

TOWN OF EAGLE MOUNTAIN

MINUTES OF THE TOWN COUNCIL MEETING

DATE: DECEMBER 16, 1997

CALLED TO ORDER: 7:05 P.M.

ADJOURNED: 10:50 P.M.

A. OPENING:

The meeting was called to order at 7:05 p.m. by Mayor Hooge. The pledge of allegiance was led by Diane Bradshaw. The following Council Members were present and represented a quorum:

Mayor: Debbie Hooge

Council: Nick Berg, Diane Bradshaw, John Jacob and Cyril Watt

Town Staff:

Attorney: Randy Skeen

Manager: Dave Conine

Clerk/Recorder: Janet Valentine

Others: Chriss Berg, Dale Berg, Steve Cattani, Bernell Coons, James Dahl, Scott Kirkland, Mike Nuszer, Phil Nolan, Scott Robinson

2. Approval of Agenda:

No motion was made to approve the agenda.

B. GENERAL DISCUSSION/QUESTIONS/COMMENTS:

Diane Bradshaw brought up the issue of pig slop being dumped along Eagle Mountain Blvd. Mrs. Bradshaw said she had talked with the pig farmer, J. L. McDonald regarding this issue. Mr. McDonald said he would take care of it and if there are any future problems to make him aware of them.

The Council discussed the possibility of a Special Meeting being called on Monday, December 22, 1997 to consider an amended version of the Development Agreement with Eagle Mountain Properties, L.C. which is consent item 3 on this agenda. There were no objections to holding the Special Meeting, if needed.

C. PUBLIC HEARING:

1. **Open Public Hearing:** Mayor Hooge explained the procedure of holding a public hearing that included the following; first-the presenters will be allowed to make their presentation, second- the public will be allowed to comment, and then the public hearing will be closed and we will proceed to the consent items on the agenda. Mayor Hooge continued, the Council will have the opportunity to make their comments on Cedar Pass South Master Development Plan when we get to consent item 8.

2. **Cedar Pass South Development Master Plan - Scott Kirkland:**

Mayor Hooge requested that the recommendations from the Planning Commission be available in writing in the Council's packets. The information was not available, so Council-member Nick Berg the liaison to the Planning Commission explained they recommended to pass this development on to the Council at a three to one vote. Council-member Rob Bateman had to leave the Planning Commission Meeting early so he was unable to vote and requested he would like to do a site review before this development is recommended to the Council. The time was then turned over to the presenters.

Scott Kirkland, Cedar Pass South explained that the public hearing was noticed for the Planning Commission and Town Council concurrently and he was informed by the Town Attorney that this could present a legal problem. Mr. Kirkland continued, in light of this we would like to present it this evening to the two out-going Council-members and present it again in January at a public hearing to the two new council members. It was agreed that a public hearing on the Cedar Pass South Development Master Plan would be presented before the new Council at their first meeting on January 13, 1998.

Mark Nuszer, the land planner on this project, 129 Cherokee Street, Denver, Co. addressed the Council. Mr. Nuszer explained the topography of the proposed area. There are six hilltops with flat ground in between. The concept of this development is to have a feel of town and country which has been best achieved in the west in such communities as Sun Valley, Laguna, etc.. These communities have significant hillsides and land features and in the flat lands are

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where these towns have been started. This development is trying to achieve this same concept. The neighborhoods would be in the flat areas along with what we call the village center. As we approach the much steeper slopes we want to thin out the density to 1 to 2 acre lots. Some of which will be village view lots that look down on the village center. The hill tops will be for community parks and there will be 14 acres for a regional park. Mr. Nuszer continued, in the Town's ordinance it refers to connectivity between neighborhoods, making sure the drainage-ways aren't blown out with storm run off, and keeping the characteristics of the native look, we feel this development follows that intent.

Mr. Nuszer explained the different density cores of the development. Some areas would be 7 dwellings to the acre, and a school park area with lesser densities around it with the view of the mountains. This concept is repeated over and over again throughout the development. The roadways that are in the flat land would be a grid type pattern that allows the type of densities called for in the Town's land use ordinance. The concept of this ordinance is to achieve the old town look which Mr. Nuszer says this development has done. The density blends less to more from the outer boundaries of the development to the village center which would have the highest density.

There will be approximately 112 acres of parks and schools sites that will be distributed within the neighborhoods. The school sites will typically be 10 acres plus or minus to allow for ball fields, etc. Trails on each side of the Lehi/Fairfield Road will be provided, the north side of this road will be for the historical Pony Express Overland Trail. There will be hiking and bike trails which will interconnect. Mr. Nuszer concluded, we have tried to preserve the significant features of this site and to make them part of the public realm.

Dale Berg, Sowby & Berg, the water engineer for this development spoke on the extension of the infrastructure for sewer, electrical and gas. The Council each received a booklet explaining the Special Improvement Districts for this development's proposed infrastructure. Mr. Berg explained, SID #98-1 would be for sewer, water and gas lines to be extended along the Fairfield Road to Eagle Mountain Blvd.'s east boundary. SID #98-2 would be for the drilling of a well that would serve as another source of water for the Town: The developers would be willing to bond for this well if needed. A test well would be drilled first before going to the expense of drilling the well. SID #98-3 would be for the expansion of the gas, sewer, and water lines to the south for future use. It would be several years down the road before this SID would become effective. Discussion ensued. Nick Berg asked if well number one (the Town's current water source) ever went down, would this proposed well serve as a back up. Dale Berg responded, yes it could serve as a back up water source for emergency purposes. Discussion continued.

Scott Kirkland spoke in regards to providing an access road for the development. Mr. Kirkland mentioned a couple of possibilities. The Lehi/Fairfield road where it heads due east could be chip and sealed to the east boundary line of Eagle Mountain. The County could then chip and seal from their west boundary line along the Lehi/Fairfield Road to the nearest pavement. Another option that is being looked at, is purchasing some land and constructing a road east of Cedar Pass Ranch that would enter from Hwy 73 and head a south westerly direction to connect into the Lehi/Fairfield Road. This would alleviate the traffic flow problem currently through the Cedar Pass Ranch subdivision.

Mayor Hooge opened the public hearing to public comment.

Chriss Berg, Eagle Mountain, Utah asked how many units will this development consist of. Mike Nuszer responded, there will be approximately 5,094 units total including Cedar Pass Ranch at a density of 2.2 units per acre. Cedar Pass South would consist of 4,950 units. Diane Bradshaw asked how many units per acre that would be if Cedar Pass Ranch was excluded. Mr. Nuszer said it would be approximately 3.3 units per acre without counting Cedar Pass Ranch. Chriss Berg raised her concern about a road connecting into the Town center. Scott Kirkland addressed the Council and spoke about the possibility of building a collector road off of Hwy 73 going South towards Fairfield Road.

Steve Cattani, Fort Hill Road in Cedar Pass Ranch said the reason him and his family moved from Sandy to Cedar Pass Ranch was to get away from the high density of the city. Mr. Cattani said he doesn't want our Town to become another Sandy/Draper type of area. Mr. Cattani asked how many homes are they proposing that would be adjacent to his property. Mike Nuszer responded, 4 homes to the acre which would be approximately 148 homes on 37.1 acres. Steve Cattani said that the area surrounding his home is now fields and the deer will come down to feed. He wants it

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to stay that way and does not want that area populated with homes. Mr. Cattani concluded, I don't want small lots in back of my property.

Scott Robinson, Crest Road in Cedar Pass Ranch, said that he is a builder and doesn't have extremely negative thoughts towards large developments. They can be done properly, but in his experience the developers present their grandiose plan to the lay people and get them to accept it. When the first development comes in it usually is the small housing projects, and you never see the grandiose plan that was presented. Mr. Robinson continued, I think this is terrific from a personal standpoint but the Council needs to be careful in the manner in which they approve which section gets done at which time. It will cost the town a lot of money to maintain the parks on the hills and it is a factor that needs to be addressed. Scott Robinson said he doesn't mind the densities so much, it will make the homes in Cedar Pass Ranch more valuable. Mr. Robinson asked if there would be another public hearing on this development. Scott Kirkland responded, this is the public hearing and we mailed out notices to residents but because it ran concurrently with the Planning Commission we will be holding another public hearing.

Mayor Hooge addressed the issue of noticing and expressed her concerns of trying to get the information out to the public. Mayor Hooge finances a newsletter which is mailed to the residents and property owners in Eagle Mountain that informs the public of what is happening in the Town. She explained that her business at times gets very busy and her staff doesn't get the newsletter out in time. The Eagle Mountain public notices are published in the Lehi Free Press which comes out only once a week on Wednesdays. Mayor Hooge continued, the Town has tried to make the public aware through the Newsletter and Lehi Free Press. When a Public Hearing is noticed the residents and property owners within 1000 feet of a proposed development are sent a letter. There are also two bulletin boards which will be used for posting, one in Harvest Haven, north of Hwy 73, and the other will be located at the Cedar Pass Ranch Trailer. Scott Robinson said that his concern isn't so much the noticing issue, but that the public having input and understanding the impact down the road on their taxes, traffic flow, etc. Discussion ensued between the public and Council regarding noticing.

Mayor Hooge thanked the public for attending and their comments. Chriss Berg asked if she could ask another question. It was regarding a road located along the ridge line of one of the hilltops. Scott Kirkland responded, Ira Hodges is working with the developers to resolve this issue.

3. **Close Public Hearing:**

Mayor Debbie Hooge closed the public hearing at 7:55 p.m.

D. CONSENT HEARING:

1. **Adoption of the Eagle Mountain General Plan:**

Mayor Hooge said there had been a couple of public hearings held on the General Plan to receive input from the public and this evening would like for the Council to adopt it.

MOTION:

Nick Berg moved that the Town of Eagle Mountain adopt the General Plan Maps numbered 1 - 10 as presented through MCM Engineering and the narrative of the General Plan which complies with the State law prepared by Dave Conine as the General Plan in fact. John Jacob seconded. Ayes: 4, Nays: 0, Abstained: 1, (Mayor Hooge). Motion passed.

2. **Annexation proposal - Bernell and Ann Coons:**

Bernell Coons, Bountiful, Utah addressed the Council and explained that he owns 80 acres which is located at the south end of the northwest corner of section 18 and is in the process of annexing into the Town. Mr. Coons continued, I spoke before the Planning Commission and they were favorable to the annexation. Mr. Earl Hindley recently passed away and his daughters now own the north half in this section. Mr. Coons said that it is his understanding that the Hindleys are also in the process of seeking annexation into the Town. Mayor Hooge asked of their intentions once they have annexed in. Mr. Coons responded, we haven't decided if we want to sell or develop, but it would be one or the other. We are leaning towards developing it. Mr. & Mrs. Coons requested the Council's approval to proceed..

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Mayor Hooge requested Janet Valentine to contact David Church, Attorney for the Utah League of Cities and Towns and find out if a licensed surveyor is required to perform the survey of the proposed property and if it is a state law. Janet Valentine agreed and said she would inform Mr. & Mrs. Coons.

Nick Berg asked if there is any water with the property. Mr. Coons said they don't, it is dry farmed. Mayor Hooge said that their needs to be sufficient water rights deeded to the Town at the time of developing their property. There are two issues from the Town's perspective when an annexation occurs, first the Town is currently 42 square miles and considered to be mostly dry farm land. The Town has a tax base of \$23,000. per year and services need to be provided for each new acre annexed into the Town. Mayor Hooge request Attorney Randy Skeen to create an Annexation Policy for the Town that includes the Town being squared off when an annexation is requested. It was mentioned if the Hindley's property north of Mr. Coons could be included to square it off.

Mayor Hooge asked if an Annexation Declaration is still part of the process, Randy Skeen said he would check into it. Mayor Hooge requested Randy Skeen to prepare a Annexation Declaration. Dave Conine said there is an annexation clause in the General Plan, and that he would look into creating an Annexation Policy. Mayor Hooge explained to Mr. Coons that the Town is in favor of the annexation, however we would like the petition to include sections 18 & 13 in the annexation.

3. **Eagle Mountain Properties Master Development Agreement:**

It was agreed by the Council to hold a Special Town Council Meeting on Monday, December 22, 1997 to address this item.

4. **Eagle Park Development, Phase I and II/Class II Permit Final - James Dahl:**

Nick Berg said the Planning Commission's recommendation was subject to lot #73 or #76 be used as an alternate second access until Phase II was built. James Dahl representing the developer said they are seeking final approval from the Council. Mr. Dahl said the Sweetwater Road would be improved 300 ft north of the existing intersection and there would be a round-about entrance into the subdivision at the southeast corner. Mr. Dahl continued, and proposed a different road access than what the Planning Commission had recommended. The developer would like to put in the second access north of the subdivision.

Mayor Hooge brought up the open space requirement. Mr. Dahl said this will be treated like the Touchstone development and would be recorded as public use open space and will be dedicated to the Town. Mayor Hooge asked if there was a landscape plan for the open space. James Dahl responded, there is a landscape plan being worked on and it will include the planting of trees, creating berms, and trails around the subdivision. This would all be subject to the development agreement. Part of the conditional approval last week from the Planning Commission is a guarantee that a portion of the public park will be development which is outside of phase I. John Jacob asked what the percentage of open space is. James Dahl said in Eagle Park Phase I there is total of 36.76 acres that include 8.37 acres of public use open space. Mayor Hooge asked if there were any CC & R's for this development. Nick Berg responded, they are in the works and it will take a couple of months before they are completed. A bullet list of the CC & R's will be included in the development agreement.

John Jacob expressed his concerns of when the Town is to receive the park in this development. Mayor Hooge responded, in the Master Development Agreement with John Walden the parks and trails are included. Mayor Hooge continued, the Town has mandated that up to the final phase of Mr. Walden's property being developed at least 80% open space will be dedicated to the Town. When the Class II Final's are all approved for his property the entire quota of open space will be included.

James Dahl said there will be at least one acre in this park set aside for a detention pond. Nick Berg said detention ponds are part of parks in many municipalities. James Dahl continued, that in Phase II Sweetwater Road will be extended. There will be a road on the east side of the subdivision that will be paved, and half of a road on the north side of the subdivision that will be paved. Discussion ensued. Mayor Hooge asked James Dahl if the developer is seeking approval of both plats A & B. Mr. Dahl said yes. Mayor Hooge continued, when we approve plats A & B and the Town records the plats, the roads and easements to the northwest corner will be dedicated. Discussion continued.

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MOTION:

John Jacob moved to accept Eagle Park Development Phase I and II Class II Permit Final subject to a development code agreement that Jerry Kinghorn and Mayor Hooge are working and negotiating with them on and the dedication of the road around the north side of the development as well as black top all the way to the edge of the property and that would be subject to the development agreement and extension agreement, also subject to the CC & R's, Parks and a Landscaping plan are included. Cyril Watt seconded. Ayes: 4, Nays: 0, Abstained: 1 (Mayor Hooge). Motion passed.

5. Consideration of a resolution re-authorizing the issuance and providing for the sale of \$2,195,000.00 Town of Eagle Mountain, Utah Special Assessment Bonds, Series 1997 (Eagle Mountain, Utah Special Improvement District No. 97-1), fixing the maximum interest rates to be borne by said bonds, prescribing the form of bond and interest rates; maturity and denomination of said bonds; creating a Debt Service Reserve Fund as provided by statute; and related matters:

Laura Lewis, Lewis Young Robertson and Burningham explained the need to re-authorizing resolution #97-6. Ms Lewis said that the underwriter found a purchaser for the bonds, and that they wanted a little more structure than proposed. The underwriter decided it was in the best interest of the Town to accommodate the purchaser. Therefore it was necessary to rescind the resolution which was passed at the last Town Council Meeting.

MOTION:

Diane Bradshaw moved to approve Resolution 97-36 authorizing the issuance and providing for the sale of \$2,195,000.00 Town of Eagle Mountain, Utah Special Assessment Bonds, Series

RES#97-36

1997 (Eagle Mountain, Utah Special Improvement District No. 97-1), fixing the maximum interest rates to be borne by said bonds, prescribing the form of bond and interest rates, maturity and denomination of said bonds; creating a Debt Service Reserve Fund as provided by statute; and related matters as presented. Nick Berg seconded. Ayes: 4, Nays: 0, Abstained: 1, (Mayor Hooge). Motion passed.

6. Consideration of a resolution establishing the process of Water Right Dedication and Water Connections for property owners within the Town limits:

MOTION:

Diane Bradshaw moved to approve resolution #97-37 establishing the process of Water Right Dedication and Water Connections for property owners within the Town limits. Cyril Watt seconded. Nick Berg amended the resolution to insert the word "not" on the first page, last sentence, "The Town will "not" have the burden...", and on the second page, the end of the first sentence insert the following "...and said will be responsible for municipal water approval." subject to Jerry Kinghorn's approval. Diane Bradshaw seconded to the amendment. Vote Called For: Ayes: 3, Nays: 1, (John Jacob), Abstained: 1, (Mayor Hooge). Motion passed.

RES#97-37

Discussion called for before the vote and John Jacob expressed his concerns and didn't agree with the resolution. Mr. Jacob read Resolution #97-37 to the Council. Discussion ensued. It is Mr. Jacobs intentions to hook into the Town's water system for use in his home and irrigate his property with his well water. John Jacob asked Mayor Hooge to check with Jerry Kinghorn in regards to residents who have drilled a well and want to hook up to the Town's water system for use in their homes, if .45 acre feet of water is what would be required to dedicate to the Town. John Jacob explained to the Council that it could take a long time for a irrigation water right to be changed over to a municipal culinary water right and developers should be made aware of this. Under Section 2, second paragraph of Res#97-37 it states, "The Developer(s) of any subdivision(s) with preliminary approval or scheduled for immediate preliminary approval as of November 1, 1997, will be allowed to deed the required water right to the Town without having first processed that water right through the State Engineers administrative process for approval for municipal purposes." John Jacob requested that the November 1, 1997 date be changed to May 1, 1998. Discussion continued. The Motion was Amended and the Vote was Called For (refer to above motion).

7. Eagle Mountain Building Fee Schedule:

The Council went through the building fee schedule as presented, the third column is for council's information only (the third column, "System Operations Revenues are a guess of what revenues will be collected for utilities by the home owners over the next year) and should be omitted for copies that are provided to the developers. The fees that are collected go to pay back the BANS, the trustee (US Bank) then gives back to the Town monies for operation and

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maintenance expenses. The Town makes requisitions for any monies that are received back. The Sewer Treatment Impact Fee can not be collected until the Impact Feasability Study is completed.

MOTION: *Diane Bradshaw moved to adopt the Town of Eagle Mountain Sub-developer & Builder Fee Schedule as listed with a note that we cannot collect the Sewer Treatment Impact Fee until the results of the impact feasibility study are completed and reported to the Town. Nick Berg seconded. Ayes: 4, Nays: 0, Abstained: 1, (Mayor Hooge). Motion passed.*

8. Motion on Cedar Pass South Development Master Plan

Scott Kirkland asked if he could address the Council before they make their comments. Mayor Hooge allowed him to proceed. Mr. Kirkland told the Council that all proposed improvements will be included in the development agreement. Some of the improvements are the following; the proposed collector road would be 206 feet for reasons of preserving the Pony Express Trail Corridor to allow the Town to have the re-enactment of the Overland Trail Stagecoach Route. A Monument Park would also be included in proximity to the Pony Express Station, commonly known as the dugout. Along side the collector road an approximate 15 foot wide gravel Overland Trail Stagecoach type route. Another improvement they will commit to is 10 ft. wide paved bike paths along both sides of the major collector road. Mayor Hooge brought up the issue of safety and what the proposed road speed would be on this collector road. Mr. Kirkland responded, approximately 40 miles per hour. Discussion ensued.

Cyril Watt asked why bike trails on both sides of this road. Scott Kirkland answered, so the trails won't cross the major collector road. The developer also proposed along the power line easement they will install a horse trail and bike trail. On the inner neighborhood collector roads there would be bike trails on one side. There is certain infrastructure which needs to be built prior to phase I of this development being built. Mayor Hooge brought up the issue of compatibility around the adjacent properties. Scott Kirkland said if there was a compatibility conflict there would be no problem in moving densities.

Mayor Hooge brought up the subject of the development provisions for water. John Jacob responded, I have a contract with Cedar Pass Ranch, L.C. to provide them with 5000 acre feet of water over the next five years. Mr. Jacob continued, this week there is an offer being made on an irrigation company to purchase 11,500 acre feet or more that comes from Utah Lake. Scott Kirkland said that the Mayor's point is well taken and is sure this will be addressed. Grant Marsh, Cedar Pass Ranch, L.C. said there is a lot to do and we can't pursue an issue until we are made aware we need to.

Mayor Hooge asked where the storm drainage is being routed. Scott Kirkland answered, the drainage will be routed to the east towards the tickville wash, there will also be onsite retention/detention ponds. Mayor Hooge said this needs to be included in their master plan. Mayor Hooge brought up the issue of traffic generation and that it heads northeast and there are no provisions for traffic to flow into the Town Center. Ira Hodges responded, the traffic would use the Lake Mountain Road. Scott Kirkland said that their assumption was that the property owners in these subdivisions would travel towards the Salt Lake City area for their jobs instead of the Town Center in Eagle Mountain. This profile could change down the road when jobs are made available in Eagle Mountain. John Jacob said they could look into a Special Improvement District for creating another road that would connect into the Town Center.

Mayor Hooge brought up the issue of fire protection and expressed her concerns of only one fire station in the Town. The fire station is currently under construction and located in the Town Center off of Eagle Mountain Blvd. Grant Marsh asked if this could be addressed in the Development Agreement. Mayor Hooge said the Development Agreement will address a lot of these issues. There is a preliminary Development Agreement Form being drafted and Mayor Hooge told the developer she would meet with them to go over this agreement before the next meeting. This form should be approved at the Town Council Meeting that will be held on Tuesday, December 22, 1997. Mayor Hooge said she would also like to see that the density around Cedar Pass Ranch be 2 ½ to 3 units per acre. Mayor Hooge continued, we owe it to the existing home owners at Cedar Pass Ranch that there be larger lots surrounding them. Scott Kirkland responded, I don't think we disagree. Scott Kirkland said in regards to the proposed SID's that they might not go that route and do the infrastructure on a cash basis. Mayor Hooge requested that they receive the

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personal permission from everyone whose property would be a part of this and submit it to the Town in writing.

Diane Bradshaw brought up the noticing issue and if notices had been mailed to the effected land owners, a notice had been published and posted. Mrs. Bradshaw said that we owe to the residents of what is going on in the Town and to be heard. Scott Robinson, Cedar Pass Ranch said subdivisions come in and out without the public being involved. Diane Bradshaw said that we need to be courteous to the residents and their needs.

Mayor Hooge asked about the price of the lots. Scott Kirkland said there will be town homes, condos, smaller lots, and estate lots so it is variable. The whole goal is to offer varying products to have flexibility and that is a hard question to answer.

Nick Berg mentioned that it took over one year to design the John Walden property and found it amazing that the Cedar Pass South Development got this far so quickly. Grant Marsh responded, part of the reason is we have the development code that came about through your design efforts and so we get the short cut advantage because of your work on it. Nick Berg requested that the developers look at a bigger picture so the Council can see how the proposed accesses towards hidden valley direction loop back towards Lake Mountain Road. Mr. Berg continued, this project is within a mile of two airports and there needs to be a map that shows those, because we could have a taking situation where you build structures that could put the airports out of business. This could be mitigated simply by design if its approved with that in mind it will not take away from this project. Nick Berg said that a proximity map is needed to show the bigger picture.

Diane Bradshaw said that the overall general plan of the development she liked, her biggest concern was packing so much density into a very small area. Mrs. Bradshaw said she would like to see one to two acre lots along the outside boundaries and higher densities towards the village area. Mrs. Bradshaw expressed her concerns about SID's funding the proposed infrastructure, and the proposed collector road. Scott Kirkland addressed Mrs. Bradshaw's concern on the proposed collector road and said in phase I the first plat there will be another access provided.

Cyril Watt expressed that he liked the development. John Jacob asked what the difference was between the park called "Lake View Community Open Space Park" and "Regional Park". Scott Kirkland said it will be kept in natural vegetation, and the Town would own them if they want them. Mr. Jacob expressed his concerns about the Fairfield Road becoming the collector road. The Fairfield Road is 66' wide and Mr. Jacob wants it to stay that width. Mr. Jacob spoke with respects to their idea of drilling a new well, and that they will need to contact Cedar Valley Water Company which he helps manage and coordinate it with them. The Town has a contract that indicates all developers will work with the Cedar Valley Water Company. John Jacob referred to Steve Cattani's comment on moving here from Sandy and not wanting development around him. Mr. Jacob continued, I don't see how we have the right as an individual to turn around and say that you can't build this in my back yard. The Cedar Pass Ranch property owners could of bought property in the middle of the subdivision instead of the outer boundary and therefore does not have the right to say what is developed around you. All the property owner controls is the land he owns. John Jacob concluded that he has felt honored to be on the Town Council and will commit to continue in serving the Town.

Ira Hodges, land planner spoke to the Council and explained that Cedar Valley was destined for development by what has been happening in the valley throughout it's history. The Town Council should always be interested in everything that happens within Cedar Valley. Mr. Hodges reminded the Council that the Town has a drainage plan, the natural drainage ways are to be preserved and there are two drainage belts that eventually goes into the sinks (the lowest area in the valley). The Town Council needs to be concerned that the open space connects and is continuous. Ira Hodges concluded and said that this development has shown connectivity, preservation of hill side cuts, preservation of the ridge tops, connectivity of open space, extending historic preservation, and the transition from one use to another. They have shown they are willing to work out the problems addressed. This development is on the right track and going in the right direction. Mr. Hodges recommended that the Council go out and look at the land that is proposed in this development. Mayor Hooge addressed the Council and said that included in their packet were a list of the Engineering Reports from MCM Engineering, Tasco Engineering and also Dave Conine's report on this development. The Mayor recommended to review these reports.

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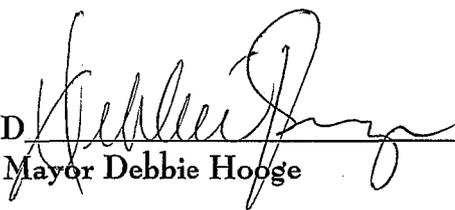
MOTION: *Cyril Watt moved to table consent item 8 Motion on Cedar Pass South until the Town Council Meeting on January 13, 1998. Diane Bradshaw seconded. Ayes: 4, Nays: 0, Abstained: 1, (Mayor Hooge). Motion passed.*

9. **Mobile Home Parks and Manufactured Housing - Dave Conine:**
Mayor Hooge asked Dave Conine if he would mind postponing this item due to the late hour. Mr. Conine agreed and said he would put the information he has on the subject in everyone's basket for their review. No action was taken.

E. ADJOURNMENT:

MOTION: *Diane Bradshaw moved to adjourn the Town Council Meeting at 10:50 p.m. Cyril Watt seconded. Ayes: 4, Nays: 0, Abstained: 1, (Mayor Hooge). Motion passed.*

APPROVED


Mayor Debbie Hooge

DATE: 12-2-97

The foregoing minutes was posted at the Eagle Mountain Town Office, 130 West Main, Lehi, Utah at 11:30 a.m./p.m.

on FEB 2, 1998 by Janet B. Valentine, Town Clerk.