

May 22, 1997

Minutes of the Town of Eagle Mountain Town Council meeting held Thursday, May 22, 1997 at the American Legion Hall located at 55 North Center Street, Lehi, Utah. The meeting was called to order at 7:00 p.m. by Mayor Debbie Hooge.

Town Council members present: Mayor Debbie Hooge, Nick Berg, Cyril Watt. Absent: Diane Bradshaw, John Jacob.

Town Manager: Dave Conine

Recorder: Dana Neth

Others: Randy Skeen, Mike Wren, James Dahl, Ira Hodges

The Pledge of Allegiance was led by Dave Conine.

Nick Berg moved that the minutes of the Town of Eagle Mountain Town Council meeting dated May 15, 1997 be approved. Cyril Watt seconded. Ayes: 3, Nays: 0.

Consent Items: Mayor Hooge presented consent items to the Council which is to pay the bills that the Town has accrued during the last month.

Carl Allred/Cedar Meadows Update: Carl proposed a small change to the Cedar Meadows Subdivision which causes a change in the location of accesses. He showed the state preferred access, emergency access and discussed the option he had of creating a cul-de-sac or stubbing an access for future expansion. He told the Council that he had a completed application, he had talked to the state, his soil study was underway. James Dahl of MCM Engineering, Inc. suggested that the Council approve the plans for the subdivision subject to the listed items included in letter he submitted to the Council dated May 21, 1997.

MOTION: Mayor Hooge entertained a motion to approve Cedar Meadows Subdivision subject to the completion of all items listed in the letter from James Dahl of MCM Engineering, Inc. and submittal of application fee. Cyril Watt moved the same, Nick Berg seconded. Ayes: 3, Nays: 0.

Cedar Pass Ranch - Plat N: 40 acre parcel of land, not subdivided. There was discussion of vacating the old plat and the process to do so. Scott Kirkland thought that he would need to vacate the property, publishing a notice in the paper, notifying the property owners, and holding a public hearing. Mike Wren of MCM said that he thought the law had changed and it is not necessary to have a public hearing if the property owners agree to and sign a consent. It was stated that the Council may approve the plat, but it cannot be recorded until they hold a public hearing, if necessary. Scott Kirkland stated that he would like to obtain conditional approval based on the Engineer's inspection and fees paid

There was discussion in regards to having a slope analysis completed, and emphasis that the buyers of the properties would need to have an understanding that they could only build on the lot as dictated by an analysis. Mayor Hooge suggested that the building inspector needs to be aware of the situation so that when he reviews the site plan it is in compliance with the slope analysis. Mike Wren of MCM stated that they will review grading and slopes and that the inspector should also look at the mylar. Nick Berg said that a slope analysis will be required. Dave Conine stated an area of concern being the cul-de-sac at which the grading was over 10% up to the end. He said it should level at the top.

Mike Wren stated that he did not feel there was any reason so far to not recommend approval. Dave Conine concurred, but also expressed that the plan may not meet all of the absolutes. Scott Kirkland proposed that the Council give conditional approval subject to full engineering approval, final mylar requirements being met, and publication of notice in the paper.

MOTION: Nick Berg moved that Cedar Pass Ranch Plat N be tabled until June 5, 1997 and that Dana Neth be authorized to have a notice published in the paper to advertise the amendment of the plats and hearing if necessary. Cyril Watt seconded. Ayes: 3, Nays: 0

The Landing at Eagle Mountain - Touchstone Properties: The Council was addressed by David Wilding of Wilding Engineering in regards to Phase I and Phase II, final plat and construction drawing review. He presented a letter of recommendation with approval subject to items noted in the letter. In regards to item #3: ". . . . We suggest a design that takes water off of the driving surface of the alley-ways", Nick Berg asked which design would be more susceptible to wear and tear, gutter in the middle or the sides of the road? David explained how each design would wear and stated that it is Wilding Engineering's recommendation that the gutters be placed on the side. Mayor Hooge stated that if it would be the city's responsibility to maintain the alley-way, it should be the design that would be most durable. James Dahl of MCM stated that he intends to change the plan and place curb and gutter on each side of the alley-ways as suggested by Wilding Engineering.

Mayor Hooge inquired about the landscaping and whether or not it was part of the final. Janet Valentine of the Planning Commission responded and said that it should be addressed on the final checklist. Nick Berg stated that a landscaping plan should be submitted with the final mylars.

MOTION: Nick Berg moved to approve the Landing at Eagle Mountain Phase I and II subject to items addressed in the letter dated May 22, 1997 from Wilding Engineering. Additionally, at the time of signing final mylars, the conditions listed on page 2 of the May 15 Staff Report shall be fully addressed, and the roads dedicated to the town. Also the landscaping plan shall have been satisfactorily reviewed by the Planning Commission. Cyril Watt seconded. Ayes: 3, Nays: 0.

Gary Clifton of Highland asked questions in regards to the school grounds and athletic fields. Mayor Hooge responded that the elementary school and junior high would be built in the same vicinity and the high school would be built in a different area as per district policy. The athletic fields would be separate from school grounds. There was discussion in regards to Gary working on the planning commission for the Town and Gary stated that he would be willing to.

MOTION: Cyril Watt moved that the Council table Item 8 on the Agenda which was a Resolution to Employ a Second Engineer, until June 5, 1997, due to lack of information available at this time. Nick Berg seconded. Ayes: 3, Nays: 0.

MOTION: Mayor Hooge entertained a motion to table Item 9 on the Agenda, which is the Ordinance for Utility Rate Structure, until June 5, 1997. Cyril Watt moved that the motion be passed, Nick Berg seconded. Ayes: 3, Nays: 0.

Roll Back Tax Question: There was some question as to what this item was and determined that the person who had asked the question was not in attendance at this weeks meeting.

Due to John Jacob's absence, Item 11 on the Agenda was moved to June 5, 1997.

No Public Comment

Other Business: Resolution 97-21 which is to authorize construction in the existing and proposed town road system to trench for the laying of telecommunication cables was discussed. Randy Skeen stated that the Town can have the Utility Easement.

MOTION: Nick Berg moved that the Council adopt Resolution 91-21, to authorize construction in the existing and proposed town road system; to trench for the laying of telecommunication cables. Cyril Watt seconded. Ayes: 3, Nays: 0.

Nick Berg asked that the Town Council help in appointing new planning commission members. The Planning Commission would like to remove two (2) members and add four (4) new members to the Commission. The Planning Commission will submit a list for approval at the June 5, 1997 Council meeting. Discussion followed with emphasis made that the Commission needs to appoint "active" members due to the amount of work that will need to be accomplished in the next six months. It was decided that the Council will appoint

four (4) new members with the agreement that two (2) of the members would be temporary. It was also stated that Planning Commission members do not have to be residents of the Town.

Cyril Watt questioned why Agenda Item Number 8 was tabled. Due diligence was the response. In order for the Town to properly contract with a secondary engineering firm, it is necessary that all submitted proposals be reviewed and then presented to the Council. On June 5, 1997, Nick Berg will make his recommendations to the Council.

Cyril Watt moved that the meeting be adjourned until June 5, 1997. Nick Berg seconded. Ayes: 3, Nays: 0. The meeting adjourned at 8:40 p.m.