



Mike Kieffer <mkieff@gmail.com>

Questions for Eagle Mountain Candidates (Due: 6/15/2021)

Brett Wright <brettwright.emcity@gmail.com>
To: mkieff@gmail.com

Mon, Jun 14, 2021 at 8:37 AM

----- Forwarded Message -----

Subject:Re: Fwd: Questions for Eagle Mountain Candidates (Due: 6/15/2021)
Date:Thu, 10 Jun 2021 13:57:40 -0600
From:Brett Wright <Brett@mtlarts.com>
To:Brett Wright <brettwright.emcity@gmail.com>

On 6/10/2021 8:43 AM, Brett Wright wrote:

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From: **Mike Kieffer** <mkieff@gmail.com>
Date: Tue, Jun 8, 2021 at 9:54 AM
Subject: Questions for Eagle Mountain Candidates (Due: 6/15/2021)
To: <TomWWestmoreland@gmail.com>, Melissa Clark <melissa4EM@gmail.com>, <brettwright.emcity@gmail.com>, Maria Hopkin <mariahopkin@gmail.com>, Donna Burnham <dburnham@gmail.com>, <info@vote4jasonallen.com>, Rich Wood <richwood.emcity@gmail.com>, Tyler 4EM <Tyler4em@gmail.com>

As promised, here are the questions I would like for you to answer so I can publish them on i84005.com. Let me know if you have any questions. I would like to have them by 6/15/2021. This will give me some time to create the posts and to run them a few a week so residents have time to read and ingest the information. Please limit your answers to each question to a paragraph or two. I know that can be difficult to do, but it makes the posts shorter so people will read everyone's responses.

How can you balance property rights while protecting residents from predatory development behavior?

After some study this is my understanding of property rights. Property rights are constitutionally protected rights that entitle the property owner to occupy, or exclude others from occupying the property. Property rights also entitle the owner to use or enjoy the property and to control the use of others regarding the property. Lastly, the property owner has the right to sell the property. These are the rights that a property owner is granted by the constitution. Additional rules and regulations in the form of local ordinances and the Utah Land Use Development Management Act (LUDMA) exist to help define what can and can not be done by individual property owners. These rules exist in municipalities as zoning, ordinances and code requirements. These work together to protect the health, safety and general welfare of all citizens and property owners located within the local jurisdiction. It is these rules, ordinances, inspections and codes that work together to help protect those who look to purchase property with in the municipality. When each of these elements is functioning appropriately predatory development behaviors are generally less likely to occur.

In your opinion, what type of housing is needed in Eagle Mountain?

Based on information provided in an email dated April 29th, 2019 to PC, CC, Mayor and City Staff. This report

identifies that 66% of all residential development in EMC is built on lots that are smaller than 0.19 acre. When we include lots that are under 1/4 acre that percentage climbs to 79.5%. With that context, I believe we should be advocating for more of the following housing types in order to create a greater balance in the housing types available. First, I would like to see an increase in the percentages of larger lot communities specifically in the 1/4, 1/3, 1/2 acre segment of lots. Larger lots than 1/2 acre are also desirable. I realize however that the percentage of these larger lot sizes may not need to increase. I would still like to see them be made available in quantities that will meet any continued demand for this product type. I believe this will help to create a more balanced and stable population that will choose to stay and contribute to the long term welfare of this great city. Second, I believe we are missing senior 55+ style housing types in the city. If we want to be a city that plans for and invites all to come and be a part of the community this segment of our population must be better accommodated. Maybe my age is showing here but I believe there is wisdom, expertise, and value that comes as we plan for and retain an older population.

In your opinion, what type of housing do Eagle Mountain residents want?

I believe the vast majority of residents are looking for single family homes that provide enough space to raise a family, grow a garden and provide adequate room for their teenage children to park a third car in the drive way. In a recent Envision Utah survey among 2500 high school students 90% of the respondents indicated that they intended and desired to live in a single family home. 80% of these same respondents indicated they wanted that house to be in the suburbs.

What is the biggest factor that brings new residents to Eagle Mountain?

Affordability (I use this word loosely here) is still a factor in EMC here. EMC is still a good value when compared to our counter parts along the Wasatch front. I believe the open space and rural/suburban, small town community identity is also a key component to bringing new residents. I believe many who re-locate to EMC are looking for an alternative to the hustle, bustle and general busyiness associated with many of our neighbors closer to the I-15 corridor to the east.

Eagle Mountain already has more vested houses than houses that are built in the city. What do you feel is the best way to deal with this surplus of vested unbuilt properties?

This is a tough question. First, we must identify what housing types these vested rights entitle. This has not been done yet in a satisfactory way in my opinion. It is one of the things I've asked for as a planning commissioner and I believe it is a key piece of information that needs to be identified and provided to policy makers. Once it becomes clear what types and where these types of development are already entitled, we go to work. I believe in some instances where these rights exist it may be necessary to shift some of the vested units into some more dense areas that make sense perhaps closer to major roadways, industry or commerce. This could allow us to open up or decrease density in more rural areas such as the bench areas of the city. I would be in favor of having those discussions with vested property owners. These vested rights should be a key element in the next review of the general plan. I believe armed with this information and an updated accurate zoning map (which I have also pressed to be created) that we can more precisely plan and citizens can more accurately predict what types of development will occur and where they will occur in the city. Our general plan map needs to be more accurate and better reflect the reality of these vested rights and upon which parcels they are entitled.

There has been some talk about a building moratorium. Do you think a building moratorium is in order, legal, or necessary in Eagle Mountain?

At this point in time I do not believe it is in order. I do believe we need to be more intentional about the rights that we grant to future development and the time frame in which that development must occur before those rights expire. It is one of the reasons I worked with other members of the Planning Commission to write and recommend to the City Council adoption of the Master Development Code Amendment that accomplishes this goal. The long term vested rights that have created so many of the current development concerns and conflicts are no longer possible with the six year termination of those rights required by this new MDA code. In short, now when a developer comes to the city to ask for vesting or certain land development rights, the city says sure we will consider granting those rights but you will need to exercise them and perform as you've requested in a six year time frame or lose the entitlement. This all but eliminates the ability of developers to become land brokers that secure entitlements and then sit on them and sell them many years or decades later to be built when the environment and direction of the city may be significantly different than when the rights were granted.

Currently, the City Councilmembers are elected by a city-wide vote, what are your thoughts on breaking the city up into districts and having each district vote for one of the City Councilmembers?

I'm in favor of the creation of districts. I think we are a large enough population for districts to be more effective than a city wide vote. I think it would better ensure that we get a broad range of perspectives and make it easier for each district to chose a candidate that can advocate for their individual concerns and interests.

Do you feel that the City communicates effectively with the residents and media?

I think the City does a fair job. I believe there is room for improvement. I'm hopeful with the addition of Tyler Maffit as the city's communications manager it will improve.

What should the City of Eagle Mountain do about the housing crisis, and what is your definition of the housing crisis?

The City of Eagle Mountain can and should continue to provide an environment that encourages responsible development of residential units. I recognize that cost of housing is an issue here but I am a small business owner and I believe in capitalism and a free market. In its simplest terms, I believe the housing crisis is a shortage in supply coupled with a rise in demand. I believe that as builders and individuals make choices influenced by those pressures, eventually it will cause a market correction to the housing industry. No one that has lived here for very long can argue that things have not changed dramatically over the last short period of time. I have a greater degree of confidence in each individuals ability to make better choices for himself or herself than I will ever have that government can or should be seen as the solution to these problems.

In a survey I did, one of the biggest reasons people move to Eagle Mountain is for a "Rural Living" what is your definition of rural living?

"Rural by Choice" is my campaign slogan. What this means to me is that we care for and look after one another. It means that we work hard and live independently. It means we know each other and expect the best of one another. It is a life style that is based on horizontal, rural or suburban living not metropolitan vertical living. It embraces open space, wildlife, agrarian opportunities and dark skies to the degree possible. In short it represents a distinct alternate choice to living in a downtown urban or metropolitan environment. I believe we are and can continue to be an alternate choice to big city living.

What can you do for Eagle Mountain that someone else cannot do or you were unable to do if you are running again?

I can see that rural development patterns and policies are interjected, contemplated and intertwined into the fabric of each land use decision. I will be an active, firm voice and lend my land use experience in advocating for these same principles as we review and update the general plan. I have helped to accomplish this by my assistance in writing the new residential zone code, MDA code, and other land use decisions while serving on the Planning Commission. I can and will see that existng vested rights are identified and used to help create the next updated general plan adn I will see that an updated accurate zoning map is created and updated with regular frequency. I can promise Eagle Mountain Citizens that if I'm given a chance to serve as a city council representative that actually makes policy decisions that theirs are the voices I will hear most clearly as these decisions are made.

Are you running your campaign on your own, or are you using a campaign manager? If you are using a campaign manager, who are you using and how can someone contact them?

I am running my own campaign.

Thanks for your questions! I look forward to furhter discussions.

Brett

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