



TOWN COUNCIL MEETING

MINUTES OF THE TOWN COUNCIL MEETING	CALLED TO ORDER:	7:10 P.M.
DATE: December 30, 1997	ADJOURNED:	7:45 P.M.

A. OPENING:

1. Roll call & 2. Pledge of Allegiance:

The meeting was called to order at 7:10 p.m. by Mayor Hooge. The pledge of allegiance was led by Cyril Watt. The following Council Members were present and represented a quorum:

Mayor: Debbie Hooge
Council: Nick Berg, Diane Bradshaw and Cyril Watt. John Jacob was excused.
Town Staff:
Engineer: MCM Engineering, Inc.
Clerk: Janet Valentine

Others: Reid Dickson/Wilding Engineering

2. Approval of Agenda

MOTION: *Diane Bradshaw moved to approve the agenda. Cyril Watt seconded. Ayes: 3, Nays: 0, Abstained: 1, (Mayor Hooge). Motion passed. Diane Bradshaw moved to amend the agenda that C. Consent Item 2-"Cedar Meadows Development Master Plan -Final" be changed to "Cedar Meadows Class II Permit - Final". Cyril Watt agreed to the amendment. Amendment motion passed.*

3. Approval of Minutes

MOTION: *Diane Bradshaw moved to approve the Town Council Meeting minutes of December, 9, 1997 as written. Cyril Watt seconded. Ayes: 3, Nays: 0, Abstained: 1, (Mayor Hooge). Motion passed.*

B. GENERAL DISCUSSION/QUESTIONS/COMMENTS:

C. CONSENT ITEMS:

1. Development Agreement with Cedar Meadows: Carl Allred

Mayor Hooge said she wants to approve the plat this evening subject to the bullet points of the development agreement. Mayor Hooge asked Carl Allred to work with Jerry Kinghorn on the development agreement for Cedar Meadows. The agreement should be completed by January 13, 1998, Mayor Hooge requested that item 1 be tabled until that date.

MOTION: *Cyril Watt moved to table item 1 - Development Agreement with Cedar Meadows until the Town Council Meeting on January 13, 1998. Diane Bradshaw seconded. Ayes: 3, Nays: 0, Abstained: 1, (Mayor Hooge). Motion passed.*

Carl Allred expressed concerns that the agreement would not be completed in time for the Council to review it prior to the meeting. Mayor Hooge explained, Jerry Kinghorn and herself will negotiate the agreement and the Council will read it and if they have any questions they will be dealt with. Mayor Hooge continued, this will be a lot like Eagle Mountain Properties, L.C.'s development agreement with subject to's, legal information, etc. Discussion ensued. The subject to's would include that Cedar Meadows Development Agreement would stipulate what would be allowed in the Industrial/Commercial area at the time the agreement is submitted. Dedication of Water Rights to the Town would be required.

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2. Cedar Meadows Class II Permit - Final: Carl Allred

Diane Bradshaw asked if all of MCM Engineering's Final Plat and Construction Drawings had been addressed. Mayor Hooge said some of them have. This was passed onto the Town Council from the Planning Commission subject to the items listed in the Town Engineer's report being addressed. Mayor Hooge addressed some issues raised by Attorney Kinghorn. The first issue was regarding the area on the plat indicating "cemetery". There are state regulations for cemeteries and in order not to address those regulations at this time, he suggested to indicate it on the plat as "possible future cemetery". The second issue was concerning the easement by the Allred property and that it should be indicated on the plat as "a future access" not as a current access. Discussion ensued. Mayor Hooge requested to include in the development agreement water right dedication for the park.

MOTION: *Diane Bradshaw moved to approve the Cedar Meadows Class II Permit - Final subject to final engineering review being addressed, the development agreement completed with CC & R's included prior to recording, and review of the street names, also subject to the industrial/commercial area be in accordance with the development code that is current at the time of that development, water rights dedication, and the park water dedication. Nick Berg seconded. Motion was amended to include open space that is to be dedicated to the Town indicate "Town of Eagle Mountain Open Space" on the plat, if the open space is owned by the Home Owner's Association the plat should indicate "Cedar Meadows H.O.A. Open Space". Amendment agreed to. Ayes: 3, Nays: 0, Abstained: 1, (Mayor Hooge). Motion passed.*

F. ADJOURNMENT:

MOTION: *Cyril Watt moved to adjourn the Town Council Meeting at 7:45 p.m. Diane Bradshaw seconded. Ayes: 3, Nays: 0, Abstained: 1, (Mayor Hooge). Motion passed.*

APPROVED

Debbie Hooge
Mayor Debbie Hooge

DATE:

1-20-98

The foregoing minutes was posted at the eagle Mountain Town Office, 130 West Main, Lehi, Utah at 3:00 a.m./p.m.

on JANUARY 5 1998 by Janet B. Valentine, Town Clerk.

