liaison Report.

Councilmember Cutis
See Board Liaison Report.

Councilmember Burnham
See Board Liaison Report.

Mayor Westmoreland
Mayor Westmoreland expressed appreciation for the Chamber of Commerce. He stated the interlocal agreement with Unified Fire Authority will be on the next agenda for approval. Staff is working on submissions for Mountainland Association of Governments funding consideration, including finishing Pony Express Parkway, beginning Airport Road construction, and other transportation expansions. The expansion of Eagle Mountain Boulevard may not qualify, but they will attempt to resubmit that project.

19. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark
Councilmember Clark said the Youth Council has met twice since the previous City Council meeting. Advisor Chris Kofoed offers education regarding government history and founding documents to the Council, and many elected officials have attended to speak with the youth. Emergency preparedness is an important aspect for the City to consider, which the City manages well.

Councilmember Curtis
Councilmember Curtis stated the Senior Council Advisory Board requested the City's bus be branded with a wrap that notes it is the Senior Bus.

Councilmember Burnham
Councilmember Burnham explained the Eagle Mountain Chamber of Commerce is continually obtaining new members, and they have surpassed the number of businesses that were involved with the Lehi Area Chamber of Commerce. They are considering adding more services in the next year.

20. COMMUNICATION ITEMS

20.A. Financial Report

20.B. Upcoming Agenda Items

21. ADJOURNMENT

MOTION: ***Councilmember Reaves moved to adjourn at the meeting at 8:58 p.m. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

The meeting was adjourned at 8:58 p.m.

Approved by the City Council on December 3, 2019.

Fionnuala B. Kofoed, MMC
City Recorder