

MINUTES
EAGLE MOUNTAIN CITY COUNCIL MEETING

September 1, 2015

Work Session 4:00 p.m. Policy Session 7:00 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 Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; Ikani Taumoepeau, Economic Development Director; David Norman, Public Works Director; Chris Trusty, City Engineer; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Kent Partridge, Building Official; Brad Hickman, Parks and Recreation Director; Eric McDowell, Sheriff's Deputy.

Mayor Pengra called the meeting to order at 4:07 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 – Pony Express Townhomes

City Administrator Ifo Pili explained that staff discovered some errors in the approval of this project. Staff believed the issues were under control, but wanted input from the Council.

The first issue was the design of Clydesdale Drive, which doesn't comply with the fire code. A 72-foot wide entry with a median was designed as an alternative to the required second access to the subdivision. Chief Fowlks reviewed the approval when he was transferred to Eagle Mountain by Unified Fire Authority and found it out of compliance. Since the median didn't fill the requirement for a second access point, it was removed from the plan. The fire code also requires the road to be 51 feet wide, rather than the 48-foot width that was built.

The second issue is that, while staff is authorized to approval minor changes to final plats, the changes made in the design of the road may be too major to fall under staff approval. Mr. Pili and the staff feel that the road is adequate as built, but want the Council's feedback.

Councilmember Ireland recalled that the discussion around the road approval was all about safety. He asked what impact the 48-foot width has on public safety.

City Engineer Chris Trusty said the road has 25 feet of asphalt, plus mountable curbs on both sides, which makes it 30 feet from back-of-curb to back-of-curb. Anything less than 32 feet requires no parking on one side of the street. Leaving the median in would have prevented parking on either side of the street.

Councilmember Westmoreland asked what will be built on the north end of the road. Mr. Trusty explained that it's a unique road, in that Saratoga Springs is to the west and there's a commercial area to the east. The road ends at the north end of the project with open space.

There is a road stubbed to the west that staff hopes will become a secondary access when it is developed.

Councilmember Bradley asked how the approval process went wrong. Mr. Pili responded that staff simply missed the road-width measurement on the plat. Removing the median initially seemed like a simple change, but Mr. Pili decided a change like that should be brought to the Council. Staff will be more careful in the future in reviewing plats to prevent similar errors.

Mayor Pengra said the question of the median came up with the change from one fire chief to another, which allowed a fresh look at the design. In the future, staff will default to bringing issues forward if there's any question. Fortunately, this issue had a relatively low impact.

B. DISCUSSION – Handcrafted Homes Development Proposal

Mr. Pili said the agreement for the sale of the golf course allowed the owner, Vanguard, to propose rezoning certain parts of the golf course to commercial or residential uses. They would use the proceeds to build a new clubhouse. The City isn't obligated to approve such a rezone. Mr. Pili suggested that they come to Work Session because of the unique nature of the project. However, no representatives of the company attended this meeting.

C. DISCUSSION – Value Ranking System for Public Improvements

Mr. Pili said this item has to do with how to spend the proceeds from the sale of the gas and electric utility system. Planning Director Steve Mumford stated that he and Parks & Recreation Director Brad Hickman were assigned to create a point system to help select what projects will be constructed with the proceeds from the utility system sale. He asked the Council to weight the following criteria: safety, population served, long-awaited, cost efficiency, visibility, functionality and need. After the criteria are weighted, the weights will be incorporated into a scoring system, which a committee will use to create a prioritized project list. The City Council will review the list and select the final projects.

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

13. Ace Rents Site Plan.

This project is proposed for the Gateway Park industrial area. It is a conditional use, because much of the equipment for rent will be displayed outside the building. Some will be visible above the fence, but none will extend beyond the fence. The Planning Commission recommended approval, with one condition. They discussed the landscaping requirement at length, because the developer requested a waiver of the required ten-foot wide landscaping in the parking area. The Commission approved the substitution because the area in question is inside a wall. The front landscaping will have a berm, sod, trees and a wrought iron fence. One commissioner voted against it because of the waiver for the parking lot landscaping.

Councilmember Steinkopf asked if there's a time limit on the conditional use permit. City Attorney Jeremy Cook said the City issues temporary conditional use permits for short-term projects, but this is a regular permit, which only comes into question if there are complaints.

Discussion ensued on the landscaping waiver, the location of employee and customer parking, the amount of space needed to maneuver equipment, and the quick turnover of customer visits.

14. Eagle Mountain Storage Site Plan.

This project is located in Gateway Park, adjacent to Ace Rents. Mr. Mumford stated that the zoning in this area is Commercial Storage, but self-storage is a conditional use. The entrance to the development on Mt. Airey Drive is placed north of the intersection with Wride Memorial Highway for traffic safety. The Planning Commission recommended approval with three conditions. Before the Ace Rents was designed, a second access point with a gate was planned. The fire code requires two access points for a project of this size, so the developer will begin with one phase and build more when a second access point is determined.

Mayor Pengra asked Scot Hazard, the project's developer, where he planned to place the second access to the project. Mr. Hazard said he wasn't sure yet, but has several options because his group owns all of the land to the west of the project.

Councilmember Bradley asked if anyone would live on-site. Mr. Hazard didn't know, but said it was designed to allow for that. Councilmember Bradley asked how that would be approved. Mr. Mumford said it would be a conditional use.

Regarding security, Mr. Hazard stated that the property would be secured with walls and fencing. No one will be able to park unauthorized vehicles on the property. The walls will be designed to be attractive on the outside.

15. Questar Regional Center Site Plan.

This site plan is located in Gateway Park Plat 2. The Planning Commission recommended approval with two conditions. Customer traffic is expected to be minimal. The landscaping will be a combination of standard landscaping and xeriscaping.

Discussion ensued on the parking lot lighting. The lighting plan shows 30-foot high light poles, which exceeds the 17-foot height allowed by City Code, with lights that dim to 50% after 30 minutes without movement in the parking lot.

16. Unified Fire Authority Station #251 Site Plan.

Black mold was found in the City Center fire station, so the living quarters need to be demolished. Unified Fire Authority (UFA) proposes to install modular housing finished to match the existing building, including a breezeway covered with roofing salvaged from the demolished section. UFA will improve the landscaping around the building, as well. The Planning Commission recommended approval with three conditions.

Councilmember Bradley asked if the modular section of the building will be temporary or permanent. Mayor Pengra didn't know, but UFA is planning for a bond issue that will allow them to build several more fire stations.

17. Sweetwater Industrial Park Master Site Plan.

This 213-acre site is located west of Pony Express Parkway and north of the wastewater treatment facility and the City's Community Development Building. The master site plan acts as a preliminary plat. The master site plan shows roads and utilities; individual lots will be platted as buyers indicate how much land they need. The utilities are sized large enough for a wide variety of users. There is a phase within a quarter-mile of the wastewater treatment plant for which the developer is requesting reduced architectural standards to attract buyers, since the location is hard to sell. The parking, landscaping and outdoor lighting standards will not be reduced. The

Planning Commission recommended approval with ten conditions. Some of them have been met already.

City Attorney Jeremy Cook discussed the process for approving this project. The site plan process allows the City Council to approve it, approve it with conditions, or deny it. The question is whether "conditions" means reduced conditions or additional conditions. What the applicant is asking for is essentially a variance. The site plan process is unclear as to whether the variance should be granted now, or whether the site plan should be approved without Exhibit A, with the understanding that each lot will be reviewed at purchase, and a decision on a variance will be made then. That was Mr. Cook's recommendation.

Mike Wren, the owner's representative, stated that approval of Exhibit A is a specific request. He doesn't want each site plan to be approved separately. Each site plan should come in subject to Exhibit A. He would like the master site plan to be approved now, with Exhibit A as a variance application. Each site plan should be approved, with a final plat as part of the application. The final plat would remove that site from the master site plan. He believed that is the way the City Code was written.

Mr. Wren said the uses requested for this project are already approved for this zoning under City Code.

Councilmember Westmoreland asked if approving Exhibit A meant that structures would have to be approved by City Council or not. Mr. Mumford said they would be. Mayor Pengra read from the application: "In order to encourage efficient development and investment, the primary responsibility for building design and configuration will be that of the business owners' association." Mr. Wren stated the intent was for approvals to come to City Council.

Mr. Wren explained that all of Eagle Mountain Properties' construction is done under a master homeowners' association. Each development is under a sub-association. The business owners' association will be recorded with the plat.

Councilmember Bradley asked if there are already buyers for the project. Mr. Wren said there are. There will be a building fronting the road, with a self-storage building behind it.

Councilmember Westmoreland asked if Mr. Wren planned on steel buildings. Mr. Wren responded that in the phase near the wastewater treatment plant, he planned on steel buildings with improved facades. The mini-storage buildings will be all steel.

Councilmember Steinkopf asked if the planned asphalt will be strong enough for large trucks. Mr. Wren said Eagle Mountain Properties always builds streets that last. They will meet City standards and the geotechnical standards for large trucks. Mr. Mumford added that the roadway design calls for more asphalt than the City generally requires.

The right-of-way is designed to end a foot behind the curb. The remaining area with the walkway and park strip will be in the easement, rather than in the right-of-way. Most roadways contain all of that in the right-of-way. Councilmember Bradley asked why they used an easement rather than a right-of-way.

Mr. Wren stated it will eventually be in right-of-way, but until the lots are recorded any utilities will remain in easements. It allows the developers to put off building sidewalks until the individual buyers construct buildings.

Councilmember Westmoreland asked if there were plans for fencing. Mr. Wren said the storage units will have security fencing and lighting. There won't be a fence in front of the building along the road, but the buyer may want a fence behind the building.

Councilmember Steinkopf asked if the master site plan has a time limit before expiration. Mr. Mumford said it has a two-year expiration. Any time a project is approved within the site plan, the deadline is extended by two years.

Councilmember Westmoreland asked if it would be appropriate to attach some type of disclaimer stating that, in rezoning this area, the Council is not giving up any other regulatory power. Mr. Cook said that's implied in a normal master site plan approval. However, approving Exhibit A would take away some of those regulatory approvals. Exhibit A would only apply to the area near the treatment plant.

Councilmember Burnham noted that the first phase consists of 65.8 acres. She asked if all of that falls under Exhibit A. Mr. Mumford said it does.

Mayor Pengra asked what impact this approval would have on the three-acre Miller parcel that was recently given approval for a steel building for equipment storage only. Mr. Cook said it wouldn't have any effect on that previous approval as long as it was specifically excluded from the master site plan.

Mr. Wren stated that Exhibit A doesn't allow the project to bypass any regulatory processes. Mr. Cook said he was referring to the exemption from the City's architectural design standards. It's not an exemption from processes, but from regulations.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and 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.

Mayor Pengra adjourned the meeting at 6:00 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Chris Pengra, Councilmembers Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Deputy City Recorder; David Norman, Public Works Director; Chris Trusty, City Engineer; Steve Mumford, Planning Director; Linda Peterson, Public Information Director; Kent Partridge, Building Official; Lt. Eric McDowell, Sheriff's Deputy.

4. CALL TO ORDER

Mayor Pengra called the meeting to order at 7:05 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Pengra led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **City Offices Closed** – The City offices and library will be closed on Monday, September 7 for the Labor Day holiday. The library will also be closed Saturday, September 5.
- **Community Emergency Response Team (CERT) Classes** – The Community Emergency Response Team (CERT) Program provides for community self-sufficiency through the development of multi-functional response teams who act as an adjunct to the City's emergency services during major disasters. During emergencies, CERT members are able to support first responders and provide immediate help to victims. CERT classes will be taught on five consecutive Wednesday nights at City Hall from September 9th – October 7th, 2015. Registration is available on the City website, News section. The registration fee of \$30 will be reimbursed by the City for those who complete the class.
- **Call for Musicians** – Eagle Mountain Arts Alliance (EMAA) and Saratoga Springs Arts Council are again partnering to produce Handel's "Messiah" this December. They are in need of singers, orchestra members, and production volunteers. For more information and to register, visit www.CommunityMessiah.com. Auditions for vocal soloists and orchestra members will be held September 19 & 26. Please email info@communitymessiah.com with any questions.
- **Candidates' Debate** – A debate for City Council candidates will be held on Thursday, October 15 at 7 p.m. at Frontier Middle School.

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

Marianne Smith requested maintenance or paving on Lake Mountain Road. She also asked if anything is being done to have the trucks, driving to and from the gravel pit on Wride Memorial Highway, drive safely and cover their loads.

Jenn Morrison said the intersection of Mt. Airey Drive and Wride Memorial Highway is dangerous due to the trucks driving to and from the gravel pit. The traffic generated by the proposed storage facility will make the intersection even more hazardous.

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

Mayor Pengra

Mayor Pengra stated he had a meeting with Chris Trusty, Steve Mumford, Jeff Weber and Paul Jerome. They spent several hours dissecting the issues around Lake Mountain Road. They decided the best solution is for the City to pave Lake Mountain Road and/or require developers to pave it as they develop land along the road. They also decided that Bobby Wren Blvd. should be paved, which will make travel easier for residents of Pioneer Addition. However, Bobby Wren Blvd. would not be paved all the way to Lake Mountain Road. A gate should be installed on Lake

Mountain Road near the power station to provide secondary access to emergency responders, and possibly for ATV use. Paving without installing a gate would result in Lake Mountain Road being used as a collector road. Once Airport Road is completed, the pressure on Lake Mountain Road will be relieved.

Mayor Pengra also reported on his conversations with Scot Hazard and John Hadfield regarding noise and traffic issues connected with the Talon's Cove gravel pit. Mr. Hadfield committed to looking for traffic solutions and meeting with Mayor Pengra. To address dust problems, Mr. Hadfield will put an additional booster pump into the water line at the gravel pit to increase the water pressure. He said the pit doesn't have enough manpower to keep the pit from producing excess dust, and committed to remedy that. He also said the equipment is sensitive to too much or too little water. He recently installed a turbo fan that pushes a lot of air into water spray nozzles, which will pull some of the dust out of the air. Regarding the debris and gravel on the road, Mr. Hadfield hired a street sweeping company. He provided logs to Mayor Pengra showing the sweeping runs.

Ideally, the gravel trucks would go through Saratoga Springs rather than on Mt. Airey Blvd. to get to Wride Memorial Highway. However, there is a lawsuit going on that prevents that. Mayor Pengra met with UDOT about having a traffic study for the Mt. Airey/Wride Highway intersection. Realistically, the highway has problems at every intersection. Putting a light at every intersection would defeat the purpose of having a highway vs. a collector road. UDOT is aware of the traffic issues caused by Eagle Mountain's rapid growth.

Councilmember Steinkopf

Councilmember Steinkopf reminded everyone to be careful in traffic now that school is back in session. He mentioned the City staff and Sheriff's deputies who staffed temporary crosswalks while a path was being resurfaced.

Councilmember Burnham

Councilmember Burnham asked parents to teach their children to ride their bikes safely, and drivers to be aware that the children probably won't. A child on a bike has a very good chance of riding in front of a car. She thanked everyone for coming to the meeting. She appreciated Mayor Pengra's information about Lake Mountain Road and asked that the Glenmar rezone be placed on an agenda in the near future.

Councilmember Ireland

Councilmember Ireland expressed appreciation to all six City Council candidates, who came and spoke to the Youth Council at their last meeting. He invited high school students to join the Youth Council.

Councilmember Westmoreland

Councilmember Westmoreland thanked everyone for being at the meeting. He thanked Mayor Pengra and City staff for taking the time to consider options for Lake Mountain Road.

Councilmember Bradley

Councilmember Bradley welcomed everyone. He encouraged residents to use the library. The library staff works hard, and the more residents use the library, the more opportunities the staff has to improve it. He thanked Mayor Pengra for following up on Lake Mountain Road and the gravel pit. He stated that he opposed having a traffic light at the Mt. Airey Drive intersection. He spoke to Brian Phillips of UDOT, who committed to doing a traffic study.

9. APPOINTMENTS

- A. Military and Veterans Board
 - I. Scott Grimes
 - II. Lois Leikam

MOTION: *Councilmember Bradley moved to appoint Scott Grimes to the Military and Veterans Advisory Board for a term ending in December, 2017. Councilmember Burnham seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

MOTION: *Councilmember Bradley moved to appoint Lois Leikam to the Military and Veterans Advisory Board for a term ending in December, 2015. Councilmember Westmoreland seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

City Recorder Fionnuala Kofoed administered the oath of office to Mr. Grimes. Ms. Leikam was unable to attend the meeting.

CONSENT AGENDA

10. MINUTES

- A. August 18, 2015 – Regular City Council Meeting

11. BOND RELEASE – Into Warranty

- A. Gateway Park, Plat 1
- B. Gateway Park, Plat 2
- C. Sunset Ridge, Plat 2

12. BOND RELEASE – Out of Warranty

- A. Meadow Ranch 5, Plat 2
- B. Sunset Ridge, Plat A1

MOTION: *Councilmember Ireland moved to approve the Consent Agenda. Councilmember Westmoreland seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

13. MOTION – Consideration and Approval of a Site Plan for Ace Rents.

This item was presented by Planning Director Steve Mumford. The proposed Ace Rents site plan, for an equipment rental business, will be located at 9569 North Mount Airey Drive, Gateway Park, Plat 1 subdivision, Lot 103, which is northwest of the Cory Wride Memorial Highway and Mt. Airey Drive intersection. The company will have equipment on display in the yard, some of which will be visible above the front fence and the walls on the other sides of the property. City ordinance requires landscaping all around the parking area. The developer has requested a waiver

of this requirement, except for the front landscaping which will screen headlights from view. The Planning Commission recommended the waiver be granted.

MOTION: *Councilmember Ireland moved to approve a site plan for Ace Rents, with the condition stated in the staff report. Councilmember Burnham seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The condition in the staff report is as follows: Outdoor display equipment shall not extend over the fence.

14. MOTION – Consideration and Approval of a Site Plan for Eagle Mountain Storage.

This item was presented by Planning Director Steve Mumford. The proposed site plan for the Eagle Mountain Storage facility is located at 9469 North Mount Airey Drive, Gateway Park, Plat 1 subdivision, lot 100. The Planning Commission recommended approval with three conditions. The plans have been modified since then to solve an issue with fire code compliance. The project was too large to be permitted with only one access, so the size was reduced. Mr. Mumford stated that if the Council approved the project, a fourth condition should be added: Any additional phase will require another access point into the project.

MOTION: *Councilmember Ireland moved to approve a site plan for Eagle Mountain Storage with the three conditions listed in the staff report, and a fourth condition that any additional phase will require a second access point. Councilmember Steinkopf seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The conditions in the staff report are as follows:

1. The landscaping plan shall be amended to include street trees in the Mt. Airey Drive park strip, and landscaping in the native vegetation area, to be reviewed for approval by the Parks Director.
2. A streetlight plan is required that complies with Chapter 15.70.090D Street Lighting. All lighting on the site shall comply with Chapter 17.56 Outdoor Lighting Standards. A lighting plan shall be submitted along with lighting spec/cut sheets for all exterior lights.
3. A monument sign plan and permit shall be submitted for approval to the Planning Director prior to installing a sign.

15. MOTION – Consideration and Approval of a Site Plan for Questar Salt Lake Mountain Regional Center.

This item was presented by Planning Director Steve Mumford. The proposed site plan for the Questar Salt Lake Mountain Regional Center is on a 7-acre site located at 4002 East Wagstaff Way in Gateway Park, Plat 2 subdivision, lot 104. It includes employee offices, a customer service area and a welding shop. The Planning Commission recommended approval with two conditions.

The landscape plan the applicant submitted doesn't fully comply with the Code in some areas, but exceeds the Code in other areas. City Code requires that a site this size install at least 50% of the

landscaping in turf (Chapter 17.60). The plan submitted consists completely of xeriscape. The Planning Commission recommends that the park strip be landscaped with grass and trees (consistent with Ace Rents to the south) while the remainder of the site should be approved as submitted. The submitted plan includes more than four times the number of trees that are required, and exceeds the requirement for drought tolerant shrubs.

The lighting plan was discussed. Tom Kemp of Questar Gas said the 50% dimmers are expensive, so they wouldn't be used if the company had to install more, shorter light poles.

Councilmember Burnham wondered if the City should change its lighting ordinance to add an option for taller light poles with lights that can be dimmed.

Mr. Mumford mentioned that the traffic study for the project said the intersection at Mt. Airey Drive and Wride Memorial Highway is already at service level F. The study states that added traffic from this project will only affect north Mt. Airey Drive traffic, not traffic on Wride Memorial Highway. It didn't recommend a traffic signal at the intersection.

Mr. Kemp said the facility will house 40 employees in the beginning. It is being built for the future growth Questar expects in the area and will have a capacity of 90 employees.

MOTION: *Councilmember Ireland moved to approve a site plan for Questar Salt Lake Mountain Regional Center, with the first condition as stated in the staff report, and the second condition amended to state that the lighting plan be revised so that the parking lot lighting fixtures do not exceed 30 feet in height and include motion dimmers that go off when no motion is detected. Councilmember Burnham seconded the motion.*

Councilmember Westmoreland felt the motion should be more specific.

AMENDED MOTION: *Councilmember Ireland moved to approve a site plan for Questar Salt Lake Mountain Regional Center, with the first condition as stated in the staff report, and the second condition amended to state that the parking lot lighting fixtures do not exceed 30 feet in height and include a motion sensor that will reduce the light level to 50% if no motion is detected for 30 minutes. Councilmember Burnham accepted the amendment. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The first condition in the staff report is as follows: An updated landscape plan shall be submitted and approved by City staff, including turf in the park strips.

16. MOTION – Consideration and Approval of a Site Plan for Unified Fire Authority Station #251.

This item was presented by Planning Director Steve Mumford. The proposed site plan for the Unified Fire Authority Station #251 is for a modification of the existing City Center fire station building to replace uninhabitable housing quarters with a modular housing unit. The property is located at 1680 East Heritage Drive. The living quarters were found to have black mold and need to be demolished.

MOTION: *Councilmember Ireland moved to approve a site plan for Unified Fire Authority Station #251 with the conditions stated in the staff report. Councilmember Bradley seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The conditions in the staff report are as follows:

1. Public Works shall be contacted when services are shut off during the demolition phase of the project.
2. Salvaged roofing shall be used on the covered walkway between the existing structure and the housing module.
3. The module façade shall match the existing structure as closely as possible.

17. MOTION – Consideration and Approval of a Site Plan for Sweetwater Industrial Park.

This item was presented by Planning Director Steve Mumford. The proposed site plan for the Sweetwater Industrial Park is on a 213.62 acre parcel located west of Pony Express Parkway, and north of the wastewater treatment facility and the City's Community Development Building. A master site plan acts as a preliminary plat for industrial projects. It allows the project to be approved without being locked in to specific lot sizes. Buyers will provide site plans and final plats for approval. The master developer will install roads and utilities.

Councilmember Burnham felt an industrial park would be a good use for that land. She objected to approving Exhibit A, which gives a blanket exception to architectural standards over a large area. She preferred to approve exceptions on an individual basis.

Mike Wren, representing the applicant, said in order to make the 65 acres closest to the wastewater treatment plant marketable, it's preferable to provide a blanket standard for what buyers can build.

Mayor Pengra said this meeting has been evidence that the Council is willing to allow exceptions when necessary for new projects. He was concerned about the statement in Exhibit A that approval would be primarily the responsibility of the business owners' association. It seemed to waive the City's standards.

Councilmember Bradley pointed out the paragraph on building facades, which included "or other texture," which leaves no standards.

Mayor Pengra asked about the Sanderson and Miller properties in the area. Mr. Wren stated that Mr. Miller's property is included in the parcel, but this application isn't meant to affect any approvals that have been granted on his land.

Councilmember Westmoreland asked about the recorded document mentioned in Exhibit A. Mr. Wren said the master association is recorded. A sub-association will be recorded when the site plan is recorded. He said the approval by the business owners' association is not meant to exclude City approval. It's meant to have some authority over buyers.

Councilmember Bradley asked if Exhibit A will remain in effect even after the Monte Vista Ranch master development agreement expires in 2017. Mr. Mumford said it would.

Exhibit A states the project is exempt from Chapter 17.72, along with other references to architectural standards in other sections, which essentially exempts the project from City standards.

Councilmember Ireland suggested the City create an overlay zone for land near the wastewater treatment plant.

MOTION: *Councilmember Ireland moved to approve a site plan for Sweetwater Industrial Park, with conditions 1-9 as stated in the staff report, removing condition 10, Exhibit A and the phase line. Councilmember Bradley seconded the motion. Those voting yes: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

The conditions in the staff report are as follows:

1. Easements are required for off-site storm drain lines.
 2. Storm drain detention is required for each lot.
 3. A street light plan shall be submitted for the project in compliance with EMMC Chapter 15.70.090D.
 4. All outdoor lighting shall comply with EMMC Chapter 17.56.
 5. Parking for each site plan shall comply with EMMC Chapter 17.55.
 6. Street trees shall be required in the park strip with each individual site plan.
 7. Landscaping plans shall comply with the standards in the City Code.
 8. Fencing and screening of outdoor uses shall be reviewed with each individual site plan.
 9. The project must comply with the height limits found in the City Code.
 10. ~~Exhibit A, "Special Development Standards," applies to the property designated on the approved plans (within ¼ mile of the wastewater treatment plant, excluding property within 200 feet of Pony Express Parkway).~~
18. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

Councilmember Steinkopf

No comment.

Councilmember Burnham

Councilmember Burnham was pleased that lots of exciting things are happening in the City, as evidenced by all the projects approved tonight. She appreciated the staff's hard work.

Councilmember Ireland

Councilmember Ireland seconded Councilmember Burnham's comments.

Councilmember Westmoreland

No comment.

Councilmember Bradley

Councilmember Bradley reiterated that the Library Board is seeking two more members. He said the City has a great library staff. He encouraged residents to participate in the Eagle Mountain Arts Alliance.


Mayor Pengra

Mayor Pengra said he was impressed and encouraged with everything going on in the City and in its departments. The employees work very hard.

19. 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.
20. COMMUNICATION ITEMS
 - A. Upcoming Agenda Items
21. ADJOURNMENT

MOTION: *Councilmember Ireland moved to adjourn the meeting at 8:52 p.m. Councilmember Westmoreland seconded the motion. Those voting aye: Adam Bradley, Donna Burnham, Ryan Ireland, Richard Steinkopf and Tom Westmoreland. The motion passed with a unanimous vote.*

APPROVED BY THE CITY COUNCIL ON SEPTEMBER 15, 2015.



Fionnuala B. Kofoed, MMC
City Recorder