

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS: Present: Wendy Komoroski, Miriam Allred, Preston Dean, and Matthew Everett. Excused: John Linton

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner, Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Mayor Pengra.

1. Pledge of Allegiance

Commissioner Dean led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. August 12, 2014

MOTION:

Wendy Komoroski moved to approve the August 12, 2014 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski and Matthew Everett. Miriam Allred abstained. The motion passed with 3 ayes and 1 abstention.

4. Action Items

A. Hatch Residence Variance Application – Public Hearing, Action Item.

Ken Sorenson explained that the applicant is requesting a variance for an approximately 9' encroachment into the rear setback of Lot 213 in the Meadow Ranch V Phase 2 subdivision located at 9849 N. Sorrel Drive.

Commissioner Komoroski stated that the house would fit on the lot if the applicant flipped or reversed the home. Mr. Sorenson explained that the applicant expressed the idea of maximizing the view from the patio with this house plan and the placement of the home.

Commissioners felt that there was no hardship, that the applicant could redesign or adjust the house plan.

Commissioner Dean opened the public hearing at 7:35 p.m.

None

Commissioner Dean closed the public hearing at 7:35 p.m.

MOTION: *Wendy Komoroski moved to deny the Hatch residence setback variance application. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, Miriam Allred, and Matthew Everett. The motion passed with a unanimous vote.*

5. Discussion Items

A. Dark Sky Ordinance

Mr. Sorenson explained the benefits of having a dark sky ordinance. He reviewed other cities that have implemented a dark sky ordinance and the 2012 JLUS recommendations. He also explained the codes that would need to be implemented by the City (examples: outdoor lighting curfews, height limits, grandfathering, lighting fixtures, signs, and lighting zones, etc.)

Commissioner Komoroski liked the idea of a dark sky ordinance, but expressed the idea of getting the current residents involved.

Commissioner Allred was concerned with store lighting during business hours. Her biggest concern was getting kids safely to and from the store.

Commissioner Komoroski suggested that holiday lighting be allowed in the proposed code amendment.

Commissioner Dean suggested that the City continue to allow the HOAs to regulate the holiday lighting.

B. Park Standards

Mr. Mumford reviewed the current City Code for bonding and park improvements. He also explained the problem that the phasing of larger preliminary plats causes when building park improvements. He explained that the City has been looking into new options for park bonding and time limit requirements for park improvements.

Commissioner Dean wanted to know how other cities handle the bonding and park improvements. Mr. Mumford explained that some cities do not require park improvements with developments, but he could check into other cities that do require park improvements.

Mr. Mumford explained if the City could collect two percent on all lots, then the City would have collected the park improvement fee by fifty percent of the development project.

Commissioner Everett liked the idea of collecting one and half percent of the park fees, so if the developer does foreclose, the City would have the majority of the park fee. He also expressed the idea of promoting a list of parks that the City wants or needs.

Commissioners recommended having the developer change the phasing of some of the plats, so parks are built at fifty percent of the completed development.

Mayor Pengra asked the Commissioners thoughts on getting away from the current point system and having impact fees that go towards regional parks. Mr. Mumford explained that the current impact fees are based on acreage per population, but the City is looking into a value per people impact fee.

Commissioner Dean was more concerned with the City's ability to build the park improvements when they are needed. He also expressed the concerns he has for the current park improvement point system. He felt that if the City could get the park improvements out of the developers' hands, then maybe the City could get the park improvements that are needed.

Commissioner Komoroski suggested that the City plan more destination parks instead of small pocket parks. She recommended that larger lot subdivision improvement fees go towards destination parks or regional parks, because the parks are unused in larger lot neighborhoods.

6. Next Scheduled Meeting: September 9, 2014

7. Adjournment

The meeting was adjourned at 7:36 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 9, 2014.



Steve Mumford, Planning Director