



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

October 3, 2017

Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor John Painter, Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; David Mortensen, City Treasurer; 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; Brad Hickman, Parks and Recreation Director; Jeff Weber, Facilities/Operations Director; Zac Hilton, Streets and Storm Drain Manager; Ross Fowlks, Fire Chief; Eric McDowell, Chief Sheriff's Deputy.

Mayor Painter called the meeting to order at 5:00 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 – Branding / City Signage

Communications and Community Relations Director Linda Peterson stated City staff had been researching the City's branding. They found that some of Eagle Mountain's signage and branding were outdated and were not presenting the desired message. She requested the Council's feedback as to whether the subject merited further research.

Due to Eagle Mountain's rapid growth, Ms. Peterson and her department have been considering how consistent branding and signage might help increase City unity. All areas should give a similar impression, building a sense of community throughout the City.

Ms. Peterson noted older logos were in use in some areas around the City. The Streets Department has been updating street signs, including adding the current City logo to the signs. The streetlight posts and some of the amenities installed by The Ranches HOA didn't use the City's current logo.

Mr. Peterson asked whether Eagle Mountain should continue using The Ranches branding since the demise of The Ranches Master HOA.

The SilverLake entrance had no City signage, except for a small, street-style sign further in from the entrance. The entrance at the intersection of Mt. Airey Drive and Wride Memorial Highway had a very small entry sign without any City branding. The entrance at the intersection of Ranches Parkway and Wride Memorial Highway had only The Ranches branding, which could be confusing for visitors. The entrance at Eagle Mountain Blvd. and Wride Memorial had a large metal eagle.

Ms. Peterson said a professional, consistent look enhanced community unity and facilitated economic development.

Evan Berrett, Management Analyst, discussed the economic development benefits of branding on Eagle Mountain. "Place-making" was the concept of actively developing a reputation that preceded itself. Staff controlled the impression made by each city on newcomers. The entrance monuments set a powerful first impression. Other cities around the nation have used place-making effectively in their economic development efforts.

Mr. Berrett stated that another effect of place-making was bringing in a highly-educated workforce, a local talent pool that attracted businesses. It improved a city's rating in a business' site selection process. Poor physical branding, including inconsistent entrance signs, was an easy reason to remove a city from the sites under consideration.

Ms. Peterson recommended adding digital signs to the new, consistent entrance monuments to enhance communication from City government to residents. Eagle Mountain had temporary roadside message boards, but they had to be placed and removed by a staff member and were only useful for one message at a time. If an event was held on a weekend, staff generally didn't remove it until after the weekend. Digital signs have been shown in research studies to increase citizen involvement. They would cost approximately \$50,000 per sign, including the digital component.

Ms. Peterson recommended replacing the current monuments with consistent ones. Her department was investigating grant opportunities and other financing options.

Councilmember Curtis stated Mayor Pengra recommended placing eagles on City monuments. He asked how much those would cost. Ms. Peterson said she didn't have that information.

City Administrator Ifo Pili said Mayor Pengra had researched the cost, so Administration had that information.

Councilmember Bradley was pleased with the presentations, except for the digital signs. He didn't like digital signs because they were ugly and dangerous. He reminded the Council of the complaints they received about the digital sign on Frontier Middle School. Any digital signs would have to be shielded from residents' view. He liked the consistent monuments and the idea of place-making.

Councilmember Gricius discussed the placement of an entry monument at the intersection of Ranches Parkway and Wride Memorial Highway. The plan already suggested a monument at Mt. Airey Drive.

Mr. Berrett stated he and his wife had a hard time determining where Eagle Mountain began and ended when they were house-hunting.

Councilmember Westmoreland thanked Mr. Berrett for tying branding, reputation and economic development together. He said the combination was essential for presenting a clear message. He doubted whether digital signs would fit into branding. He felt they were useful, but would degrade the quality of the image Eagle Mountain presented.

Councilmember Curtis said he was willing to invest some time into looking further into how digital signs could be made to look appropriate for Eagle Mountain's branding. For instance, the Eagle Mountain Arts Alliance had requested a digital sign at the SilverLake Amphitheater.

Ms. Peterson stated Lehi placed its digital signs at activity areas such as a park and a baseball field.

Councilmember Reaves agreed with much of what had been presented. He thought digital signs on all entry monuments might be too many. He asked whether the digital message boards the City was using were doing an effective job. Ms. Peterson said they were helpful, but they had to be moved into place by a staff member each time they were used. They could not be controlled remotely. City staff had to request a permit each time a digital message board was placed on Wride Memorial Highway.

Councilmember Reaves also felt permanent digital signs might be used for advertising by local businesses. Ms. Peterson stated City information would take up all the space available on the digital signs.

Councilmembers felt it would be useful for Ms. Peterson and her staff to continue researching the topic. They wanted a proposed budget and an accounting of where the funds would come from.

Councilmember Westmoreland asked Ms. Peterson to consider other dimensions rather than just rectangles.

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

10. MINUTES

A. September 19, 2017 – Regular City Council Meeting.

No comments.

11. MOTION – Simpson Hollow Preliminary Plat.

Planning Manager Mike Hadley described the Simpson Hollow project, located between the Willow Springs condominiums and The Village at Simpson Springs. The project consisted of 59 units on 5.9 acres. Twenty-two units were already built in The Village at Simpson Springs subdivision, for a total of 81. Issues for the Council's consideration included

zoning, open space, bonus density, fencing, buffering, setbacks and multi-family design standards.

Mr. Hadley indicated where the developers would be installing fencing on the south and west sides of the project.

Staff requested a drainage plan from the developers. The Planning Commission requested additional detailing and more varied exterior materials on the side facades most visible from the streets.

Councilmember Gricius asked Travis Taylor, the developers' representative, how tall the screening fence would be. Mr. Taylor said it would be six feet tall and match the fence on Half Mile Road.

Councilmember Westmoreland asked Mr. Taylor how many parking stalls were planned. Mr. Taylor said the parking, without counting the driveways, would be seven more stalls than the required number. The driveways would add 28 additional stalls.

Mr. Taylor stated Cedar Springs Road, along the east side of the project, was fronted by condominiums. Many children ran across the road. The developers planned to restrict parking on the west side of the road. He didn't want to change the use of the east side because the condominium owners were used to using it for overflow parking. He didn't think the road needed to be widened. Widening it would naturally increase the speed of cars driving down the road.

City Engineer Chris Trusty stated the cars parked on the east side of the road had parking available within the condominium project. He felt "no parking" signs would be useful on the west side.

The traffic level of service in the area was a D. With the new subdivision, it would remain a D. D was the typical level of service on larger roads in Eagle Mountain.

Mr. Taylor stated a lot of thought and effort went into this project. It strictly complied with all of the City's Municipal Code.

Mayor Painter stated he had a petition from 63 people who objected to the Simpson Hollow project. Mr. Taylor reiterated the project was in compliance with the Code.

Councilmember Gricius stated most of the residents who objected to the project would be satisfied by the changes discussed. The other request was upgraded garage doors. Mr. Taylor agreed to that, as well.

12. **BID AWARD – Purchase and Installation of a Pergola for the Pony Express Memorial Cemetery.**

Parks and Recreation Director Brad Hickman stated that earlier in the spring, the City Council approved the purchase of a pergola for the east entrance of the cemetery, using \$14,000 from the TRCC grant administered through Utah County, along with \$10,000 that

was included in the 2017 budget. Staff wanted to finish the green space around the entrance to the cemetery, as well.

The 15' by 15' octagonal pergola the Cemetery Board chose was larger than most of the others they reviewed and was available through the State purchasing contract. The installed price was \$44,965. The concrete floor, fence, turf, irrigation and trees would bring the total project cost to \$63,326. Funding would come from utility sale proceeds, the TRCC grant from Utah County, \$10,000 approved in last year's City budget, and revenue from sales of gravesites.

Mr. Hickman said the structure was powder-coated steel. The Cemetery Board hadn't chosen a color yet, but was thinking of black to match the wrought-iron fence. The roof color had yet to be chosen.

Councilmember Bradley asked what the purpose of the pergola was. City Recorder Fionnuala Kofoed said it would provide shade for the Memorial Day celebration and for families coming for interments and visits to their relatives' graves.

Ms. Kofoed said the Cemetery Board had researched various pergolas. Prices increased as the quality of the materials increased. They tried to reach a median between cost and quality.

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.

Mayor Painter adjourned the meeting at 6:21 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor John Painter, Councilmembers Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves 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, Chief Deputy City Recorder; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Chris Trusty, City Engineer; Brad Hickman, Parks and Recreation Director; Ross Fowlks, Fire Chief; Eric McDowell, Chief Sheriff's Deputy.

4. CALL TO ORDER

Mayor Painter called the meeting to order at 7:10 p.m.

5. PLEDGE OF ALLEGIANCE

Addison Gwilliams led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Library Extended Hours – The Eagle Mountain City Library has recently extended its hours on Friday and Saturday. The new hours are 10:00 a.m. to 6:00 p.m. on Friday and 10:00 a.m. to 4:00 p.m. on Saturday.
- Bag the Leaf Service – The City is once again providing the Bag the Leaf service. Free leaf bags will be available for residents to pick up at City Hall from October 17 through November 24. Once leaves are bagged at residences, please place on top of curb and contact Larry Diamond at ldiamond@emcity.org for pick up. More details available at emcity.org/news.
- Jr. Jazz Basketball – Registration is open through November 6 for Jr. Jazz basketball for grades Kindergarten through 6th. Visit emcity.org/sports for more info and to register.
- Immunization Clinic – The Utah County Health Department will hold an Immunization Clinic at Eagle Mountain City Hall in the Council Chambers on Wednesday, October 25 from 3:00 p.m. to 5:00 p.m. You can pre-register online at www.utahcountyonline.org/Dept/Health/flushots.
- Golden Eagle Rd. Extension – The extension of Golden Eagle Rd., providing additional access to Skyline Ridge, Kiowa Valley, and adjacent neighborhoods is scheduled to be completed and open by Saturday, October 7. Eagle Mountain City would like to thank the developer, Goldsworth Real Estate, for their partnership in getting this road finished ahead of the road improvement requirement.
- Flags at Half-Staff – Flags will remain at half-staff through Friday, October 6 in honor of the victims of the mass shooting in Las Vegas. We send our prayers and love to all those affected.
- Trick or Treat Village – The Trick or Treat Village event will be held on Saturday, October 28 from 10:00 a.m. to 1:00 p.m. at Nolen Park. Information and vendor registration can be found at emcity.org/events.

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 Gricius

Councilmember Gricius welcomed everyone to the meeting.

Councilmember Westmoreland

Councilmember Westmoreland welcomed everyone to the meeting.

Councilmember Reaves

Councilmember Reaves was happy to be there, having missed the previous meeting due to a work obligation.

Councilmember Bradley

Councilmember Bradley welcomed everyone to the meeting.

Councilmember Curtis

Councilmember Curtis encouraged youth ages 14 – 18 to join the Youth Council, which meets on the 2nd and 4th Wednesdays of each month at 5:30 p.m. in the Council Chamber. He expressed his condolences to those affected by the mass shooting in Las Vegas.

Mayor Painter

Mayor Painter thanked Addison Gwilliams for giving the opening prayer. He expressed condolences to those suffering physically and emotionally from the shootings in Las Vegas. His family living in Las Vegas said the emotional pain there cast a shadow over the whole city.

9. RECOGNITION

A. Daniel Boles, Eagle Mountain Planning Commissioner

Mayor Painter presented a plaque to Mr. Boles in recognition of his service on the Planning Commission.

CONSENT AGENDA

10. MINUTES

A. September 19, 2017 – Regular City Council Meeting

MOTION: *Councilmember Bradley moved to approve the Consent Agenda. Councilmember Curtis seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

11. MOTION – Simpson Hollow Preliminary Plat.

This item was presented by Planning Manager Mike Hadley. The proposed 5.98 acre, 59 twin home unit development was located between Willow Springs and The Village at Simpson Springs.

Items presented for discussion included fencing/buffering, setbacks and the multi-family design standards.

Travis Taylor, representing the applicants, stated the fencing along Half Mile Road and west of the project would match the existing fencing.

Mayor Painter stated City staff had received a petition with 63 signatures objecting to the project and requested that the Planning Commission deny the project. They asked that something else be built on that land that would not lessen their property values and would contribute to the

community in a positive way. The developers made some changes to the project after the Planning Commission meeting to address the petitioners' objections.

Councilmember Bradley appreciated the residents going through the effort of circulating the petition so they could have their voices heard. He asked what the buffering was between the multi-family housing and the third- to half-acre lots. He said, while they may meet the letter of the Municipal Code, it didn't meet the spirit of the Code. Having only a 5' vinyl fence was not enough. He would have liked to have more of the plans in the Council meeting packet, such as the drainage, landscape and entry monument plans. He confirmed with Mr. Taylor that the garage doors facing the streets would have windows, and thanked him for his cooperation.

Councilmember Curtis asked Mr. Mumford if the City could collect an escrow bond for the open space.

Mr. Mumford said the clubhouse was required to be completed by the time 10% of the building permits were issued and completed by the time 50% were issued. The developers could place a bond or complete the open space before they recorded the plat.

Councilmember Curtis asked what would be done about the dry utilities being too close to the road. Mr. Hadley said a couple of units' utilities would have to be too close to the sidewalk. Rocky Mountain Power would have to be consulted as to whether it could install utilities in the smaller space.

Mr. Taylor said the Code required buildings to be 20' apart. He asked if he could work with staff to place a few buildings 15' apart to make more room for utility installation.

Discussion followed on articulation of the building facades. The Council decided to require the garages visible from public roads to be articulated.

Councilmember Reaves asked if the residents of the area had concerns the Council could address. Councilmember Gricius stated the concerns and said they had all been addressed.

Mr. Trusty agreed to have City personnel stripe dedicated turn lanes onto several intersections to alleviate traffic concerns.

- MOTION:** *Councilmember Bradley moved to approve the Simpson Hollow preliminary plat, with the conditions stated in the staff report, as well as the following conditions:*
- 1. Separation between buildings may be reduced to 15', only as needed, to install dry utilities.*
 - 2. Fencing must be installed with the adjacent phase, with the exception of Phase 5 fencing being completed with Phase 3.*
 - 3. Garages visible from Quarter Mile and Cedar Springs Roads shall be staggered according to Municipal Code.*
 - 4. Garages visible from Quarter Mile and Cedar Springs Roads shall have windows.*
- Councilmember Westmoreland seconded the motion.*

Councilmember Gricius asked Councilmember Bradley if he intended to include "no parking" signs along Cedar Springs Rd. Councilmember Bradley amended the motion.

AMENDED MOTION: *Councilmember Bradley moved to approve the Simpson Hollow preliminary plat, with the conditions stated in the staff report, as well as the following conditions:*

- 1. Separation between buildings may be reduced to 15', only as needed, to install dry utilities.*
- 2. Fencing must be installed with the adjacent phase, with the exception of Phase 5 fencing being completed with Phase 3.*
- 3. Garages visible from Quarter Mile and Cedar Springs Roads shall be staggered according to Municipal Code.*
- 4. Garages visible from Quarter Mile and Cedar Springs Roads shall have windows.*
- 5. "No parking" signs shall be posted on the west side of Cedar Springs Rd.*

Councilmember Westmoreland seconded the motion.

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

The conditions stated in the staff report were as follows:

1. Applicant shall submit a drainage plan showing the proposed drainage between the buildings.
2. The landscape plan needs to be stamped and signed by a licensed landscape architect.
3. Applicant shall provide details for the fencing that will be installed.
4. An entry monument sign shall be added to the project.
5. Additional exterior materials (stone, fiber cement siding) shall be added to the side facades that are most visible from the public streets, along with additional architectural detailing.
6. Fencing on the west side of the project shall be consistent with the existing fencing.
7. A fence shall be provided on the south side of Phase 5.

12. BID AWARD – Purchase and Installation of a Pergola for the Pony Express Memorial Cemetery.

This item was presented by Parks and Recreation Director Brad Hickman. The City Council approved the purchase of a pergola for the City cemetery, using funds allocated from the TRCC grant administered through Utah County earlier this spring. The total cost for the purchase and installation of the pergola required City Council approval. Staff also requested funds to complete the east entrance of the cemetery in conjunction with the construction of the pergola.

Mr. Hickman reported that 87 gravesites had been sold in the cemetery and there had been 26 burials. The pergola was designed to give families a shady place to sit when they visited the graves of their loved ones.

The total cost of the project was \$63,326. Utah County allocated approximately \$14,430 to Eagle Mountain City from the 2017 TRCC grant. The rest of the cost came from fund balance, utility sale proceeds and revenue from the sale of gravesites. The project included seating around the interior perimeter of the pergola, as well as lighting and a flagpole.

MOTION: *Councilmember Reaves moved to approve the purchase and installation of a pergola for the Pony Express Memorial Cemetery in the amount of \$63,326, with an additional \$5,000 for lighting and seating, and authorize the Cemetery Board and City staff to assess the cost of flags and use the existing cemetery budget. Councilmember Curtis seconded the motion. Those voting aye: Adam Bradley,*

Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.

13. 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 announced the Youth Council has a new Youth Mayor, Hannah Clark, and two new Youth Councilmembers, Michaela Watters and Carter Morrison. The Planning Commission has been carefully scrutinizing incoming development projects. City staff has been very helpful in responding to his requests for information.

Councilmember Gricius

Councilmember Gricius reported there is an opening on the Economic Development Board. Interested persons can send Mayor Painter a letter of intent.

Councilmember Westmoreland

Councilmember Westmoreland stated two Planning Commissioners will be vacating their terms. Interested persons can send Mayor Painter a letter of intent.

Councilmember Reaves

No comment.

Councilmember Bradley

Councilmember Bradley appreciated the work done by the Parks and Recreation Advisory Board.

Mayor Painter

Mayor Painter

14. 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.
15. COMMUNICATION ITEMS
A. Upcoming Agenda Items
16. ADJOURNMENT

MOTION: *Councilmember Curtis moved to adjourn the meeting at 8:40 p.m. Councilmember Westmoreland seconded the motion. Those voting aye: Adam Bradley, Colby Curtis, Stephanie Gricius, Benjamin Reaves and Tom Westmoreland. The motion passed with a unanimous vote.*

Approved by the City Council on October 17, 2017.



Fionnuala B. Kofoed, MMC
City Recorder