

Town of Eagle Mountain
March 27, 1997 Council Minutes

Council Members Present:

Mayor Debi Hooge
Nick Berg
Diane Bradshaw
John Jacob
Cyril Watt

Others:

Dave Conine, Acting Town Manager
Randall Skeen, Attorney
Ira Hodges, Landscape Architect
Mike Wren, MCM Engineering
James

The meeting opened at 8:15 p.m.

Board of Adjustment

Board of adjustment appointments were discussed. Debi Hooge, Randall Skeen, and Dave Conine briefly described the role of the Board of Adjustment. Five individuals have agreed to accept appointments to the Board of Adjustment. A resolution appointing David Liferth, Dan Valentine, Jeff Blanc, Mark Lindsey, and Danny Hooge will be drafted.

Impact Fees

There was a general discussion of park impact fees. Fees and land dedications in lieu of fees were debated. Mike Wren pointed out that Eagle Mountain will have large amounts of open space and, initially, very little tax base. He suggested that developers place improvements in park areas as part of their development cost. Mayor Hooge expressed concern regarding park and open space maintenance. Mike Wren stated that there will certainly be a cash gap for maintenance. He said that maintenance should be done through an improvement district rather than an home owner's association. He also pointed out that the State has established a July 1, deadline for cities and towns to establish impact fees and the justification for the fees.

Rob Bateman suggested the Council establish a (park) fee per lot with an council option to accept land dedications. He also suggested that the master plan show park locations as part of the land use map.

Randall Skeen, Town Attorney, pointed out that the town cannot charge any fees without the proper ordinance.

Debi Hooge made a motion to form a committee consisting of the Engineers (MCM), Town Treasurer, and Town Manager to work on impact fees and report to the Council by June First. Nick Berg seconded the motion and the vote was unanimous in favor of the motion.

Special Improvement District

Randall Skeen indicated he has spoken with bond council and a couple of questions remain on the proposed S.I.D. He suggested a week for further study of the declaration of Intent. Debi Hooge outlined the purpose of the bond is to construct a road and that the developer (Eagle Mountain L.C.) will pay for it out of lot sales. The obligation will only affect Eagle Mountain L.C.

Jim Stith, attorney for Eagle Mountain L.C., reiterated that the bond will not obligate any property owners, that Eagle Mountain L.C. will pay all the assessments of all the properties identified as beneficiaries of the road construction. He stated that the master developer will collateralize the bond anticipation funding since the town does not yet have a tax base. Jim Stith stated that the proposed road improvements were critical to the long term economic growth of Eagle Mountain and are necessary to assure the population density needed to establish needed tax base.

John Jacob moved to postpone a vote on the special improvement declaration of intent until the next meeting. Diane Bradshaw seconded the motion and the vote was unanimous in favor of the motion.

UAMPS Contract

Mayor Hooge provided some background information on UAMPS and the benefit for a municipal power company to buy electrical power from this co-operative of municipalities.

Randall Skeen indicated that he thought the contract agreement was the standard agreement between UAMPS and other municipalities. He said he had questions on minor details of indemnification, but the agreement appeared to be acceptable.

Cyril Watt made a motion to adopt the energy agreement with UAMPS subject to the Attorney checking with Gary Tassainer of Tasco Engineering on details of UAMPS' standard agreement with municipalities. John Jacob seconded the motion and the vote for approval was unanimous.

Speed Limits

Mike Wren cited a state survey of speed limits suggesting that the 25 mph limit in residential areas such as Cedar Pass Ranch is appropriate. He discussed the placement of stop signs indicating that each three way intersection will have a stop sign for the incoming street and each four way intersection will have four signs.

A general discussion of the construction of a speed limit ordinance followed.

Diane Bradshaw made a motion to adopt residential speed limits, not to exceed state recommendations and engineers' design standards. Nick Berg seconded the motion and the vote was unanimous approving the motion to adopt a residential speed limit ordinance.

Other Business

Nick Berg mentioned repairs needed on a road in Cedar Pass Ranch before bonds can be released. Jim Stith added that some bonds are expiring and the engineers are concerned about needed road work.

Debi Hooge responded to an inquiry about open burning and agreed to get the town of Lehi standard for review.

Diane made a motion to adjourn. The motion was seconded by Cyril Watt, and the vote was unanimous for adjourning the meeting.