EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

March 21, 2023, 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 Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Robert Hobbs, Planning Manager; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Parks and Recreation Director; Eric McDowell, Chief Deputy Sheriff; and Natalie Winterton, Grants Coordinator/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Angela Valenzuela, Human Resource Manager; Elizabeth Fewkes, Recording Secretary; Michele Graves, Library Director; and Embret Fossum, Unified Fire Authority Battalion Chief.

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

Engineering

- Silver Creek Way – Oldcastle is currently designing the precast box culvert section for the crossing. City staff will prepare a reimbursement agreement with Flagship for the costs associated with the Tickville culvert. Flagship will bear the costs for the roadway section. It is anticipated that the roadway will be completed by July 2023.
- Eagle Mountain Roundabout – the City received only one bid for the roundabout replacement and traffic signal at Major Street. The bid for the roundabout portions was $2,500,000 and $540,000 for the Major Street signal. This cost is significantly higher than the budget estimate. Staff recommends re-bidding the Major Street signal with the Stonebridge Lane and Woodhaven Boulevard signals and analyzing options that might reduce the overall scope of the roundabout intersection.
- Stonebridge Lane and Woodhaven Boulevard traffic signal design plans are being updated based on comments from Pinetop Engineering. Staff anticipates having the item out to bid this week to be awarded on April 18th.
- Cedar Pass Waterline – The project is being placed out to bid this week to be awarded at the April 18th City Council meeting.

- Old Airport Road extension – City staff have met with the property owners in the area who are willing to sell property to the City needed to realign the roadway to provide separation from the existing residents and to intersect perpendicular to Wride Memorial Highway. Staff has asked for a cost for the design changes. Once a rough appraisal is available for the alignment, staff can negotiate a sale with the owners. Wayne Patterson and Perry Homes were both amenable to dedicating the needed right-of-way to the City at no charge provided the City installed water and sewer within the right-of-way.
- Lone Tree Parkway west – Patterson Homes is unwilling to sell any property through the airport property that could be used to extend Lone Tree Parkway. The options would be to try to go north through the PRI property or south through property owned by Perry Homes.

Parks, Recreation, Events, and Cemetery
- Walden Park Observatory – Staff has been in negotiation with parties for potential in-kind donations for the observatory to help reduce funds needed for this project.
- Smith Ranch Community Park – Bids for this project came in higher than anticipated. Staff has been working with the low bidder for value engineering options for the project to meet the needs of the budget. An option for the bid award will be on the agenda for the next meeting.

Public Utilities
- Central Utah Water Conservancy District water has come back online.
- Well #1 – The installation of the pump and repaired shaft will start this Friday.
- Well #5 – Removal of the motor and pump for maintenance will tentatively start April 3rd.
- The Lone Tree Lift Station – Staff is inspecting the current condition of the wet well and piping, considering ways to mitigate the corrosion and to do the repairs necessary.
- Materials to install a sump pump in front of the wastewater building have been ordered.
- Jacob Hansen recently passed his Grade 4 treatment operator certificate.
- Mathew Powell recently passed his Grade 1 treatment operator certificate.

Communications
- Bids have been returned for a possible City rebranding. A presentation with more information and internal review committee recommendation will be forthcoming at the City Council meeting in April.
- A Municipal Code amendment proposal for Section 12.30, otherwise known as Standards and Practices, will be forthcoming at the first May City Council meeting. This document will provide a set of standards for vendors at City events and will also support free speech activities in Eagle Mountain City.

Facilities, Fleet, and Emergency Management
- Well houses HVAC upgrades – the ducting is being installed this week and is scheduled to be completed by the end of this month.
- Upgrades to the sewer building are moving forward.
- The Sheriff's and Recorder's office remodels are out to bid.

Community Development

- So far in March, the City issued 23 building permits for single-family homes and no multifamily unit building permits.
- Permits were issued for America First Credit Union, Vitalogy Fitness, and two retail building shells near Macey's.
- Spencer Shaw passed his Commercial Building Inspector Exam.
- Kade Hillstead passed his ADA Building Inspection Exam.
- Upcoming projects being presented to the Planning Commission soon:
    - Taco Bell site plan;
    - Big Box rezone, General Plan amendment, and code amendment;
    - Developer-proposed rezone to add the Regional Technology/Industry (RTI) Overlay to a couple of properties near Pole Canyon and the Google site;
    - The Eagle Quest Master Development Agreement (MDA);
    - Parkway Fields Phase C preliminary plat;
    - A City-proposed rezone of several properties in the Ranches in the Circle 5 Ranch and Joe's Dugout area; and
    - Various Municipal Code amendments.
- Projects tentatively scheduled for the City Council's meeting in April:
    - Porter's Crossing Town Center Master Development Plan (MDP) and the Master Development Agreement (MDA)
    - Firefly MDP/MDA (formally known as Pole Canyon)

Joe Silverzweig with Comcast spoke regarding their service projections and infrastructure installation plans to begin providing services to Eagle Mountain residents including the methods they use to reduce road damages, efforts to increase internet speeds and reduce latency, and programs and partnerships with nonprofit organizations to provide reduced cost services to low-income families.

2. AGENDA REVIEW

9. BID AWARDS

9.A. Well #7 Drilling – Grimshaw Drilling

City Engineer Chris Trusty verified that the previous contractor that backed out of the deal had not performed any work on the well and was not paid for any services from the funds allocated for this project. The City paid another company for the site preparation work. The bid from Grimshaw is for a 20-inch wide hole to a depth of 900 feet, and 16 inches wide to the final depth. The City could save $1,000,000 by having Grimshaw drill a shallower well with reduced output. However, he advised against the idea because the City would likely need to upsize a future well at an equal or higher expense to meet water needs. Should the bid be awarded, Grimshaw will be purchasing additional equipment needed for Well #7 that could also be used for and expedite the drilling of Well #8. The quoted price represents the known difficulties in drilling the well due to the topography and site conditions.

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN – 100' Monolithic Cell Tower for AT&T

Discussion ensued regarding the height of the pole, promoting colocation of other cell equipment for other companies to be required to be placed on this pole in the future, and whether the monolithic cell tower meets the current setback standard from residential homes considering existing vested units.

Planning Manager Robert Hobbs explained that the generator is meant to be used only in emergencies and will be turned on periodically for functionality testing. The Planning Commission was amenable to allowing an emergency generator, the eight-foot fence, and the relocation of the equipment enclosure.

Councilmember Wright requested that the equipment be screened with a brick or masonry wall and to consider whether an amendment to Municipal Code to allow backup generators should be considered.

The following portion of the discussion took place after reviewing item 13.B.

Mr. Hobbs clarified the setback standards for the poles are a minimum of 200 feet from the property line abutting residential uses and a minimum distance of four times the height of the proposed monopole structure from any residential lot line measured from the base of the monopole. As the proposed pole is 100 feet tall, it would have a 400-foot setback.

Assistant City Administrator/Community Development Director Steve Mumford stated the monopole will be located over 400 feet from the school but is less than 400 feet from potential residential lots to the east.

Councilmember Curtis said he is severely concerned with the proximity to students and EMF radiation emissions from the tower, acknowledging that he is unsure what potential risks might be.

Councilmember Burnham concurred with Councilmember Curtis's concerns and said she would have increased concern if the tower were located close to homes or the school where people spend more time.

Discussion ensued regarding safety concerns and setback requirements.

City Attorney Marcus Draper noted that other cities have smaller setback requirements from residential zones of 150 feet.

Councilmember Wright inquired if the applicant followed the standards for location and type of property for telecommunication facilities in EMMC 17.75.091(B) to be placed on existing structures or monopoles on property owned by the City before other locations are considered.

Mr. Draper stated that during the Planning Commission meeting, the applicant indicated that no other monopole locations meet their coverage needs.

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.

Discussion ensued regarding potential verbiage changes to clarify that the amendments to Section 9.2 combine violations for blocking a street or sidewalk with either a vehicle or another object. Grants Coordinator/Management Analyst Natalie Winterton said she will present possible wording alterations to Section 9.2 during policy session with improved clarity.

Finance Director Kimberly Ruesch explained the reason for changing the $10 a day for the first 30 days to a monthly rate in Section 15.1 is for consistency and for the automated system to be able to calculate the fees. The amount will still be prorated. Section 22.5.4 provides for residents to temporarily turn on utilities for a three-day period generally for the purposes related to showing and selling a home.

Councilmember Love requested to remove "or after special arrangements have been made subject to the provisions of Section 22.5.5 below," because the current Section 22.5.5 that the words reference is being stricken and the verbiage would not apply to the new section. She also recommended adding the word "only" to the first sentence in 22.5.4 to read, "Customers will be charged a $50.00 fee to turn utilities on for ***only*** three business days," to improve clarity.

13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for the Administration of the 2023 Municipal Election.

Director of Administrative Services/City Recorder Fionnuala Kofoed confirmed that the election cost increases proportionally with the number of registered voters but will not exceed $2.25 per ballot. Voters can register up to the day of the election. The City generally only sees high increases in registered voters during presidential elections. As an alternative option and if the Council approved the process, Rank Choice Voting (RCV) would reduce costs to the City because the primary election is eliminated. However, there are issues with that process and currently, the City is not opting to use RCV. The State continually evaluates the election process to determine if changes are needed.

SCHEDULED ITEMS

16. RESOLUTION

16.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Economic Development Master Plan.

Economic Development Director Evan Berrett cited the purposes of the Economic Development Master Plan listed in the request for proposals for the plan "The plan will provide a road map for the City in determining where to allocate resources and identify priorities for business attraction, retention, and expansion … The Master Plan is to be fact-based and market-disciplined and is to include specific action items geared towards creating new job opportunities, encouraging entrepreneurship and small business development, enhancing fiscal sustainability, and increasing private investment throughout the City." The Economic Development Master Plan assesses the current conditions in the City, identifies economic opportunities, and identifies economic challenges. The plan will be used by City staff and elected officials and shared with economic development partners to advance the City's goals in attracting economic opportunities and aligning efforts. The plan can be used proactively in recruitment, reactively to applications submitted to the City, and in conjunction with other plans for the City.

Minor changes to the plan since the previous review with the Council include updating the permit information, alignment of the demographic information for improved consistency, map corrections and additions, typo corrections, and updating the report to reflect the announcement that Walmart plans to locate in Eagle Mountain.

Major changes include:

- Adding "sizes" to the second sentence of paragraph two on page 28, to read, "This can include housing of all types and ***sizes***, to support many wage levels.
- Removing the types of transportation options from paragraph four on page 28.
- Amending the last sentence of paragraph four on page 28 to read, "The City should explore how these transportation ***needs*** fit into its overall transportation strategies," changing the word "options" to "needs."
- Adding planning and opportunities for small businesses to move into small retail spaces to page 58.
- Clarifying on page 66 the City's intention to expedite attracting retail and industrial uses.
- Amending the last sentence of paragraph three on page 66 to read, "A final consideration, in specifically planned areas, the City could allow complimentary and supportive residential development in exchange for increased office or retail development, combined with definitive assurances of commercial development," to remove references to greater residential density and to clarify that commercial development is the priority.

Councilmember Gray expressed concern about the unintended consequences of the plan.

Councilmember Curtis expressed concern that the statistics demonstrating greater revenue from higher-density products could be interpreted as the City expressing a preference for such developments. He stated he desires for the focus to be on economic development and not on housing.

Discussion ensued regarding desired types of housing and the purpose of and impacts of the plan on housing.

Councilmember Wright suggested working with developers with existing entitlements to utilize those units in a more effective way in conjunction with economic development.

Councilmember Burnham suggested removing the Multifamily Overview from page 61 and removing the Multifamily – 20 units per acre from page 62.

Mr. Berrett noted that Eagle Mountain relies solely on City population to attract businesses where other cities can include adjacent population numbers, especially if they are located along the I-15 corridor, to attract economic development. He explained that the plan anticipates population growth but does not contemplate increasing housing density anywhere in the City or call for additional commercial areas other than those already identified. Nevertheless, the City should consider the need to provide workforce housing for economic partners.

Discussion ensued regarding vested unit counts and the possibility of transferring those units to other, more appropriate areas in the City and potentially removing Chapter 13 – Highest and Best Use Analysis from the Economic Development Plan.

Councilmember Wright stated that he desires to balance developers' success with the desires of the residents. Nevertheless, he is concerned with the number of multifamily units that could be built under current entitlements.

Mr. Mumford clarified that vested unit counts for platted developments and the remaining vested unit counts result in an estimated composition of 81% single-family units and 19% multifamily units, including townhomes.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the work session at 6:09 p.m.

7:00 P.M. POLICY SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Robert Hobbs, Planning Manager; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Eric McDowell, Chief Deputy Sheriff; and Natalie Winterton, Grants Coordinator/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Brad Hickman, Parks and Recreation Director; Tyler Maffitt, Communications Manager; Elizabeth Fewkes, Recording Secretary; and Embret Fossum, Unified Fire Authority Battalion Chief.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:07 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Curtis led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- The City's annual Easter Egg Hunt will take place on April 1st at Cory Wride Memorial Park. The event will begin at 10:00 a.m. sharp. This year's event will implement improved safety measures and will include new age groups to expand this event. To learn more, please visit the City's events page on its website.
- The City will be hosting dumpsters as part of the spring community cleanup April 20th -24th at Cory Wride Memorial Park. Residents are encouraged to dispose of unwanted items from their homes. For hours and a list of items that will not be accepted, please visit City social media.
- Residents who do not use social media to stay in touch with the City are encouraged to sign up for the City's text notification system. Weekly, the City sends updates on news, important information, and sign-ups for recreational sports. Learn more at eaglemountaincity.com.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:09 p.m.

Stephen Anderson and Edward Bradley, speaking on behalf of themselves and other neighbors, expressed concern with the tower boxes being installed by Comcast and inquired regarding the possibility of being able to have the equipment located at a ground level which has been done by other companies and by Comcast in other areas.

Lizzie Soelberg thanked the Council for the installation of the traffic light on Wride Memorial Highway to access her neighborhood. She spoke regarding the timing of the light for the lefthand turn lane into Cedar Pass Ranch resulting in a long turning queue during rush hour traffic causing safety issues. She suggested allowing a flashing yellow turn signal.

Bettina Cameron requested that the City limit the number of large agreements or plans on a single agenda to reduce the amount of material to review for each meeting, for developers to disclose all changes not only to agreements but also to attachments and exhibits, expedite the amendments to the Wildlife Corridor Overlay Zone, and for the City setback standards for the RA1 and RA2 zones developments within Cedar Pass Ranch to be 50-feet in order to align with the homeowner's association requirement.

Jennifer Reynolds spoke against the proposed location for Walmart due to the accessibility of the Saratoga Springs store, potential traffic congestion and safety issues, and the proximity of the site to other public areas such as parks and schools.

Mayor Westmoreland closed public comment at 7:27 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Gray
Councilmember Gray thanked the residents that spoke during public comment as well as those participating online for assisting the City Council in making decisions.

Councilmember Wright
Councilmember Wright expressed gratitude to the residents in attendance for their participation in the public process to assist the City with being aware of issues impacting their neighborhoods. He encouraged the public to be watchful for stormwater concerns and to contact the City for sandbags if necessary.

Councilmember Love
Councilmember Love welcomed the meeting participants, thanked the residents that made a public comment, and echoed the gratitude expressed towards residents for assisting the Council in being aware of happenings in the City.

Councilmember Burnham
Councilmember Burnham recognized that public speaking can be difficult for some people and hopes that residents feel comfortable voicing their concerns. She assured residents that the Council listens to them and that their comments assist the City in making decisions.

Councilmember Curtis
Councilmember Curtis supported and agreed with the statements made by his fellow Councilmembers. He wished Councilmember Wright a happy birthday.

Mayor Westmoreland
Mayor Westmoreland welcomed those in attendance.

CONSENT AGENDA

9. BID AWARDS

    9.A. Well #7 Drilling – Grimshaw Drilling

10. BOND RELEASES

    10.A. Eagle Point Plat E – Into Warranty

11. MINUTES

    11.A. March 7, 2023 Minutes – Regular City Council Meeting

12. PRELIMINARY PLATS & SITE PLANS

    12.A. SITE PLAN – 100' Monolithic Cell Tower for AT&T

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.

13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for the Administration of the 2023 Municipal Election.

MOTION: ***Councilmember Burnham moved to approve the consent agenda removing items 12.A. and 13.A. and placing them as scheduled items. Councilmember Gray seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***
☒ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***
☒ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***
☒ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***
☒ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***

The motion passed with a unanimous vote.

SCHEDULED ITEMS

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN – 100' Monolithic Cell Tower for AT&T

Planning Manager Robert Hobbs presented the item. The proposed site plan approval is for a request from AT&T seeking authorization to remove an existing stadium light pole at Cedar Valley High School and replace it with a 100-foot-tall monolithic cell tower (with attached stadium lights). The pole is to be positioned at the southeast corner of the school's stadium by Pony Express Parkway, in a residential zone, on Utah County Parcel No. 59:033:0038; 1389 E. Aviator Avenue. The 100' monolithic cell tower will replace one of the 75-foot-high light poles that abut the Cedar Valley High School football field adjacent to the Pony Express Parkway.

The Planning Commission recommended allowing the applicant's requested exemptions as follows:

1. The tower is to be 100-foot tall and be configured as shown on the submitted plans.
2. The tower's equipment enclosure be allowed to be placed south of the tower abutting a parking lot.
3. That the black, chain link fencing enclosing the equipment yard be allowed to be 8 feet tall.
4. That a lightning rod be permitted atop the tower.
5. That an emergency backup generator be approved to be a part of the tower's equipment.

Discussion ensued regarding the buffering distance requirements for the tower, the potential reasons and interpretations of the standards, and the lack of consensus on the health impacts of EMF radiation from cell towers.

Mr. Hobbs clarified that the generator would be used for backup purposes and would not be in constant use and that AT&T submitted a letter indicating that no City-owned locations meet their coverage needs.

Councilmember Gray stated that he is in favor of allowing the cell tower as he feels the benefits outweigh the risks and supports allowing a generator to be used only in emergencies. He feels requiring applicants to consider City-owned property before property owned by other entities is government overreach.

Councilmember Curtis verified with staff that the Federal government has prohibited municipalities from denying cell tower applications on the basis of health and safety concerns. His understanding is that the requirement to locate on City property is to reduce the number of poles in the City rather than the City obtaining the lease money. He would prefer more specific justification as to why AT&T is unable to colocate on another pole.

Councilmember Burnham noted the financial benefits of the cell tower to the Alpine School District and the lack of evidence on whether the towers pose any health risks.

Councilmember Wright stated that his primary concern with the application is that it does not adhere to Municipal Code standards. He inquired whether the proper process was followed to qualify for exemptions. He desires that screening requirements be enforced.

Discussion ensued regarding whether the City can enforce the buffering distance from a residential lot line because although residential units are planned near the location, no lots have been approved or platted.

Councilmember Love inquired if the applicant has submitted a certified radio frequency engineering report to demonstrate that a lesser buffering distance is necessary. Staff explained that as no lot lines are within 400 feet, the applicant is not required to submit the report.

MOTION: ***Councilmember Burnham moved to approve a site plan for a 100-foot monolithic cell tower for AT&T with the following conditions:***

1. ***The tower shall be allowed to be a 100-foot tall monolithic cell tower instead of a light pole in the location desired and be configured as shown on the submitted plans;***
2. ***The tower's equipment enclosure shall be allowed to be placed south of the tower abutting a parking lot;***
3. ***The black, chain link fencing enclosing the equipment yard shall be allowed to be 8 feet tall;***
4. ***A lightning rod shall be permitted atop the tower; and***
5. ***An emergency backup generator shall be approved to be a part of the tower's equipment.***

Councilmember Gray seconded the motion.

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***
☐ ***Colby Curtis***	☒ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***
☒ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***
☒ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***
☐ ***Brett Wright***	☒ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***

The motion passed with a vote of 3:2.

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.

As requested by the City Council during the work session, Grants Coordinator/Management Analyst Natalie Winterton presented updated wording to change the heading for Section 9.2 to read "Parking Violations; Blocking Streets and/or Sidewalks Illegally."

Councilmember Love reviewed the verbiage revisions she requested during the work session.

MOTION: ***Councilmember Love moved to approve a resolution of Eagle Mountain City, Utah, amending the Eagle Mountain City Consolidated Fee Schedule with the following changes:***

1. ***Amend the title to Section 9.2 to read, "Parking Violations; Blocking Streets and/or Sidewalks Illegally;"***
2. ***Strike "or after special arrangements have been made subject to the provisions of Section 22.5.5 below," from Section 22.5.3 to remove the reference to the former 22.5.5; and***
3. ***Add the word "only" to the first sentence in 22.5.4 to read, "Customers will be charged a $50.00 fee to turn utilities on for <u>only</u> three business days."***

Councilmember Wright seconded the motion.

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***
☒ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***
☒ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***
☒ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***
☒ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***

The motion passed with a unanimous vote.

14. POLE CANYON

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain, City, Utah, Approving the First Amendment to the Pole Canyon Master Development Plan, Now Known as Firefly.

This item was removed from the agenda at the applicant's request and was not discussed during the meeting.

15. ORDINANCE/PUBLIC HEARING

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah Amending the Eagle Mountain Municipal Code, Chapter 17.65 Home Businesses.

Mayor Westmoreland opened the public hearing at 8:03 p.m.

Bettina Cameron requested to limit the number of business vehicles that are allowed to be parked on a property.

Mayor Westmoreland closed the public hearing at 8:05 p.m.

The City Council discussed the benefits of limiting the number of business vehicles allowed to be parked on a residential property and potential nuisances, complications, and consequences as well as business license requirements that control the number of employees, vehicle screening, and types of businesses and determined to approve the amendment as drafted and address the concern elsewhere in Municipal Code to be impartial to all business types and not disadvantage small, home-based businesses.

City Attorney Marcus Draper confirmed that parking regulations can be enforced once changed and that residents are not vested with previous standards.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapter 17.65 Home Businesses. Councilmember Gray seconded the motion.***

Those Voting Yes	***Those Voting No***	***Those Abstaining***	***Those Absent***
☒ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***
☒ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***
☒ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***
☒ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***
☒ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***

The motion passed with a unanimous vote.

Mayor Westmoreland directed Ms. Winterton to bring forward an amendment to Eagle Mountain Municipal Code Title 10 to address parking concerns regarding the maximum number of work vehicles allowed to be parked on residential properties for all businesses.

16. RESOLUTION

16.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Economic Development Master Plan.

MOTION: ***Councilmember Wright moved to approve a resolution of Eagle Mountain City, Utah, approving an Economic Development Master Plan removing Chapter Thirteen. Councilmember Curtis seconded the motion.***

Those Voting Yes	***Those Voting No***	***Those Abstaining***	***Those Absent***
☒ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***
☒ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***
☒ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***
☒ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***
☒ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***

The motion passed with a unanimous vote.

17. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Gray

Councilmember Gray inquired regarding plastic boxes in the right-of-way and the status of the Facilities Master Plan and progress towards a new City Hall.

City Engineer Chris Trusty explained that the City requires traffic-rated boxes in the right-of-way for areas with the possibility of traffic collisions.

Discussion ensued regarding discussions with landowners for acquiring land for future public facilities locations, costs of renting property and upgrades compared to the expense of bonding and funding additional facilities such as a library/community center, the plan for the current City Hall to become a Public Safety Building, and the increased cost for a recreation center and the impact to property taxes.

18. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Wright

Councilmember Wright shared that he appreciates the opportunity to work with the Veterans and the Senior Citizens.

Councilmember Love

Councilmember Love reported that the Parks and Recreation Advisory Board is researching City trails to make suggestions for future plans and improvements.

Councilmember Burnham

Councilmember Burnham noted that she will be unable to be present at the Youth Council elections meeting on April 20th at 6:00 p.m. at City Hall due to a Utah League of Cities and Towns meeting conflict and requested for staff to verify that City representatives can be in attendance. She encouraged any youth and their parents interested in serving on the Youth Council to attend and submit letters of interest. More information is available on the City website. The Youth Council will be volunteering at Martha's Way on March 30th and is working with Pony Express Events to hold a dance at the rodeo grounds for all youth including homeschooled students. She beseeched residents to apply to serve as Youth Council Advisors and promoted the benefits and importance of the positions.

Councilmember Curtis

None.

Councilmember Gray

Councilmember Gray said the Planning Commission continues to meet and the growth of businesses in the City demonstrates that the Chamber of Commerce is doing well.

19. COMMUNICATION ITEMS

20. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn at 8:52 p.m. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***
☒ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***
☒ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***
☒ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***
☒ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***

The motion passed with a unanimous vote.

The meeting was adjourned at 8:52 p.m.

Approved by the City Council on April 18, 2023.

CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

Lianne Pengra, CMC
Chief Deputy Recorder

Councilmember Burnham
Councilmember Burnham noted that she will be unable to be present at the Youth Council elections meeting on April 20th at 6:00 p.m. at City Hall due to a Utah League of Cities and Towns meeting conflict and requested for staff to verify that City representatives can be in attendance. She encouraged any youth and their parents interested in serving on the Youth Council to attend and submit letters of interest. More information is available on the City website. The Youth Council will be volunteering at Martha's Way on March 30th and is working with Pony Express Events to hold a dance at the rodeo grounds for all youth including homeschooled students. She beseeched residents to apply to serve as Youth Council Advisors and promoted the benefits and importance of the positions.

Councilmember Curtis
None.

Councilmember Gray
Councilmember Gray said the Planning Commission continues to meet and the growth of businesses in the City demonstrates that the Chamber of Commerce is doing well.

19. COMMUNICATION ITEMS

20. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn at 8:52 p.m. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***	☐ ***Donna Burnham***
☒ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***	☐ ***Colby Curtis***
☒ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***	☐ ***Jared Gray***
☒ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***	☐ ***Carolyn Love***
☒ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***	☐ ***Brett Wright***

The motion passed with a unanimous vote.

The meeting was adjourned at 8:52 p.m.

Approved by the City Council on April 18, 2023.

____
Lianne Pengra, CMC
Chief Deputy Recorder