

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, SEPTEMBER 27, 2011 AT 6:00 P.M.

Eagle Mountain City Conference Room, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Preston Dean, John Linton and Tom Maher

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, and Johna Rose

ELECTED OFFICIAL PRESENT: Jon Celaya

VISITOR: Nikki Wickman

1. Pledge of Allegiance

None

2. Declaration of Conflicts of Interest

None

3. Approval of Minutes

A. August 9, 2011 Planning Commission Meeting Minutes

MOTION: *John Linton moved to approve the August 9, 2011 meeting minutes. Preston Dean seconded the motion. Those voting aye: Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote*

4. City Council Action Update

The City Council reviewed the ladder sign code amendment proposal on August 16. After a lengthy discussion, they tabled the item and sent it back to Planning Commission.

City Council discussed park standards and will bring them back to the next City Council meeting.

5. Development Items

A. Development Code Amendment – Chapter 17.80 Sign Regulations and Sign Permits; Action Item, Public Hearing

This is a proposed code amendment to modify the regulations concerning ladder signs.

Commissioner Dean questioned the marketing of the ladder signs. Is it worth it for one entity to own 20 percent of the 30 signs and only be able to advertise on one slat.

Commissioner Maher believed the city was creating a failure model.

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Commissioner Dean believed the city will benefit from the directional signs, but asked how many would be useful.

Commissioner Linton requested that the signs only be 5 ft high and limiting the ladder sign to 2 or 3 slats.

Commissioner Maher questioned the need of that many signs, if all retail is in one spot!

Commissioner Dean believed that the agreement lease does not address the builders' needs.

Commissioner Linton questioned what the city would do if the owner of the sign does not keep up with the agreement.

Steve Mumford replied that they would remove the sign or auction it off to a new buyer

Commissioner Linton questioned why the city should have to pay for the removal of the sign.

Commissioner Dean questioned the insurance they would have to carry on the sign. Only developers or builders will be able to insure them. What about the small business owner?

Commissioner Linton believed that they should return it to City Council for guidance.

Steve Mumford explained that it was not necessarily the consent of the City Council. Example: One member of the City Council requested that only city signs be in the right-of-ways and all private signs be on private property .

Steve Mumford suggested one option would be to remove majority of the ladders signs and only keep the other ladder signs for directions to city facilities.

Commissioner Linton questioned what the city will do once building comes back.

Commissioner Maher felt that turning it over to a individual is a mistake.

Commissioners believed that there are too many problems with this program and lease agreement.

Steve Mumford explained that the only changes to the program are to open it up to business and create a process for getting the ladder signs approved.

Commissioners believed that the program is not working now and asked what would be the differences.

Steve Mumford explained that businesses are asking for more signage.

Commissioner Maher asked if it is believed that if we open it up to retail that this program will come back?

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Steve Mumford explained that if we get rid of the ladder signs builders and businesses are always going to want signage in the right-of-ways, especially on Ranches Parkway. He questioned if we should allow them on private property.

Commissioner Maher opened the public hearing at 6:20 p.m

Nikki Wickman said she thought they're ugly and has never lived in a city with directional signs to model homes. She believed that the city should get rid of the ladder signs.

Commissioner Maher explained if building comes back the need for a sign policy. Without some kind of policy and procedure builders will place their signs up everywhere and there would be a mess. Also retailers should have a option to display signage.

Nikki Wickman asked what do other cities do?

Commissioner Maher replied other cities are more liberal with their signage. There is usually not enough signage for certain entity.

Councilman Celaya explained the four basic concerns for the signage.

- Private retailers want signage
- City and HOA want directional signs
- Desire to have uniformity
- One single entity coming in and creating a monopoly.

Commissioners didn't believe this program will work.

Councilman Celaya explained that the City Council would not feel comfortable passing a program that puts the city in the business of leasing signs to private people. Private business should lease to private business.

Commissioner Dean stated that it's one thing to say we're not going to be in the business of leasing signs, but we're going to tell you how to lease your signs.

Commissioners don't believe this program will work and they do not believe the program worked before when building was busy.

Steve Mumford questioned if the ladder signs are removed, does the HOA prohibit signs on private property?

Commissioner Linton said they do prohibit signs on private property.

Councilman Celaya recommended a directional sign to retail.

Commissioner Linton recommendation was to remove all ladder signs.

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Mike Hadley recommended a directional sign off SR73 directing people to retail stores. He explained that residents of Eagle Mountain know where businesses are located.

Commissioner Maher closed the public hearing at 6:35p.m.

MOTION: *John Linton recommended that the City Council remove all ladder signs, withdraw the ladder sign ordinance and replace ladder signs with city monument directional signs at key entrance points to the city. Preston Dean seconded the motion. Those voting aye: Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote*

6. Discussion Items

A. Development Code & the General Plan; Discussion Items

Discussion concerning the General Plan update (community vision, guiding principles, goals) and potential amendments to the Development Code.

Steve Mumford introduced the General Plan update process and the proposed schedule. Steve explained that the process takes several years, but if we can get the public more involved in the process it could limit the process to a year or maybe one and a half years.

The key is early participation from appointed boards and committees, HOA, school districts, Youth Council, business and specific communities. Include them in review of our draft, our vision, goals and principles.

If we reach an element of interest to that specific group, involve them in that process. (Example: Parks & Recreation Board would have an interest in open space and parks.) They could review the element and help come up with goals.

Commissioner Linton requested with HOA participants that we be specific to the chairman or designees of the HOA.

Commissioner Maher requested that we not get caught up in the vision statement. Short and to the point would help the public to understand what are goals are and what are trying to accomplish.

Commissioner Linton requested that the introduction to the General Plan be short and brief. Example: Family friendly community.

Steve Mumford recommended that they briefly touch on the survey result summary.

Commissioner Maher wanted to know the number of people that participated in the survey.

Steve Mumford answered over 800 people.

Steve Mumford presented two questions on the survey, putting the most requested or highest at the top.

1. What do you like about living in Eagle Mountain?

-Quiet, Peaceful, Small town feel (over 200 people used these words)

-Away from big cities, but close enough to take advantage of them, location (over 100 times this was used)

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- Community/ Neighborhood feel, activities, friendly people, family atmosphere
- Natural beauty, scenery, views
- Trails, Parks
- Clean, Well-Kept, Air quality
- Safety
- Affordability, housing prices (early survey put this to the top)

2. What is the most important change needed to improve Eagle Mountain?

- Economic Development – jobs & retailers (especially grocery store)
(Economic development while maintaining a plan that preserves open space and the “quiet” lifestyle of the past)
- Recreation Center & more recreational opportunities, things for kids to do
- Better maintenance, trees, & beautification of City Center
- Cost of utilities
- More responsive and responsible City Government & Administration
- More telecommunication options
- Remove the HOA
- Better road maintenance
- Improve park amenities – swings, pavilions, tables, restrooms; dog park
- Improve drinking water quality

Commissioners believed if we can maintain small neighborhood shopping centers, we can create that wonderful community feel. Keep the box stores close to industrial areas and away from neighborhoods.

Commissioner Maher believed that the vision statement is accomplishing what it was set out for and the bottom is more just education.

Commissioner Dean believed this does not have much to do with development issues.

Steve Mumford proposed instead of goals we should have guiding principles to guide us through the document as we go into more detail. (Examples: Wasatch Choice for 2040 Regional Growth Principles, Utah Quality Growth Principles, and Smart Growth Principles)

Steve Mumford presented a couple of guiding principles for Eagle Mountain

- Economic Development – proactively market city, incentivize employers, assist home-grown businesses.
- Equality in all areas of city (Ranches, City Center, etc.)
- Housing Choices/Opportunities
- Walk ability/Transportation Options – mix land uses, interconnectivity, build to pedestrian scale, bike lanes, bus rapid transit, plan for future rail.
- Transportation Routes – continue to strengthen routes into and out of City
- Build and Maintain a Sense of Community – Preserve small town feel while growing
- Efficient Infrastructure – stay ahead of the growth
- Health and Safety – safe & attractive streets, extensive trail system, variety of recreation options.
- Environment, Natural Beauty – preserve hillsides, ridges, etc.

He Proposed setting up 8 or 9 guiding principles to help guide each group.

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Commissioner Maher liked the Smart Growth Principles.

Commissioner Dean believed with the Development Code changes, the one aspect that does not get discussed is ideas on efficient infrastructure, especially in the outer areas.

Commissioners agreed there should be a shorter vision statement and more guiding principles.

Steve Mumford explained briefly the current land designations the city has: Mixed use Commercial, Mixed Residential, and Industrial with Pole Canyon. He presented a future land use designation option or the potential additional land uses.

- Neighborhood Commercial area
- Business Park / Light Industrial
- Professional Services
- Community Commercial
- Regional Commercial
- Non-Retail Commercial
- Residential Office Mixed
- Town Center
- Detached Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Mixed Use Village Overlay
- Resource Conservation Area
- Mixed Use Village Overlay
- Resource Conservation Area
- Mixed Residential
- Public / Cultural / Institutional
- Recreation/ Open Space
- Neighborhood center
- Natural Open Space

Commissioner Dean liked the idea of a neighborhood commercial overlay area.

Steve Mumford requested the separation of Business parks from Light Industrial areas. We don't want a manufacturer to come in to an area that does not fit the surrounding area.

Commissioner Linton explained that if you have a key business that comes in it will bring the businesses that feed off of that business or have a relationship with that business.

Mike Hadley requested to have design factors in areas.

Commissioner Linton requested the city not get into Detached Residential.

Commissioners felt that there was no need for Medium Density Residential, High Density Residential, and Very High Density Residential.

Steve Mumford explained the Resource conservation area is similar to Natural open space. (Example Wetlands, Ridgeline Mountain lands, and Wildlife Habitats.)

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Commissioner Dean liked the idea of a wildlife habitat and questioned how they could maintain one.

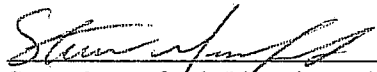
Commissioner Maher questioned how we could designate the land for natural open space when people own the property.

Steve Mumford explained that it could be done through a balance of property rights, codes and ordinances, and incentives.

7. Next Scheduled Meeting: October 11, 2011
8. Additional Items
9. Adjournment

The meeting was adjourned at 7:30 p.m.

APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 22, 2011.



Steve Mumford, Planning Director