



# EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

**January 2, 2018**

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, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves.

**CITY STAFF PRESENT:** Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Chief Deputy City Recorder; Aaron Sanborn, Economic Development Manager; Evan Berrett, Management Analyst; Linda Peterson, Communications and Community Relations Director; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Chris Trusty, City Engineer; Jeff Weber, Facilities/Operations Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Ross Fowlks, Fire Chief; Eric McDowell, Chief Sheriff's Deputy.

Mayor Westmoreland called the meeting to order at 4:05 p.m.

1. **CITY ADMINISTRATOR INFORMATION ITEMS** – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

### **A. DISCUSSION – Porter's Crossing Town Center**

Community Development Director Steve Mumford requested feedback from the City Council regarding a proposed amendment to the Porter's Crossing Town Center Master Development Plan and Agreement, before the Planning Department spends time negotiating with the applicants.

The applicants planned to donate \$2.6M to the City, to be used for parks or a recreational facility. Both the townhome and mixed-use areas would normally be required to have clubhouses. The applicants wanted to be exempted from the clubhouse requirement in return for the donation. They also proposed improving the open space areas to a lower level than would normally be required.

The applicants also proposed a smaller-lot residential area with some lots being as low as 40' wide. The applicants felt these would be preferable to townhomes.

City Administrator Ifo Pili said it was reasonable for the \$2.6M donation to be offset by some exemptions for the applicants. If the Council chose not to allow those exemptions, the donation would be reimbursed over time by impact fees.

Mr. Pili pointed out the recreation facility would be available to all City residents, rather than only the neighborhood.

Councilmember Curtis asked how this proposed facility would compare to the one proposed by the YMCA. Mr. Pili said this would be smaller, but additional phases could be added later. It would be managed by a third party, not by City staff.

Councilmembers asked if the facility would be large enough to meet the City's needs. Mr. Pili stated it would be too small, but was as much as the City could afford without bonding. City staff would analyze whether the facility would be close enough to the City's needs to be worth building.

Councilmembers were concerned that residents of the adjoining neighborhood wouldn't have the level of amenities as other subdivisions.

Councilmember Burnham was concerned about drainage and other issues often found in small-lot neighborhoods.

2. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
  13. A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Sunset Flats Master Development Plan.
    - B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Sunset Flats Master Development Agreement.

Planning Manager Mike Hadley stated this item was originally brought before the Council in September, 2017 and was denied. The City Council later approved that the developer could resubmit a plan as extensive changes had been made to the project. Open space under the powerline corridor was removed, as well as a commercial storage area and multifamily homes. The number of lots was reduced from 688 to 384. A debris basin was added to the Trailhead Park and a 7-acre park was added in the southeast corner of the project.

14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapters 17.80, Sign Regulations and Sign Permits, and 17.25, Side Yard Setbacks, of the Eagle Mountain Municipal Code.

Mr. Hadley explained that this change was requested by the Planning Commission. The proposal was to require a 10' setback on the garage side of each home and a 5' setback on the other side. The change would give each lot a useful amount of space, so a car or an RV could be pulled back from the front yard.

Neighborhood Improvement Officer Diane Liberti stated the amendment to the signage ordinance changed the temporary signage program from a sticker system to an online registration. Ribbons and balloons would be prohibited in public rights-of-way because they leave a lot of debris behind when people don't take them down. Ms. Liberti said a temporary sign could be used as a memorial.

Discussion ensued on prohibiting or limiting memorial ribbons and how to explain that to residents. Ms. Liberti stated ribbons on private property would be allowed. She also reviewed all the ways the public was being educated about signage regulations.

Mr. Mumford suggested allowing ribbons in public rights-of-way for a limited time.

Signage trailers would also be prohibited unless they were on private property.

15. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual.

Linda Peterson, Communications and Community Relations Director, stated this update to the social media policy was intended to educate employees on risk, protect the City from potential litigation, protect the City brand/image, protect staff from harassment and establish roles and procedures.

Ms. Peterson recommended that City employees put a note on their social media accounts that their views were their own and not related to Eagle Mountain City. She recommended that City Councilmembers have City Councilmember pages separate from their personal ones.

Discussion ensued on the specifics of how City officials or employees could best use social media.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

No Closed Executive Session was held.

The meeting was adjourned at 6:08 p.m.

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

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

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Chief Deputy City Recorder; Aaron Sanborn, Economic Development Manager; Linda Peterson, Communications and Community Relations Director; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Chris Trusty, City Engineer; Ross Fowlks, Fire Chief; Eric McDowell, Chief Sheriff's Deputy.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:04 p.m.

5. PLEDGE OF ALLEGIANCE

Stephanie Gricius led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Christmas Tree Disposal** -- The Eagle Mountain City Parks Department is offering free Christmas tree disposal through January 20. Residents can drop live trees, free of all decoration, at the rodeo grounds, 4447 Major St. Please leave them on the asphalt in the parking area.
- **Point of the Mountain Development Survey** -- The Point of the Mountain Development Commission invites you to complete a survey to help create a vision for the Point of the Mountain area. This area has over 20,000 acres of undeveloped land in Salt Lake and Utah counties, including the prison site. The survey can be found on the City website, News section.

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

Brad Davies congratulated the new Councilmembers and Mayor. He thanked the Mayor and Council for the efforts they've made to limit the damage being caused by blasting. His house was damaged and he wanted to know what specific regulations had changed and what limits would be placed on developers. Mayor Westmoreland said the answer was lengthy and asked if Mr. Davies would communicate with City Engineer Chris Trusty about the details.

Former Mayor Christopher Pengra said he was unable to attend the swearing-in ceremony earlier in the afternoon. He congratulated Mayor Westmoreland and Councilmembers Burnham and Clark on being elected. He looked forward to the great things they would do in 2018.

Kiera Evans said residents were told at the City Council meeting in December that the blasting would stop with the expiration of the permit on December 30. They were also told the new blasting ordinance would be presented at this meeting. The blasting didn't stop, the ordinance wasn't being presented and didn't appear to be scheduled in the future. She said homes were being damaged and all the insurance claims were being denied. She said the blasting has to stop now.

Mayor Westmoreland responded progress had been made in the last few days. No permits had been issued in 2018 and no blasting had been grandfathered in. He couldn't promise there wouldn't be any more blasting, but it would have to follow the process outlined in the Municipal Code. The Code amendment prohibiting unbuildable lots from being blasted was delayed by the staff's heavy workload, but it would be on a City Council meeting agenda in the near future.

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

Councilmember Curtis

Councilmember Curtis encouraged youth to attend Youth Council meetings every 2<sup>nd</sup> & 4<sup>th</sup> Wednesday at 5:30 p.m. He also encouraged residents to contact the Mayor if they were interested in serving on City boards. He said former Mayor Pengra's visit reminded him that everyone serves in different roles at different times. Residents attending this meeting might one day be serving on the Council. He congratulated the new City officials and thanked everyone who ran for office.

Councilmember Burnham

Councilmember Burnham thanked everyone for coming to the meeting. She said that in the past, those who ran for office and weren't elected didn't have any more to do with City government, but that was no longer the case. She was excited to be serving on the Council again.

### Councilmember Reaves

Councilmember Reaves was happy to see all of the residents attending the meeting. He loved the process of democracy; being able to say what one felt and being listened to. He was thankful for the new board members being sworn in at this meeting. He encouraged residents to serve on boards and asked them to encourage their teenagers to serve on the Youth Council.

### Councilmember Clark

Councilmember Clark expressed appreciation for the opportunity to serve on the Council. She had the opportunity to meet with some of the department heads. She talked to Zac Hilton for an hour about how streets were maintained. She was impressed with the staff who work so hard for the City. She thanked the people who ran for office and those who serve on City boards.

### Councilmember Gricius

Councilmember Gricius thanked everyone for attending the meeting and looked forward to a great year.

### Mayor Westmoreland

Mayor Westmoreland thanked everyone for the opportunity to serve the City. He was excited about this City Council and the questions they were going to address. He was confident they would work well together and come up with creative answers.

He responded to Mr. Davies' comment, saying the blasting had caused an awkward time in the City, but progress was being made. He was confident the problem would be solved soon. He invited Mr. Davies to contact any of the elected officials if he had any questions after his conversation with Mr. Trusty.

## 9. APPOINTMENTS

### A. Planning Commission – 3 year terms

- i. Matthew Everett
- ii. Jared Gray

### B. Senior Citizen Advisory Council – 4 year terms

- i. Joye Roberts
- ii. Karen Scott
- iii. Marsha Taylor
- iv. Wanda Magnus

**MOTION:** *Councilmember Curtis moved to appoint Matthew Everett to the Planning Commission for a term ending December 31, 2020. Councilmember Gricius seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

**MOTION:** *Councilmember Reaves moved to appoint Jared Gray to the Planning Commission for a term ending December 31, 2020. Councilmember Gricius seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

**MOTION:** *Councilmember Gricius moved to appoint Joye Roberts to the Senior Citizen Advisory Council for a term ending December 31, 2021. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

**MOTION:** *Councilmember Gricius moved to appoint Karen Scott to the Senior Citizen Advisory Council for a term ending December 31, 2021. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

**MOTION:** *Councilmember Curtis moved to appoint Marsha Taylor to the Senior Citizen Advisory Council for a term ending December 31, 2021. Councilmember Gricius seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

**MOTION:** *Councilmember Burnham moved to appoint Wanda Magnus to the Senior Citizen Advisory Council for a term ending December 31, 2021. Councilmember Gricius seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

City Recorder Fionnuala Kofoed administered the oath of office to all the appointees.

## **CONSENT AGENDA**

### 10. MINUTES

A. December 5, 2017 – Regular City Council Meeting

### 11. BOND RELEASE – Into Warranty

A. Spring Run Phase A Plat 2

### 12. BOND RELEASES – Out of Warranty

A. Skyline Ridge Phase 1B

B. Skyline Ridge Phase 1D

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

## **SCHEDULED ITEMS**

### **PUBLIC HEARING**

13. A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Sunset Flats Master Development Plan.

*Mayor Westmoreland opened the public hearing at 7:34 p.m.*

Marci Taylor lived right next to the proposed development. She asked why lots were tiered from two acres directly to half an acre, without a one-acre tier. She requested a buffer between her property and the development, to maintain the Taylors' privacy and keep other homes' yards and debris out of their view. She said the development further south of her property looked terrible and wasn't being kept clean, and she didn't want more of that. She also showed pictures of the wash running through her property, which had flooded and damaged homes in the past.

Mayor Westmoreland asked what Ms. Taylor suggested to solve the problem with the wash.

Ms. Taylor responded she wanted the wash kept clear so the water wouldn't be blocked at the lower end.

James Taylor said he wanted the engineers and developers to address the drainage so people could be protected. He appreciated the nicer lots that were developed recently. He said Mayor Giuliani of New York City had a "broken window policy," which said if blighted buildings were repaired, people would improve the surrounding area. He felt developers had been allowed to build unsightly, unsafe developments and asked the Council to approve better-quality developments in the future.

Jody Hooley read an email she sent earlier to City officials. The main points were:

- She wanted lots on Lake Mountain Road to be five acres.
- She wanted more consistent transitions between lot sizes.
- She wanted the washes taken care of to prevent run-off damage to properties.
- She objected to the trailhead park.

The full text of the email is attached to these minutes.

*Mayor Westmoreland closed the public hearing at 7:47 p.m.*

Planning Manager Mike Hadley said the proposed Sunset Flats Master Development Plan, located on the northeast corner of the intersection of Bobby Wren Boulevard and Pony Express Parkway, included 384 single family lots on 206.65 acres, with a density of 1.89 dwelling units per acre. On September 5, 2017 the City Council reviewed the original Sunset Flats Master Development Plan and denied the application. The applicant revised the plan, removing the multi-family units, substantially reducing the overall number of units, removing the commercial storage component, including a connection to the road serving the high school, and reducing and combining the amount of improved open space.

The applicants also added a debris basin to the trailhead park. Councilmember Gricius asked Mr. Trusty if that would be enough to address the drainage issues. Mr. Trusty said that was the intent, but he would have to look at the property to be sure.

Councilmember Clark asked why the staff report said there were no major or minor channels associated with the project. Mr. Mumford asked Mr. Taylor to point out on the projected wall map exactly where the wash was.

Mr. Trusty said if the wash was collecting local water run-off, that would be part of the property that's owned by the applicant and they would have to address it. Mr. Mumford said it would be addressed with the preliminary plat for the eastern portion of the project.

Councilmember Gricius thanked the applicants for making so many changes to the original plan. She was sure it made the project less lucrative, but it was a great improvement for the City.

Mike Carlson of Wilding Engineering said the applicants were glad to bring the revised plan to the Council. The changes they made were a benefit to the project and would be a benefit to the City. They had discussed the wash and would address the drainage issues.

Councilmember Burnham said this area was a migratory bird habitat and asked how the applicants planned to address that. Mr. Carlson said the revision increased the unimproved open space, including all the area under the powerline corridor.

Councilmember Burnham stated it was difficult for recreational users to determine what land was private and what was public.

Economic Development Manager Aaron Sanborn said the City planned to create maps and signage for the trails and accesses this year.

Mayor Westmoreland addressed Ms. Hooley and Ms. Taylor about lot-size transitions, saying the transition code had been revised, just not in time to affect this development.

Councilmember Clark asked Mr. Carlson if there would be anything such as an HOA or CC&Rs to address upkeep of the properties. Mr. Carlson said no decision had been made, but it would be discussed.

**MOTION:** *Councilmember Gricius moved to adopt an ordinance of Eagle Mountain City, Utah, approving the Sunset Flats Master Development Plan. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

**MOTION:** *Councilmember Gricius moved to adopt a resolution of Eagle Mountain City, Utah, Approving the Sunset Flats Master Development Agreement, with the condition that the applicants work with staff on drainage and runoff issues. Councilmember Reaves seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

## **PUBLIC HEARING**

14. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapters 17.80, Sign Regulations and Sign Permits, and 17.25, Side Yard Setbacks, of the Eagle Mountain Municipal Code.

Mr. Hadley explained the amendment to Chapter 17.25 Side Setbacks, increased the side yard setback to at least ten feet on the garage side of each house. The total setback would remain 15 feet.



*Mayor Westmoreland opened the public hearing at 8:09 p.m. As there were no comments, he closed the hearing.*

Mr. Mumford said the amendment was proposed as a way to allow residents to store vehicles off of the street.

Mr. Mumford explained Chapter 17.80 Sign Regulations and Sign Permits, was amended as follows:

- Any signs placed in a public right-of-way must be registered on the City website.
- A maximum of five signs may be permitted in a public right-of-way.
- Prohibited signs include moving, revolving, or rotating parts signs, twisters signs, snipe/bootleg signs, vehicular signs including unlicensed, inoperable or immovable vehicles or trailer signs (but not including actively used construction trailers not functioning solely as signs), pole signs, inflated signs, ribbons, balloons and billboards.
- Any signs that emit sound, smoke or steam are prohibited.

The Council discussed how to treat ribbons placed in memory of a deceased person.

**MOTION:** *Councilmember Clark moved to adopt an ordinance of Eagle Mountain City, Utah, Amending Chapters 17.80, Sign Regulations and Sign Permits, and 17.25, Side Yard Setbacks, of the Eagle Mountain Municipal Code, with the amendment that staff may make an exception for memorial and honorarium ribbons. Councilmember Gricius seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

15. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual.

This item was presented by Linda Peterson, Communications and Community Relations Director. The proposed amendment to the Policies and Procedures Manual would update the existing policy regarding management of the City's social media accounts, use of personal social media accounts, records retention, emergency procedures, and general online conduct, including best practices.

Councilmember Clark recommended Ms. Peterson look into the Lehi Link and Lehi City Chat Facebook groups. Lehi City officials participated in discussions on Lehi Link, a Facebook group run by residents. Lehi City Chat was an official city Facebook group for discussions between Lehi City government and residents.

Ms. Peterson noted the section of the policy related to elected officials was only a recommendation. She was happy to explore options, keeping channels open while remaining in compliance with the law.

Councilmember Curtis asked if Ms. Peterson would have time to review all the content coming from the City. He believed department heads should answer public questions so residents felt they had access to all areas of City government.

Ms. Peterson said part of her job was to be the City's liaison. She understood Councilmember Curtis' desire to give the residents more access to City staff, but she didn't think it would be practical. She was more able to reach department heads more quickly than residents were.

Councilmember Clark stated she wanted the departments to report regularly in City social media channels on what projects they're working on and what progress has been made. She wanted to humanize the staff to the residents.

Ms. Peterson brought the discussion back to official City policy. She felt the City was best served by having City communications go through the Communications and Community Relations Department.

Councilmember Burnham asked about the restrictions on staff members.

Ms. Peterson reiterated that the guideline for staff members was only to place a sentence in their profile that their social communications weren't related to their City employment.

Councilmember Curtis read Saratoga Springs' social media policy as it related to employees, which said employee media use was not of concern to city government as long as it was consistent with other social media policy guidelines. He felt a detailed policy made employees reluctant to use social media.

Mayor Westmoreland pointed out that vague employee policies were difficult to follow. He felt the proposed, more specific policy would be easier for employees to follow and give them more freedom to express themselves.

City Attorney Jeremy Cook described what information could be required from City officials and employees. GRAMA requests were limited to the context of one's official capacity. Virtually anything could be subject to discovery in litigation. For that reason, it was preferable to have a separate email account only for City business. The Open and Public Meetings Act didn't clearly define where to draw the line. For instance, the Act stated it was not to be construed to limit electronic communications between members of a public body when the public body wasn't in session. The State Attorney General's Office defined that to mean electronic communications among public officials were allowable as long as they didn't circumvent the purpose of the Open and Public Meetings Act, which was that public business be done in public.

Mayor Westmoreland felt the Mayor and Council should do everything they could to be beyond reproach, and be prepared if that should be questioned. He asked where the burden of proof would lie.

Mr. Cook said it wasn't very clear. Answering a question would probably be fine. A quorum of Councilmembers discussing a policy issue outside of a public meeting would probably not.

Councilmember Clark said it might be better for the Councilmembers to have more time to consider these issues before adopting the policy.

**MOTION:**        *Councilmember Clark moved to table a resolution of Eagle Mountain City, Utah, amending the Eagle Mountain City Policies and Procedures Manual to give the Council further time to study the matter. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis,*

*Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

Ms. Peterson asked if there was specific information the Council would like her to provide before this item was presented to the Council again.

Councilmember Clark wanted to be sure City staff and officials could communicate with residents over social media channels. She wanted examples of what an employee could and couldn't comment on.

Councilmember Curtis wanted to be sure employees' personal expression was protected.

Ms. Peterson said the more specific guidelines were created to help those employees who felt that they weren't allowed to speak on social media. The intent was to protect the employees by giving them some guidelines.

Councilmember Curtis expressed his appreciation for Ms. Peterson's efforts to protect the employees and the City.

16. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

Councilmember Curtis

Councilmember Curtis was very proud of the Youth Council. They were interested in shadowing the City Councilmembers to learn more about how the City functions.

Councilmember Burnham

No comment.

Councilmember Clark

Councilmember Clark said a group of residents was putting together a proposal for a dog park to present to the Parks and Recreation Advisory Board.

Councilmember Reaves

No comment.

Councilmember Gricius

No comment.

Mayor Westmoreland

No comment.

17. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

Liaison Assignments:

Councilmember Burnham – Planning Commission and Senior Council

Councilmember Clark – Economic Development Board and Planning Commission

Councilmember Curtis – Cemetery Board and Library Board  
Councilmember Gricius – Economic Development Board and Parks and Recreation Board  
Councilmember Reaves – Military and Veterans Board and Youth Council

Councilmember Gricius offered to cover board meetings when Councilmembers were unable to attend.

18. COMMUNICATION ITEMS

- A. Upcoming Agenda Items
- B. Financial Report

19. ADJOURNMENT

**MOTION:**        *Councilmember Gricius moved to adjourn the meeting at 9:22 p.m.  
Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham,  
Melissa Clark, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion  
passed with a unanimous vote.*

Approved by the City Council on January 16, 2018.



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Fionnuala B. Kofoed, MMC  
City Recorder

ATTACHMENT:

*Mayor and Council Members,*

*I received notice that this project is coming back before you for approval. I have looked at the documents submitted. I like that they have removed commercial, multi-family units, and have left more open space as natural habitat, but still have some objections and concerns.*

- Since all the lots in the immediate area of this development on Lake Mountain are 5 acre lots and since there is little indication that there are plans to keep any other area within the city agricultural, I believe any new approvals along Lake Mountain Road should remain 5 acres. I would like to see that in the revision of the general plan.*
- If this plan is being considered as is, then I would have to ask about the transitioning. From 5 to 2 is much better than the previous plan that went from 5 to 1, but then in the middle of the 2 acre parcels are 2 1/2 acre lots. Not a very compatible transition. 2 acre to 1, to 1/2 is more compatible.*
- At the last public hearing there was a question about significant washes in the land on the east of Lake Mountain Road. I don't see in these documents where those areas are addressed.*
- I don't see details of the traffic study, but what I have seen both before and now does not address the impact of this on Lake Mountain Road. I know some believe that most will take Bobby Wren to Sweetwater, but believe me that will not be the case. Most will take Lake Mountain all the way to Sweetwater at an average speed of 45mph, not 25mph, even with a total washboard surface from pavement on north to pavement on the south.*
- I am not in favor of the trail head park. For one thing, we don't need more formal landscaping with grass that requires more water. More importantly, there are no formal or marked trails on BLM, nor any signage indicating BLM vs private ground. This will only encourage more destruction of any remaining natural habitat on the foothills. I for one and I believe the BLM would not want to see another 5 mile pass. Drainage will quickly become an issue for all of us that live below. There is already massive destruction of native plants on private ground as well as BLM.*

*If you have never been to this area along Lake Mountain Road or haven't been there recently, I would encourage you to take a field trip.*

*I appreciate the time and thought that each of you put in to your positions and welcome any discussion about my concerns. Since I am unsure that I will be able to make it to the public hearing, I am requesting that this email be made a part of the public hearing.*

*Thank You,  
Jody Hooley*