



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

September 5, 2017

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 John Painter, Councilmembers Colby Curtis, Stephanie Gricius and Benjamin Reaves. Adam Bradley participated by telephone. Tom Westmoreland was excused.

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; Evan Berrett, Management Analyst; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, City Planner; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Mack Straw, Public Utilities Director; Ross Fowlks, Fire Chief; Eric McDowell, Chief Sheriff's Deputy.

Mayor Painter called the meeting to order at 4:12 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.

City Administrator Ifo Pili introduced Mr. Parker from UDOT to discuss the environmental study required for the SR 73 expansion environmental study. UDOT designed an expanded roadway with frontage roads for the project and moved on to the environmental study stage. The study will be presented to the public at an open house this week, at which the public will be able to see the project plan and ask questions. After the environmental study is completed in early 2018, there will be a 30-day public comment period. The study will be finalized during summer 2018, after which it will be presented to the Legislature.

A. UPDATE - Ridgeline Overlay

Community Development Director Steve Mumford described the progress on the ridgeline overlay ordinance. It was discussed at the last Planning Commission, and the Planning Department incorporated the suggestions received at the meeting. After additional review and revision, the Planning Department expected to present the ordinance to the Planning Commission again in three weeks. Mr. Mumford noted The Foothills at Unity Pass project had been tabled to this meeting, but was removed from the agenda pending adoption of a ridgeline protection ordinance. The developer had also requested that this project be removed from the agenda. He described the various concepts the department was considering for how to protect ridgelines, and stated the City's GIS technician would create ridgeline overlays.

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

9. MINUTES

No comments.

10. SUBDIVISION BOND RELEASES

Mayor Painter stated that these bond releases referred only to subdivision improvement bonds, not to landscape bonds.

Councilmember Reaves asked what the bond releases were based on and whether the Council could have that data as part of the meeting packet. City Engineer Chris Trusty explained the releases were based on completion of written requirements for each subdivision, which could be added to the packet.

11. RESOLUTION – Wastewater Pretreatment Program

Public Utilities Director Mack Straw introduced Jared Oldroyd of JWO Engineering. Mr. Oldroyd stated the State didn't require Eagle Mountain to have a pretreatment program at its current treatment levels; however, City staff felt it would be wise to have a program in place. The program will also support permitting of a future combined waste treatment system, which would be more efficient than the current treatment program.

Mr. Oldroyd stated, under State law, Eagle Mountain had the authority to adopt a pretreatment program. The plan protected the City's wastewater treatment plant permit by ensuring it met its permit conditions, as well as providing enforcement provisions.

Public Utilities Director Mack Straw explained the program would protect the City against any illicit waste discharge into its system by an industrial user. Implementing the plan would have no fiscal impact, except to allow the City to charge industrial users for wastewater treatment permits, which prevents residential users from having to subsidize their use of the system.

12. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Sunset Flats Master Development Plan.

Planning Manager Mike Hadley explained that Sunset Flats was a 206-acre single-family and multi-family residential project with a commercial storage component. It would be located north of the Pioneer Addition subdivision, with large lots east of Lake Mountain Road. The project would cross the powerline corridor, with parks located under the powerlines.

Councilmember Curtis asked what the developers' responsibility would be for completing Bobby Wren Blvd. Mr. Trusty said they would have to dedicate the right-of-way and improve the road all the way through the development. Discussion ensued on how much of Lake Mountain Road would have to be paved, as well as lot sizes and configurations.

Councilmember Bradley asked Mr. Mumford about the history of developing parks under the powerline corridor. Mr. Mumford said there was a park in Eagle's Gate and a small one in The Cove at Rock Creek. The bike park was also located in the corridor, as well as one or two other small parks. City staff preferred to limit park uses under the corridor to grass and small trees, rather than anything that would gather large numbers of people under the powerlines.

Mr. Mumford stated the City's current future land use and transportation corridors maps show flexible zoning west of the powerline corridor and rural residential zoning east of the corridor. The commercial storage didn't comply with the maps; however, the City often amended these plans based on developers' proposals. In this case, such a proposal hadn't been made because City staff was making a major update of the General Plan.

Mr. Hadley described the park space in the powerline corridor. The developers planned to leave most of it as native grass with a trail running through it. City Attorney Jeremy Cook noted that Kern River Gas Transmission Company, the owner of the gas line under the powerline corridor, allowed very little improvement along the gas line.

Discussion continued on how to manage the land in the powerline corridor.

Councilmembers discussed lot sizes in the project and the transitioning from five-acre to one-acre lots east of Lake Mountain Road. The Council preferred having some quarter-acre and third-acre lots west of Lake Mountain Road to add a lot size range that was generally lacking in Eagle Mountain's available residential lots. As designed, the project was much higher in density.

Mayor Painter asked if the density planned on Lake Mountain Road was consistent with nearby projects. Mr. Mumford said lots along Lake Mountain Road were one to five acres, except for the Eagle Point I subdivision, which consisted of 8,000-10,000 sq. ft. lots.

The Council discussed density, park space and transitioning in the project area at length. Councilmember Bradley requested a copy of the updated traffic study.

Mayor Painter asked if the rezone, buffering and transitioning sections of the Municipal Code should be revised, since they were frequently items for lengthy discussion. Mr. Mumford suggested some directions revisions might go.

Discussion returned to Sunset Flats, focusing on park details.

13. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Chapter 17.60.120 of the Eagle Mountain Municipal Code for General Fencing Provisions.

City Planner Tayler Jensen stated the proposal included three changes: removing the three-foot setback between fences and sidewalks; amending requirements for collector and arterial road fencing; and amending requirements for park fencing. The City Council could make multiple motions based on this staff report and potentially approve one proposed change while tabling or denying another.

Setback

The three-foot setback between fences and sidewalks was found in Chapter 17.60.120 of the Municipal Code. It was often not complied with and was difficult to enforce without requiring a building permit for fences. City staff and Administration were not in favor of establishing a new permit process. Additionally, the three-foot setback was rarely well-maintained. The proposal also added a reference to Chapter 16.35.090, Privacy Fencing, which was often ignored because it wasn't in the same chapter as the other fencing standards.

Mayor Painter asked why the three-foot setback was created. Mr. Jensen said it was more comfortable to use a sidewalk if there was a space between it and a fence.

Councilmember Gricius noted the new, five-foot-wide sidewalk standard would serve the same purpose as the setback.

Arterial and Collector Road Fencing

Mr. Jensen said, while the impetus for the Code change was the disbanding of The Ranches HOA, whatever is adopted by the Council would apply to all side and rear fencing along collector and arterial roads.

The first option stated existing fencing shall be maintained by an HOA or, in the absence of an HOA, shall be maintained by the property owners in good repair and in a consistent manner.

The second option required property owners and/or developers to build and the property owner or HOA to maintain at their own expense a wall or fence consistent with the standards found in Chapters 17.60.120 and 16.35.090 for side and rear property lines along collector and arterial roadways.

The third option called for existing fencing along arterial and collector roads, including former HOA fencing, to be maintained by an HOA, or property owner in the absence of an HOA, in a consistent manner and good repair so long as they exist. Any changes to existing arterial and collector road fencing would have to be compliant with 16.35.090, Privacy Fencing.

Park Fencing

The Planning Department recommended that if fencing was desired adjacent to public parks, the fencing would be approved by the City Council and installed by a developer at the time the park was developed. Park fencing would be maintained by an HOA, or property owners in the absence of an HOA, in a consistent manner and good repair. Should a project be developed without park-adjacent fencing, fencing would not be permitted adjacent to the park, unless it was installed in a consistent manner along the full side of the park.

Mr. Mumford stated vinyl fencing would not be allowed where it would be inconsistent with adjacent fencing under the current Code, although the Code could be changed in the future.

Councilmember Reaves asked what was preventing the setback from being enforced. Mr. Jensen responded there was no building permit process for fencing, so noncompliant fencing could be in place for months before Neighborhood Improvement found out about it. Asking a homeowner to move the fence would create an expensive burden.

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 or 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 6:13 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor John Painter, Councilmembers Colby Curtis, Stephanie Gricius and Benjamin Reaves. Adam Bradley participated by telephone. Tom Westmoreland participated by telephone as his telephone connection permitted.

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; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, City Planner; Chris Trusty, City Engineer; Mack Straw, Public Utilities Director; Ross Fowlks, Fire Chief; Eric McDowell, Chief Sheriff's Deputy.

4. **CALL TO ORDER**

Mayor Painter called the meeting to order at 7:06 p.m.

5. **PLEDGE OF ALLEGIANCE**

William Prince led the Pledge of Allegiance.

6. **INFORMATION ITEMS/UPCOMING EVENTS**

1. **Public Open House - S.R. 73 Study / Mountain View Corridor**

Date: 09/07/2017, 5:30 PM - 7:30 PM

Location: Black Ridge Elementary School, 9358 North Sunset Drive, Eagle Mountain

This will be a combined S.R. 73 State Environmental Study (SES) and Mountain View Corridor (MVC) public open house. The SES will evaluate the natural and built environment and determine a preferred alignment for a future freeway with a frontage road system. The public is invited to provide input on transportation and environmental considerations in the study area. Representatives from the MVC project team will be present to provide an update and answer any questions about MVC.

2. **Fall Cleanup Dumpsters - Eagle Mountain City will offer Fall Cleanup Dumpsters from September 8 through September 10. There will be 7 dumpsters at two locations: South of Frontier Middle School (1427 Mid Valley Rd.) and at the SilverLake Amphitheater (7920 N. SilverLake Pkwy - lower entrance off of Pony Express Pkwy)**

3. Eagle Mountain Arts Alliance (EMAA) Writing Workshop
Date: 09/09/2017 9:00 AM - 6:00 PM
Black Ridge Elementary School, 9358 North Sunset Drive, Eagle Mountain

4. The Lights Fest
September 16, 4:00 – 10:00 p.m.
Cory B. Wride Memorial Park (east side of Pony Express Pkwy)
To purchase tickets and for additional information, please visit the Viive Events website.

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

None.

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

Councilmember Bradley

Councilmember Bradley appreciated being allowed to participate by telephone and apologized for being unable to attend in person.

Councilmember Westmoreland

Councilmember Westmoreland’s telephone connection was not working.

Councilmember Curtis

Councilmember Curtis encouraged youth ages 14 – 18 to join the Youth Council, which met on the 2nd and 4th Wednesdays of each month at 5:30 p.m. in the Council Chamber.

Councilmember Reaves

Councilmember Reaves welcomed those attending the meeting and welcomed John Painter as the Mayor of Eagle Mountain for the remainder of the year.

Councilmember Gricius

Councilmember Gricius thanked everyone for attending the meeting.

Mayor Painter

No comment.

CONSENT AGENDA

9. MINUTES

- A. August 1, 2017 – Regular City Council Meeting
- B. August 14, 2017 – Special City Council Meeting

10. SUBDIVISION BOND RELEASES – Into Warranty

- A. Evan Ranch R-3, K-1 & K-5
- B. Oak Hollow Phase A Plat 1 & 2
- C. SilverLake 13
- D. Skyline Ridge Phase 2, Plat 1

11. RESOLUTION

A. Wastewater Pretreatment Program

MOTION: *Councilmember Curtis moved to approve the Consent Agenda. Councilmember Gricius seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius and Benjamin Reaves. Tom Westmoreland's telephone connection was not working during the vote. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

PUBLIC HEARING

12. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Sunset Flats Master Development Plan.

This item was presented by Planning Manager Mike Hadley. The proposed Sunset Flats Master Development Plan was comprised of 688 units on 206.65 acres. The project included 515 single family lots, 96 condominiums and 77 townhomes for a total density of 3.3 dwelling units per acre. It was located on the northeast corner of the intersection of Bobby Wren Boulevard and Pony Express Parkway. The proposal contained Tier I, II, III and IV Residential as well as a commercial storage component. Parks were located under the powerline corridor.

The project crossed the right-of-way for the future Airport Road and crossed the existing Lake Mountain Road, with one-acre lots east of Lake Mountain Road.

Susan Palmer, the project manager, said the developers had been working with the Planning Department on this project for three years. The project had gone through many changes in accordance with requests by City staff.

Ms. Palmer stated the developers felt the site for the commercial storage facility made sense because there was not much that could be located next to the power station. She pointed out the storage buildings' facades were updated to make them more attractive and the site would be landscaped with trees.

Councilmember Bradley said he had a hard time seeing how a commercial storage facility could be suitable for Lake Mountain Road. The road wasn't able to carry commercial traffic and storage units next to residential areas had proved difficult in the past.

Mayor Painter asked Councilmember Bradley if he thought there was no place in the project for the facility, or whether he only objected to locating it on Lake Mountain Road. Councilmember Bradley said he didn't want a commercial site so close to residential development.

Councilmember Curtis asked Ms. Palmer if the developers planned to finish Bobby Wren Blvd. Mr. Palmer said they did.

Councilmember Reaves asked if Ms. Palmer had presented the plan for parks over the gas transmission line to Kern River Gas Transmission Company. Ms. Palmer said the project engineer, Mike Carlton of Wilding Engineering, said he hadn't talked to Kern River, but other

projects with parks over a gas line had to be approved by them. He planned to find out exactly what was allowed in the Eagle Mountain corridor.

Mr. Mumford reviewed the traffic study. The most congested intersection would be Bobby Wren Blvd. and Pony Express Parkway. It could be level F in 2024, meaning a wait time of 50 seconds or more, but intersections were generally acceptable at level D. By 2024, it was expected to warrant a traffic signal.

Councilmember Reaves asked when Airport Road was expected to be completed. City Engineer Chris Trusty said it was scheduled in the next six years. However, if Pony Express Parkway was widened, there would be less need for Airport Road, so it would more likely be completed in 6 – 12 years.

Mayor Painter opened the public hearing at 7:39 p.m.

James Taylor, whose property was adjacent to the north border of the project, asked if the developers would be able to change the densities of various areas of the project. He said residents had been promised graduated buffer lots between one-acre and five-acre properties. He also wondered whether an adequate drainage system would be installed.

Mayor Painter asked Mr. Mumford to respond to Mr. Taylor's concerns. Mr. Mumford said there was no provision for changing the density east of Lake Mountain Road. He said the standard lot transition from five-acre lots is one-acre, then a road, then quarter-acre lots. Any transition in Eagle Mountain that was more gradual than that was a choice of the developers.

Jan Preece said she lived very close to the proposed development. The lots in her neighborhood were very small and she didn't want any more tiny lots. She wanted larger lots for the community to grow into. She wanted Lake Mountain Road to remain five-acre lots. There have always been five-acre lots there, to protect the agriculture going on there and to protect the Friends-In-Need animal sanctuary protected. She noted that commercial lots were zoned along Bobby Wren Blvd.

Elise Erler, representing SITLA, said SITLA was an adjacent landowner to the project. She suggested the future high school road be extended from Pony Express Parkway through SITLA's land along the north side of the Sunset Flats project.

Jody Hooley, a resident of Lake Mountain Road, said she hadn't seen the required environmental study or information on protection of the natural habitat. Mr. Mumford said the applicant would address that. Ms. Hooley stated the plans were not in compliance with the Future Land Use and Transportation Map. There were other places in the City for commercial facilities. The high density of the project would create huge traffic problems. The speed limit was already regularly violated. She wanted protection for natural habitat; for instance, habitat for rapidly-diminishing raptors.

City Attorney Jeremy Cook stated the Planning Director had discretion as to how much detail to require in an environmental impact study. Mr. Mumford said he used the same level of detail in this case as he did with other developments.

Councilmember Reaves asked Mr. Mumford what he meant by saying he accepted some environmental studies in various degrees. Mr. Mumford said he would look at City records and

give examples of past developments. He said the Planning Department was prepared to look at the environmental concerns in more detail.

Mayor Painter asked Mr. Mumford to comment on this being inconsistent with the existing Agriculture zoning. Mr. Mumford said Agriculture was, for the most part, a holding zone until lands were rezoned for development.

Councilmember Bradley asked for the zoning of the land west of Lake Mountain Road. Mr. Mumford said it was all zoned Agriculture. A master development plan served as a rezone.

Marci Taylor, whose property was directly next to the north end of the project, stated there were a lot of 1000-year-old cedars along the property line, which were inhabited by wildlife, although much less wildlife than previously. They could be used as a buffer between her property and the proposed lots which would border it. She said major rain storms already caused heavy run-off down the hillside.

Mike Kieffer, a resident of Lake Mountain Road, said commercial development had no place in a residential area. He said Eagle Mountain was prime raptor habitat and there were two kestrel nesting boxes located along Lake Mountain Road. The Migratory Bird Act prohibited development in areas which had or previously had breeding raptors. He wanted a condition in writing that Bobby Wren Blvd. would be completed. He felt people would use Lake Mountain Road, which is not a collector road, to avoid crowded intersections.

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

Councilmember Bradley felt the project should be denied or tabled indefinitely, at least until after the high school was constructed. He didn't think traffic was properly considered during the approval of the high school, and this project would make traffic issues worse.

Mayor Painter noted that Councilmember Westmoreland wouldn't be able to participate in the vote because his phone connection wasn't working.

MOTION: *Councilmember Bradley moved to deny an ordinance of Eagle Mountain City, Utah, adopting the Sunset Flats Master Development Plan. Councilmember Gricius seconded the motion.*

The Council voted after extensive discussion, considering the points of concern in detail: traffic in the residential area, compatibility, an update to the General Plan, buffering, traffic generated by the high school, and having a commercial use next to a residential zone.

Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius and Benjamin Reeves. The motion passed with a unanimous vote.

13. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, amending Chapter 17.60.120 of the Eagle Mountain Municipal Code for General Fencing Provisions.

City Planner Tayler Jensen reviewed the presentation he made during Work Session, found on pages 3 and 4 of these minutes.

Mr. Mumford asked, if the Council disapproved of any of the proposals, that they give clear direction to staff as to what changes they wanted.

Councilmember Gricius expressed approval of the item about existing arterial fencing (17.60.120[R]), provided as option #3, but wanted 17.60.120(R[5]) from option #2 added to it.

“Existing fencing along Arterial and Collector roads, including former HOA fencing shall be maintained by an HOA or property owner in the absence of an HOA in a consistent manner and good repair so long as they exist. Any changes to existing Arterial and Collector road fencing shall be compliant with 16.35.090 Privacy Fencing. Nonconforming existing fencing may be maintained in current styles and configurations as legal nonconforming fencing. Legal Nonconforming fencing that becomes damaged or destroyed may be rebuilt or repaired within 6 months of the damage occurring without having to comply with this standard. Existing homes or lots without fencing shall also be classified as legal nonconforming and thus not required to install fencing.”

Mr. Jensen noted some developers proposed different fencing styles than the normal one. Their requests were approved as long as the fencing was consistent throughout the subdivision.

MOTION: *Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, amending Chapter 17.60.120 of the Eagle Mountain Municipal Code for General Fencing Provisions, removing the three-foot setback requirement, as well as the park fencing portion of the proposal. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley, Colby Curtis and Stephanie Gricius. Those voting no: Benjamin Reaves. The motion passed with a vote of 3:1.*

The Code amendment approved was as follows:

Delete EMMC 17.60.120(C) “Corner or Double Frontage Lots. Lots with more than one frontage shall adhere to subsection H of this section, Fencing along Streets. Clear vision triangles as shown in this chapter shall be preserved and enforced.”

Delete EMMC 17.60.120(H) Fencing along Streets. Any sight-obscuring fence taller than four feet must be set back a minimum of three feet from the sidewalk. This three-foot strip shall contain trees, shrubs, or other ground cover. All landscaping shall be maintained by the property owner. Fencing that is four feet or shorter may be placed on the property line. See EMMC 17.60.130 for chain link fencing regulations.

Add EMMC 17.60.120(Q) Collector and Arterial Fencing. All fencing adjacent to a collector or arterial road shall comply with standards in 16.35.090 Privacy Fencing.

After additional discussion, Councilmember Reaves made a motion regarding the arterial and collector road fencing. Councilmember Westmoreland’s phone connection was still not working.

MOTION: *Councilmember Reaves moved to adopt an ordinance of Eagle Mountain City, Utah, amending Chapter 17.60.120 of the Eagle Mountain Municipal Code for General Fencing Provisions, Arterial and Collector Road Fencing, option 2. Councilmember Bradley seconded the motion. Those voting aye: Adam Bradley and Benjamin Reaves. Those voting no: Colby Curtis and Stephanie Gricius. Mayor Painter broke the tie with a vote of yes.*

The Code amendment approved was as follows:

R. Collector and Arterial Fencing Standards: It shall be the responsibility of the property owner and/or developer to build and the responsibility of the property owner or HOA to maintain at their own expense a wall or fence consistent with the standards found in this chapter and 16.35.090 for side and rear property lines along collector and arterial roadways.

1. Residential developments designed with rear or side lot lines abutting an arterial road or collector road right-of-way shall install privacy fencing consistent with the Eagle Mountain Collector and Arterial Fencing Standards found in this title and 16.35.090 along the rear and/or side lot lines abutting an arterial or collector road. Developer applicants are required to install privacy fencing prior to any building permits being issued in that phase of development. After fencing is installed it shall be maintained in good repair and a consistent manner by the property owner.

2. Commercial or Industrial developments with rear or side lot lines abutting an arterial or collector road right-of-way shall install privacy fencing or a privacy wall of consistent height (no less than six feet), material, color, and durable quality as defined by title 16.35.090. Developer applicants are required to install privacy fencing prior to a final inspection for the project. The city council shall be authorized to require a specific material and color for the fencing/wall in a site plan approval. After fencing is installed it shall be maintained in good repair and a consistent manner by the property owner.

3. Residential Arterial and Collector Road Fencing Standards: All Arterial and Collector road residential fencing shall be built with:

- a. 6" x 6" Cedar posts that are crowned and routed on top
- b. 1" x 4" and 2" x 4" nailer board on the top and bottom of fence
- c. 2" x 4" Cap board on top
- d. 1" X 6" Slats
- e. 1" x 8" and 2" x 8" nailer board 30" below top of fence
- f. Monterey Grey

4. Alternative Standards: Residential developers may propose alternative standards for arterial and collector road fencing within their project to be approved by the Eagle Mountain City Council. Any alternative standard fencing shall be for a durable quality fence/wall as defined by title 16.35.090. Adopted alternative standards and the neighborhoods to which they apply shall be added to this title.

5. Nonconforming existing fencing may be maintained in current styles and configurations as legal nonconforming fencing. Legal Nonconforming fencing that becomes damaged or destroyed may be rebuilt or repaired within 6 months of the damage occurring without having to comply with this standard. Existing homes or lots without fencing shall also be classified as legal nonconforming and thus not required to install fencing.

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

Councilmember Bradley

Councilmember Bradley thanked Mayor Painter for allowing him to participate by telephone.

Councilmember Curtis

No comment.

Councilmember Reaves

No comment.

Councilmember Gricius

No comment.

Mayor Painter

Mayor Painter thanked the Council for giving him the opportunity to serve as Mayor until the end of the year. He stated Eagle Mountain City was lucky to have such capable staff and engaged City Council. He appreciated the confidence placed in him. He appreciated Mayor Pengra's service and everything he did for the City. He thought Mayor Pengra did a very, very good job, which he's heard from several residents, as well.

15. 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.

None.

16. COMMUNICATION ITEMS

- A. Upcoming Agenda Items
- B. Financial Report

17. ADJOURNMENT

MOTION: *Councilmember Reaves moved to adjourn the meeting at 9:36 p.m. Councilmember Gricius seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius and Benjamin Reaves. The motion passed with a unanimous vote.*

Approved by the City Council on September 19, 2017.



Fionnuala B. Kofoed, MMC
City Recorder

