

**MINUTES OF SPECIAL CITY COUNCIL AND
PLANNING COMMISSION JOINT WORK SESSION
OF EAGLE MOUNTAIN CITY, UTAH**

**Best Western Inn
195 South 850 East
Lehi, Utah 84042
February 28, 2002**

Mayor Kelvin Bailey called the Work Session to order at 6:10 PM.

1. Roll Call:

Council Members Present: Mayor Kelvin Bailey, Diane Jacob, Mark Madsen and Brigham Morgan. Greg Kehl and Linn Strouse were excused.

Planning Commission Member Present: Chairman Tom Maher, John Nielson, Wendy Smith, Darrin Brandt, and Richard Steinkopf

City Staff:

Planning Consultant: Ken Leetham
City Planner: Shawn Warnke
City Recorder: Janet Valentine
Deputy Recorder: DeAnna Whitney

2. Discussion of proposed General Plan and Land Development Code Amendments:

Ken Leetham, Planning Consultant, presented an overview of and project objectives for the General Plan and Code for Eagle Mountain City. He led a discussion of existing and proposed issues, answered questions, and took note of changes the City Council and Planning Commission want incorporated in the General Plan and Code.

The Mayor asked about plans for major roadways. Mr. Leetham advised the Transportation Master Plan needs to be continually updated and that by adopting the General Plan, the City is committing to continually updating the Transportation Master Plan. Mr. Leetham suggested the City get back to a traditional Capital Facilities Plan for roads (a five-year plan, a ten-year plan, maybe even a two year-plan) and start collecting impact fees to generate income to build some of the roads.

Mayor Bailey assigned Darrin Brandt, Planning Commission, to form a committee to work on a transportation plan for roadways in the City regarding location, scheduling, etc. Mr. Brandt accepted this assignment.

Mr. Leetham was given recommendations from the Council and Commission for changes to the Signage section. Mr. Leetham will make the necessary changes.

Mr. Leetham discussed provisions for public noticing. He asked for and received suggestions from those in attendance. It was recommended that Subdivision Section 4.4.7 be changed to read "500 feet of the boundaries of the proposed preliminary plat" and that the "14 days" in the last sentence be changed to read "at least 7 days before the hearing." The 28-day requirement shown in Section 4.4 Approval Process was discussed, and it was decided this was a reasonable time for the approval process.

Diane Jacob, City Council, stated she feels 20 percent is too high of a requirement for open space because of the upkeep requirement for the City. Several developers have expressed their concerns to the Mayor that the 20 percent open space requirement places a hardship on them. Ken Leetham made some recommendations to change this requirement.

Mixed-use overlay was explained by Ken Leetham through use of graphics. He also explained the bonus density system that can be gained by a developer who adds amenities and features to a development.

It was agreed that the minimum lot size should be 6,500 square feet, down from the 8,000 originally discussed.

The current design guidelines were discussed. Some members felt these guidelines are difficult to enforce and might be something that should not be controlled by the City but rather through CC&R's. Others felt that strict guidelines should be enforced. Mayor Bailey requested Ken Leetham to break down the individual design guidelines for future discussion.

Mayor Bailey requested that another joint meeting be held on March 14, 2002, to further discuss general plan items. The March 14 meeting will replace Planning Commission meeting scheduled for March 12, 2002. Mayor Bailey requested all comments from City Council and Planning Commission members should be emailed to Ken Leetham at kenleetham@qwest.net as soon as possible.

3. **Adjournment:**

The meeting was adjourned at 9:30 PM.

APPROVAL: Kevin E. Bailey DATE: 3-19-02
Mayor Kelvin E. Bailey

This certifies that the minutes of
FEB. 28, 2002 are a true, full and
correct copy as approved by the
City Council on MAR. 19, 2002

Signed: Janet B. Valentine, cmc
City Recorder