



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

March 15, 2022, 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, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Donna Burnham

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Jeremy Cook, City Attorney; Kimberly Ruesch, Finance Director; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Embret Fossum, UFA Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Aaron Sanborn, Economic Development Director; Jeff Weber, Fleet and Facilities/Operations Director; Michele Graves, Library Director; and Chas Glenn, Administrative Assistant.

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

Water

- Widdison Turbine has the materials needed to repair Well #1. Completion has been delayed due to staff shortages and is anticipated before or by May 1st.
- Well #5 fix is underway as of today.
- Staff is working on a solution to rehabilitate the Golf Course Well.

Wastewater

- Diffusers have arrived for the cannibal system.
- The new polymer has been installed and has resulted in improved yields.

Parks

- Lake Mountain Trails Association (LMTA) will continue to make improvements, funded by Meta, to the jump line at the bike park.

- City staff is working to remedy flooding that has taken place at the bike park. Staff will continue to correct the issue and coordinate with LMTA on improvements in that area.

Engineering

- Bobby Wren traffic signal – the pedestals and underground work are finished. The City was informed by Utah Department of Transportation that materials are delayed and the completion date is now the end of March.
- Power cabinets at Trail Head Road and Pony Express Parkway have been moved. Paving can occur as soon as temperatures allow.

Streets

- The crack seal project has been delayed due to the recent wet weather.

Community Development

- A building permit was issued for Little Caesars in the Marketplace at Eagle Mountain Town Center.
- The Planning Department is working on drafting a number of Municipal Code amendments, including the RTI Overlay Zone, streets and private road standards, and garage size standards to comply with recent changes to State Code.
- A request for proposals has been issued for architectural consulting for commercial and multifamily design standards.

2. AGENDA REVIEW

11. BID AWARDS

11.B. Well #7 Site Prep Package – VanCon, Inc.

Councilmember Wright commended staff for saving money by installing the retaining wall rather than contracting for that portion of the project.

Councilmember Love requested aesthetical considerations be included with the wall design and construction.

City Engineer Chris Trusty concurred with the importance of aesthetical considerations and will ensure they are included in the project package.

15. PRELIMINARY PLAT

15.A. PRELIMINARY PLAT – Parkway Fields Phase B

This item was discussed following item 16.A.

Planning Manager Robert Hobbs presented the item. The project includes 234 lots on approximately 75 acres. The neighborhood park in this plat connects to two linear parks. The

landscaping plans have been altered since the original master and concept plans were accepted by the City, and the updated design includes a field.

Councilmember Gray expressed concern that some of the block lengths in the project exceeded the allowed maximum lengths and recommended adding mid-block pedestrian connections.

Discussion ensued regarding the following items:

- The differences between the plans for the park in the master development agreement and the amended plan;
- Whether the amenities should be classified as a neighborhood park or community park requiring additional parking and a bathroom; and
- Preferred and potential amenities and programming of the park.

The Council determined to remove the item from the consent agenda and place it as a scheduled item. Their intent is to approve the preliminary plat without the parks and open space plan to allow additional time to review and provide feedback on the parks and open space for the overall development.

16. RESOLUTIONS

16.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual, Adding Parental Leave Benefits.

Human Resource Manager Angela Valenzuela presented the item. Currently, the City does not offer paid parental leave. The proposed change would give mothers 80 hours of maternity leave and fathers 40 hours of paternity leave. She confirmed that full-time employee benefits begin on the first day of employment.

Councilmember Curtis expressed concern with employees in high turnover positions using the benefit then resigning.

Councilmember Gray agreed with concerns regarding the abuse of the benefit and recommended a three- or six-month probationary period be required before the benefit is available to an employee. Although he agrees with encouraging and supporting families, he feels it is an unfair benefit for a limited demographic because other employees must accrue paid time off.

Ms. Valenzuela explained the City's short-term disability benefit plan and stated all positions include a six-month probation period, which allows a manager to terminate employment should benefit abuse occur.

Discussion ensued regarding benefit abuse, the desire to support families, and attracting and retaining employees.

Councilmember Gray suggested bereavement benefits be increased from three days to two weeks of paid leave for the loss of specified close relations. Councilmember Curtis agreed with

considering increasing bereavement benefits as an additional method to recruit and retain employees.

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Third Amendment to the Fiscal Year 2021-2022 Annual Budget.

Finance Director Kimberly Ruesch presented the item. She explained that some of the costs are rolled over for projects approved and funded during previous fiscal years that are not yet completed. The total costs for such projects have not increased.

The proposed increases to the General Fund include the following items:

- \$3,500 in the Human Resources budget for compensation consulting services.
- \$4,700 in the Building Department budget for service analysis for varying development types (i.e., residential, office, retail, industrial).
- \$35,532 in the Streets Department budget for an air compressor replacement and excavator concrete breaker. These are approved equipment purchases but were left out of the adopted budget.
- \$27,000 in the Streets Department budget for an existing lease purchase for a grader. This was also inadvertently left out of the adopted budget.
- \$37,000 in the Recorder's Office budget for elections due to an increased cost for ballots.
- \$4,407 in the Information Technology budget to extend the service contract with SeamlessDocs for six months until software conversion is complete.

The proposed increases to the Enterprise Fund include the following items:

- \$38,940 in the Water Fund for an emergency repair to Tank #5.
- \$20,000 for improvements to the Arrival detention basin.

The proposed increases to the Capital Projects Fund include the following items:

- \$1,499,200 in the Parks Capital Outlay as a carryover from the prior year's budget for the remaining project balance for Cory B. Wride Memorial Park.
- \$25,000 in the Parks Capital Outlay for the Pioneer Park Disc Golf Course. This item was requested with the original budget was inadvertently excluded from the final budget.
- \$130,000 in the Streets Capital Outlay as a carryover from the prior year's budget to complete the Lone Tree Parkway/Pony Express Parkway and Eagle Mountain Blvd/Aviator Avenue traffic signals.

17.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Browns Meadow.

Mr. Hobbs presented the item. The land is currently zoned Agricultural and is designated Agricultural Rural Density Two and Neighborhood Residential One in the City's General Plan. The rezone requests RD1 zoning with approximately one-acre lots. The RD1 zone is appropriate in the Agricultural Rural Density Two area; however, R1, R2, and R3 zoning is appropriate in the

Neighborhood Residential One land use designation. The Planning Commission recommended approval of the rezone to RD1 with the condition that the lots abutting the properties to the north be increased to a minimum of two acres to meet transitioning standards and tabled the preliminary plat to allow the applicant time to redesign the plat to incorporate the requested two-acre lots.

Councilmember Curtis expressed his support for the applicant's less dense development proposal.

Discussion ensued regarding a potential connection to the north of the development and the resulting impact on the existing properties.

Mr. Hobbs said the Planning Commission determined to evaluate the parcels to the north as lots rather than parcels as the property is being used for individual homes and as such, should require the lot size transition standards.

City Attorney Jeremy Cook stated that a parcel with a house on it demonstrates intent to use the property as a lot rather than plans to subdivide the lot; however, he would need to research the matter further to determine if the transitioning standards can legally be enforced for the Utah County parcels.

Discussion ensued regarding the potential for the parcels to be sold or subdivided in the future.

18. RESOLUTION/PUBLIC HEARING

18.A. RESOLUTION/PUBLIC HEARING – A Public Hearing to Allow Public Input Regarding (A) the Issuance and Sale of Not More Than \$25,000,000 Aggregate Principal Amount of Sales Tax Revenue Bonds, Series 2022, (the "Bonds") and (B) Any Potential Economic Impact That the Project Described Herein, to be Finance With the Proceeds of the Bonds Issued Under the Act, May Have On the Private Sector.

City Administrator Paul Jerome presented the item and explained the update is to clarify the fund distribution. A public hearing for the item will be held at a future meeting. The estimated costs for the projects include \$9,000,000 for Eagle Mountain Boulevard, \$4,000,000 for Mid Valley Road Phase 2, \$9,000,000 for Old Airport Road Phase 2, and \$1,000,000 for the Cedar Pass Ranch water line replacement. The total anticipated cost for the planned projects is approximately \$24,000,000, including the planned storm drain improvements. The City is in discussions with Mountainland Association of Governments to procure approximately \$7,000,000 in 2024 or 2025 to pay towards the bond. The City plans to make the debt service payments for the bond with impact fee proceeds.

19. RESOLUTION

19.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Eagle Heights Village Master Development Agreement and Conditional Approval of Partial Assignment.

Senior Planner Tayler Jensen presented the item. The proposal is to amend the Eagle Heights Village Master Development Agreement (MDA) governing Phases 3 through 5 of the Eagle Heights Village Master Development. The applicant has submitted two options and is proposing that all residents of Eagle Heights Village will have access to all amenities, including the pool, with both options. The only change to the amenity package for both Options 1 and 2 is the addition of a half basketball court. Existing amenities in Phases 1 and 2 include a community center, exercise facility, pickleball court, playground, tot lot, two gazebos, picnic tables, benches, two bike racks, two garden boxes, and a half basketball court. Amenities to be built in Phases 3 to 5 include a community center, swimming pool (access granted to all residents of all 5 phases), 3 tot lots, and garden boxes. Pool construction will be completed in the next phase of the development.

The applicant is proposing two options to replace the existing MDA:

- Option 1 – Split all the duplex lots in Phases 3 to 5 into two single-family residential lots. The lot count will double to 148, but the dwelling unit count will remain unchanged. The proposed development standards include a front setback of 20 feet, driveway setback of 20 feet, side setback of 10 feet, rear setback of 20 feet, lot frontages of 52 to 56 feet, minimum lot size of 4,238 square feet, and an average lot size of 5,500 square feet.
- Option 2 – Construct 148 twin home, semi-detached units with a zero lot line between units. Individual homeowners could purchase half of the structure. There would be no change to the layout of the currently approved site plan. The proposed development standards are a front setback of 20 feet, driveway setback of 20 feet, side setback of 10 feet, rear setback of 20 feet, and lot frontages of 52 feet. The lot sizes would remain the same as previously approved.

The applicant has provided colored renderings of single-family units, and they are asking that if either option is approved, the elevations provided be approved and staff be granted the authority to approve other elevations which substantially match the architectural style and design. The applicant requests the Council to authorize staff to finalize the MDA, authorize the Mayor to execute the conditions of approval granted by the Council, and the MDA to include a partial assignment approval of the rights and responsibilities of the development agreement as outlined in the MDA.

Discussion ensued clarifying the changes to the project from the previous meeting and the surrounding uses and zoning of adjacent properties.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 5:48 p.m.

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

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

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Donna Burnham

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Jeremy Cook, City Attorney; Kimberly Ruesch, Finance Director; Brad Hickman, Parks and Recreation Director; Embret Fossum, UFA Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Aaron Sanborn, Economic Development Director; Chris Trusty, City Engineer; Jeff Weber, Fleet and Facilities/Operations Director; and Zac Hilton, Streets and Storm Drain Manager.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:06 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Curtis led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- The City's Easter Egg Hunt will be held on April 9th at Cory Wride Park. The activities will start at 11:00 a.m. Photos with the bunny will take place at the event. Questions can be submitted to events@emcity.org. We hope to see you there.
- Eagle Mountain City has an app. You can find the link to download the app on your mobile device through Eagle Mountain social media. We have compiled residents' most used services in one place. Use the mobile app today.

To receive City notifications, including emergency info, news events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:08 p.m.

Jeff Ruth advocated for Eagle Heights Village to develop according to existing code if the City Council determines to allow an amendment to the Master Development Agreement.

Mayor Westmoreland closed public comment at 7:10 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis thanked the meeting participants and the first responders in attendance.

Councilmember Love

Councilmember Love greeted those in attendance. The American Legion will be hosting a Blood Drive on April 1st at the Senior Citizen Center.

Councilmember Wright

Councilmember Wright welcomed the public and expressed gratitude to staff. A CERT training will be held on April 23rd and 30th at City Hall from 8:00 a.m. to 5:00 p.m.

Councilmember Gray

Councilmember Gray expressed appreciation to first responders for keeping the public safe. He thanked the Water Department for responding to an emergency during the weekend and staff for assisting him with increasing his understanding of the City. He noted that the Youth Council is in need of advisors.

Councilmember Burnham

Councilmember Burnham said she is grateful for the participants and for the technology that enables virtual attendance.

Mayor Westmoreland

Mayor Westmoreland expressed gratitude to the Eagle Mountain Nature and Wildlife Alliance, the Division of Wildlife Resources, and other volunteers for planting around 1,500 trees and shrubs in open spaces in the City.

9. RECOGNITION

9.A. Brody Kinder – Rural Water Association of Utah Wastewater Operator of the Year

This item was removed from the agenda.

CONSENT AGENDA

10. AGREEMENTS

10.A. AGREEMENT – An Agreement with Jennifer Corrington (d.b.a. Vintage Lily Farms) to Provide Management Services and Operate a Farmers Market.

11. BID AWARDS

11.A. Well #7 Drilling – Boart Longyear Drilling

11.B. Well #7 Site Prep Package – VanCon, Inc.

12. BOND RELEASES

12.A. Glenmar Ranch Phase B, Plat 3 – Out of Warranty

- 12.B. Glenmar Ranch Phase B, Plat 4 – Out of Warranty
- 12.C. The Towns at Brylee Farms Phase B, Plat 2 – Into Warranty
- 13. MATERIALS PURCHASE APPROVAL
 - 13.A. Eagle Mountain Boulevard Widening Project Materials – WW Clyde
- 14. MINUTES
 - 14.A. March 1, 2022 – Regular City Council Meeting
- 15. PRELIMINARY PLAT
 - 15.A. PRELIMINARY PLAT – Parkway Fields Phase B
- 16. RESOLUTIONS
 - 16.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual, Adding Parental Leave Benefits.

MOTION: *Councilmember Wright moved to approve the consent agenda, removing item 15.A. and placing it as a scheduled item. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

- 15. PRELIMINARY PLAT
 - 15.A. PRELIMINARY PLAT – Parkway Fields Phase B

Mr. Hobbs reviewed the item as presented during the work session. To address Councilmember Gray’s earlier request to provide additional trail connectivity to the park, the applicant submitted a graphic which identified lots on the south side of George Washington Drive and the north side of Benjamin Franklin Drive, where the frontage width could be reduced to incorporate a midblock pedestrian connection.

Assistant City Administrator/Community Development Director Steve Mumford explained that the street lengths exceed general neighborhood residential street lengths to provide the appropriate distance between collector roads.

Councilmember Love concurred with adding additional pedestrian connections as she feels it is important for residents to be able to access the park from the north and south.

Discussion ensued to determine the appropriate and desired width of the midblock pedestrian connection.

Mr. Mumford explained that a 20-foot-wide path is required to qualify for amenity points. As the project exceeds the requisite amenity points, a narrower path could be approved. He verified that the block length of the south side of George Washington Drive exceeds the 800 feet maximum permitted in Municipal Code, if no midblock pedestrian connection is provided.

Applicant representative Bronson Tatton said he was amenable to reducing the width of some of the frontages to add midblock pedestrian connections.

Councilmember Gray suggested allowing an exemption to the minimum frontage requirements of 62 feet to provide adequate width for the midblock pedestrian connections.

The Council determined to allow lot frontages to be reduced to no less than 60 feet in order to provide a 20-foot midblock pedestrian connection.

MOTION: *Councilmember Gray moved to approve the Parkway Fields Phase B preliminary plat with the following conditions:*

- 1. A 20-foot midblock pedestrian connection trail shall be added between George Washington Drive and Declaration Park;*
- 2. A 20-foot midblock pedestrian connection trail shall be added between Declaration Park and Benjamin Franklin Drive;*
- 3. Frontage widths may be reduced on the north side of Benjamin Franklin Drive to no less than 60 feet to provide the pedestrian connection; and*
- 4. The preliminary plat approval excludes the park plan.*

Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting the Third Amendment to the Fiscal Year 2021-2022 Annual Budget.

Finance Director Kimberly Ruesch reviewed the item as presented during work session.

Mayor Westmoreland opened the public hearing at 7:48 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Gray moved to approve an Ordinance of Eagle Mountain City, Utah, adopting the Third Amendment to the Fiscal Year 2021-2022 Annual Budget. Councilmember Wright seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

17.B. [ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Browns Meadow.](#)

Mr. Hobbs reviewed the item as presented during work session. He stated he believes that the road through the property indicated on the Future Land Use and Transportation Map is no longer planned by the City.

Discussion ensued regarding the plans for a potential connector road impacting the development.

Mayor Westmoreland opened the public hearing at 7:54 p.m.

Kathryn Richards said although she does not object to development, she desires to protect her neighborhood's property, animal, and agricultural rights.

Elizabeth Lebrecht requested the City Council include Utah County parcels in the lot size transition requirements as she believes that was the intent of the standards; transitioning will help protect their rights and business. She explained her largest concern is mitigating lifestyle and use conflicts rather than specific lot sizes.

Amy Saunders stated that she desires to see transitioning enforced to help protect their livelihood and protect against potential neighbor disputes.

The Council clarified the concerns and discussed road locations and proposed road connection impacts with the adjacent property owners.

Mayor Westmoreland closed the public hearing at 8:11 p.m.

Councilmember Curtis stated he believes the transitioning standards should apply to the parcels because they are being used for individual residential dwellings.

City Attorney Jeremy Cook said he views the developed parcels as having been legally approved by the City for building purposes and that the intent of the lot transitioning standards in Municipal Code was for developed properties with residences, as opposed to vacant parcels not approved for building. However, due to the ambiguity in current standards regarding Utah County parcels, he recommended to zone the property RA2 to require 2 ½ acre lots, to table the application to clarify Municipal Code to require the transition, or to allow one-acre lots.

Applicant representative Brett Lovell said they are amenable to comply with transitioning. However, impacted residents expressed that they are primarily concerned with buffering. Due to the layout of the land, creating two-acre lots would increase the width rather than the depth of the property and would not provide additional distance between the location of the new homes on the lots and the adjacent properties. He suggested a larger rear setback for the homes as an alternative. The development will be for a rural-style, agricultural community and would be negatively impacted by the requirement for a collector road.

Applicant representative Howard Schmidt stated another alternative would be to adjust the road to increase the depth of some of the lots.

Regarding the draft preliminary plat that was included in the packet, the Council asked the applicant to address transitioning concerns using compatibility, lot size, and whether a collector road is required. This item will return to a future City Council meeting for consideration.

Councilmember Curtis suggested approving the rezone to RD1 with the condition that it be contingent upon a development agreement to ensure the City can enforce proper lot size transitioning or rear setback buffering between the adjacent properties to the north.

Discussion ensued regarding whether the approval of the rezone should be contingent upon a development agreement.

MOTION: *Councilmember Gray moved to approve an Ordinance of Eagle Mountain City, Utah, rezoning certain lands known as Browns Meadow to RD1. Councilmember Love seconded the motion.*

Councilmember Gray withdrew his motion.

MOTION: *Councilmember Gray moved to approve an Ordinance of Eagle Mountain City, Utah, rezoning certain lands known as Browns Meadow to the RD1 Zone, contingent upon the property owner entering into a development agreement. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

18. RESOLUTION/PUBLIC HEARING

18.A. RESOLUTION/PUBLIC HEARING – A Public Hearing to Allow Public Input Regarding (A) the Issuance and Sale of Not More Than \$25,000,000 Aggregate Principal Amount of Sales Tax Revenue Bonds, Series 2022, (the "Bonds") and (B) Any Potential Economic Impact That the Project Described Herein, to be Finance With the Proceeds of the Bonds Issued Under the Act, May Have On the Private Sector.

Mr. Jerome reviewed the item as presented during work session.

Discussion ensued regarding whether the bond amount was sufficient to cover the contemplated projects and other funding and bond payment options.

Laura Lewis with Lewis, Young, Robertson, and Burningham, Inc. explained bond structures and how market conditions can affect the City.

Mayor Westmoreland opened the public hearing at 8:54 p.m. As there were no comments, he closed the hearing.

This was a public hearing only; no action was taken.

19. RESOLUTION

19.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Eagle Heights Village Master Development Agreement and Conditional Approval of Partial Assignment.

Senior Planner Tayler Jensen reviewed the item as presented during work session.

Councilmember Gray stated he felt the applicant did not incorporate the Council's feedback in the proposal as the options presented have not changed since the previous meeting.

Applicant representative Kirt Peterson said he received different feedback from various Councilmembers and he was unable to incorporate the larger lots requested by Councilmember Gray. They desire to provide an affordable product and their preference is the single-family option. Being allowed to reduce the buildable area would result in a lower price for the 2,400- to 3,600-square foot single-family, two-story homes with basements.

Councilmember Love clarified that although she is concerned with affordability, she is not in favor of reduced frontages for the single-family homes based upon the problems she has seen in other areas in the City. She would prefer to continue with the current affordable product type with zero lot lines to be sold as individual units rather than single-family homes that are not compliant with current Municipal Code standards. Even though the new twin home would not be subsidized, they would still be more affordable than many products.

Councilmember Burnham said she does not object to basements and two-story single-family homes but would like a transition from the existing duplexes to the single-family units; however, she prefers the individually-owned twin homes as those units are most similar to what was approved, previously. Her only concern is with the impact on the neighborhood should various landlords own and rent the units.

Councilmember Wright stated although he appreciates the side setback exceeding the minimum requirement, he is against approving exemptions to the current RC standards for frontage width, minimum lot size, minimum average lot size, driveway setback length, and garage sizes. With the twin home options, he prefers the subdividing of the lots to allow for individual homeowners rather than landlords. Although the location is contemplated for other uses, he recognizes the need for less expensive product in the City. However, allowing the twin homes to be increased from the approved 1,100- to 1,400-square foot units by adding second floors and basements raises the price.

Councilmember Curtis stated that allowing zero lot lines for the current units would be significantly different from the applicant requesting to increase the size of both unit types, which renders the products not as affordable.

Councilmember Gray stated that the Council would entertain a market-rate product that meets Municipal Code.

Discussion ensued regarding whether to table or deny the request to allow the applicant time to prepare a proposal that adheres to current Municipal Code standards including transitioning considerations that the Council would be willing to entertain as the majority of Councilmembers are not in favor of either option proposed.

Mr. Cook stated that a denial would not prohibit the applicant from returning with another proposal in the near future.

Mr. Peterson requested the item to be tabled rather than denied due to the need for a new application to be reviewed by the Planning Commission.

Councilmember Gray said a pool needs to be included in a future proposal for the duplex units. Whether any new single-family homes would also have use of the pool is at the discretion of the applicant.

Councilmember Curtis stated that either the approved product needs to be developed, or new units need to meet current standards. He is against increasing the density in the project.

MOTION: *Councilmember Wright moved to deny a resolution of Eagle Mountain City, Utah, approving the first amendment to the Eagle Heights Village Master Development Agreement and conditional approval of partial assignment. Councilmember Curtis seconded the motion.*

Councilmember Wright explained that his motion to deny rather than table the item is due to the lack of consensus between the applicant and the Council. As the project will undergo significant changes, he feels it would be appropriate to require the review of the Planning Commission.

Councilmember Gray expressed concern that denying the application will result in the applicant constructing the project as approved and he is in favor of a mixture of R2 and R3 single-family homes in that area of the City, rather than duplexes.

Those voting aye: Colby Curtis, Carolyn Love, and Brett Wright. Those voting nay: Donna Burnham and Jared Gray. The motion carried with a vote of 3:2.

20. CITY COUNCIL/MAYOR'S BUSINESS

21. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Burnham

Councilmember Burnham said Pony Express Events is working hard in planning for this summer's events.

Councilmember Curtis

None.

Councilmember Love

Councilmember Love said the American Legion will be hosting a Blood Drive on April 1st at the Senior Citizen Center.

Councilmember Wright

Councilmember Wright said the Parks and Recreation Advisory Board has a vacancy and the Youth Council needs two advisors. He encouraged interested residents to apply.

Councilmember Gray

None.

22. COMMUNICATION ITEMS

22.A. Financial Report

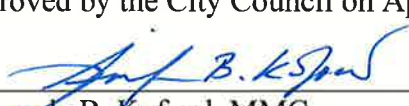
22.B. Upcoming Agenda Items

23. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn the meeting at 9:37 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Jared Gray, Colby Curtis, Carolyn Love, and Brett Wright. The motion passed with a unanimous vote.*

The meeting was adjourned at 9:37 p.m.

Approved by the City Council on April 5, 2022.


Fionnuala B. Kofoed, MMC
City Recorder

