

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, SEPTEMBER 22, 2015 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS: Wendy Komoroski, Daniel Boles, Miriam Allred and Matthew Everett. Excused: John Linton

CITY STAFF PRESENT: Paul Jerome, Asst. City Administrator / Finance Director; Mike Hadley, Senior Planner; Tayler Jensen, Planner, and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Tom Westmoreland

1. Pledge of Allegiance

Commissioner Komoroski led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. August 25, 2015

MOTION: *Miriam Allred moved to approve the August 25, 2015 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Miriam Allred, Daniel Boles, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.*

4. Action and Advisory Items (Recommendations to the City Council)

- A. Bicycle and Pedestrian Master Plan Action Item (Recommendation to City Council): A City-proposed Bicycle and Pedestrian Master Plan to be used in conjunction with the Parks & Open Space Master Plan to guide the City as it grows.

Mike Hadley explained that the City formed a committee comprised of different department heads, City staff, Planning Commission Chair, Alta Planning & Design firm and Fehr & Peers firm to draft and propose a Bicycle & Pedestrian Master Plan for Eagle Mountain City. The project team used a variety of methods to gather feedback, input and ideas to help with the formulation of the Master Plan. Residents participated in two separate open houses, an online survey and an interactive mapping tool to provide ideas and suggestions. The first open house was held at the City Council chambers which helped begin the process and give the steering committee some ideas to begin. The second open house was held at the Food Truck Underground gathering, located at the Prairie View business campus. Staff received a variety of comments and great input for the Master Plan. By using these different methods to collect input the project ended up receiving hundreds of comments from residents.

David Foster, with Alta Planning & Design, explained what Alta Planning & Design is and does. He felt that it was a great opportunity for Eagle Mountain City to develop their bicycle and pedestrian park at this time before more development came in. He felt that the developers and the City could work together in developing this plan. He also explained the benefits of having and standardizing bicycle and pedestrian trails.

The visions statements:

“The Eagle Mountain Bicycle & Pedestrian Master Plan formalizes a vision for a safe, efficient, and connected network of sidewalks, bikeways, paths, and trails that will grow with the City and improve quality of life for all residents.”

The committee has come up with a series of goals for the project, to meet the vision statement. He also explained that the committee is pursuing a variety of funding opportunities and encouraging developers to participate. He said that they want to promote pedestrian and bicycle safety and awareness through education and encouragement activities. He also explained why Eagle Mountain needs the bicycle and pedestrian trails. He went through the Bicycle & Pedestrian Master Plan and how to implement the plan.

Commissioner Komoroski asked about implementing an indoor bicycle facility because that would be new concept for Utah. Mr. Foster explained that most of these indoor facilities have been implemented on the west coast. They would be used by employers to encourage bicycling to work.

Commissioner Komoroski asked how involved Alta Planning & Design is in implementing the educational activities. Mr. Foster explained that Alta Planning & Design is involved in implementing the educational activities in California, but Utah does not have the funding for those type activities. He explained that UDOT does have their safe routes to school funding program that Alpine School District could submit an application for. He explained that right now the educational program will need to be implemented by volunteers or City staff. He explained that the committee has tried to make these programs easy to implement.

Commissioner Allred was concerned about the parking regulation for preschools, daycares, and hotel/motels. She was also concerned with the lighting requirement for parking for business.

MOTION: *Matthew Everett moved to recommend approval of the Bicycle and Pedestrian Master Plan to City Council. Miriam Allred seconded the motion. Those voting aye: Miriam Allred, Daniel Boles, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.*

B. Development Code Amendments – Outdoor Lighting Standards, Public Hearing, Action Item (Recommendation to City Council). This City-proposed code amendment would allow for parking lot lights to be up to 30’ tall provided they include motion sensor dimmers. It amends Chapter 17.56.060.

Taylor Jensen explained that the City’s current dark sky ordinance limits the height of parking lot poles to 17 feet. Recent applicants have indicated this is quite a bit shorter than the standard of 30 feet and have indicated conforming to this standard could increase

the cost of development by tens of thousands of dollars, presenting a burden to locating within Eagle Mountain. The City sees real benefits in maintaining its dark sky standards, but also recognizes that in order to attract economic development, regulations cannot be too onerous. The proposed code amendment balances these two competing values by allowing 30 foot poles in parking lots, provided the poles have built in motion sensor dimmers that reduce light levels by 50% when no motion has been detected for 30 minutes.

Commissioner Boles was concerned with how the City was going to handle light spillage onto neighboring properties. Mr. Jensen explained that the developer would need to provide full cut off lights and follow their approved lighting plan.

Commissioner Komoroski opened the public hearing at 6:56 p.m.

None

Commissioner Komoroski closed the public hearing at 6:56 p.m.

MOTION: *Miriam Allred moved to recommend approval of the Outdoor Lighting Standards Amendments to the City Council. Matthew Everett seconded the motion. Those voting aye: Miriam Allred, Wendy Komoroski, and Matthew Everett. Those voting nay: Daniel Boles. The motion passed with 3 ayes and 1 nay.*

- C. Development Code Amendments – Historic Preservation Code, Public Hearing, Action Item (Recommendation to City Council): This City-proposed code amendment will provide for protection of historical and archaeological sites within the boundaries of Eagle Mountain. It amends chapter 17.

Paul Jerome explained that adopting a City ordinance will help preserve the historical and archaeological significance of Eagle Mountain. It will also open the City up to State and Federal grants that will help preserve these historical sites. The proposed code has been formulated after extensive review by staff of historical preservation codes in other Utah cities. There are many sites of historical and archaeological significance within the boundaries of Eagle Mountain which provide unique educational and cultural opportunities for the city. Recent development applications have brought up the need for a code to both protect unique archeological and historic resources and to allow developers adequate flexibility to protect these sites by transferring density or building rights to other areas if possible, or receiving open space credits for protecting historic sites. He went over the ordinance.

Commissioner Boles felt that the preserving of historical sites should go back only 50 years instead of 100 years.

Commissioner Komoroski opened the public hearing at 7:09 p.m.

None

Commissioner Komoroski closed the public hearing at 7:09 p.m.

MOTION: *Daniel Boles moved to recommend the adoption of the Historic Preservation Code to City Council. Matthew Everett seconded the motion. Those voting aye: Miriam Allred, Daniel Boles, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.*

5. Next scheduled meeting: October 13th 2015

6. Adjournment

The meeting was adjourned at 7:10 p.m.

APPROVED BY THE PLANNING COMMISSION ON OCTOBER 27, 2015



Steve Mumford, Planning Director