

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, APRIL 26, 2011 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 PRESENT: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton, Tom Maher.

ELECTED OFFICIAL PRESENT: Jon Celaya

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Melanie Lahman

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest

None

3. Approval of Minutes

- A. March 29, 2011 Planning Commission Meeting Minutes

MOTION: *John Linton moved to approve the March 29, 2011, meeting minutes. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

4. Development Items

- A. General Plan Amendment – Porter’s Crossing Town Center; Action Item, Public Hearing

The proposal is to change the Future Land Use designation from Mixed Use Residential to Mixed-Use Commercial for approximately 65 acres, located north of Pony Express Parkway and east of the Plum Creek development.

Planning Commission Chair Tom Maher opened the public hearing at 6:04 p.m. No comments were made, so he closed the hearing.

MOTION: *John Linton moved to recommend approval to the City Council of the proposed Porter’s Crossing Town Center General Plan amendment as shown in the staff report and for the reasons set forth therein. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

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B. Master Development Plan – Porter’s Crossing Town Center; Action Item, Public Hearing

The proposal is for a 145-acre Master Development Plan including a mix of commercial, office, single-family residential, and multi-family residential uses.

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

Bill Gaskill, applicant, stated that his group has had a great working relationship with City staff. They used the 12-unit density because it’s mentioned in the Code. The plan was to be consistent with Plum Creek. They would be comfortable with a density of 9.6 units per acre. There will be no stacked units. The plan for Tickville Wash is to pipe it through the road and leave the rest open. There will be a note on the plat that all of the lots need to have engineering approval. They’re willing to join The Ranches HOA. The additional open space between the high-density and the single-family to the north, they would like to have a trail area.

Mr. Maher closed the public hearing at 6:27 p.m.

MOTION:

John Linton moved to recommend approval to the City Council of the proposed Porter’s Crossing Town Center Master Development Plan, in accordance with the staff report and for the reasons in the staff report, including the three recommended additions as shown, and that under compatibility criteria, compatible densities, internal densities, internal parcels that the dwelling units per acre be reduced from 12 to 9.6. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.

Conditions of Approval:

1. The 2.71-acre northwest residential area must be included in the Ranches Home Owners’ Association, and must comply with their design standards.
2. The high-density residential area must be changed to a maximum of 9.6 dwelling units per acre.
3. The plan must include an additional 1 acre of unconstrained useable improved open space within the high density residential area, plus the difference between 3.75 acres and the park acreage included in the plan.

C. Master Site Plan – Porter’s Crossing Town Center; Action Item, Public Hearing

A 20.148-acre commercial retail development containing a grocery store anchor and an attached retail store, along with future retail shops and pads.

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Mr. Maher opened the public hearing at 6:39 p.m.

Phillip Cooper, grocery store owner, talked about truck access to the store. They need a U-shaped access/exit so that drivers aren't backing trucks and endangering cars.

Bill Gaskill, applicant, pointed out that without a U-shaped access, an enormous area of asphalt would be required to allow trucks to turn around and exit. He also brought up parking. Retailers want more parking than the City's standards allow; however, the developers want to provide a little more parking than the City allows, but not the excessive parking that the retailers would prefer.

Mr. Maher closed the public hearing at 6:44 p.m.

MOTION: *John Linton moved to recommend approval to the City Council of the proposed Porter's Crossing Town Center master site plan, with the conditions as noted in the staff report, for the reasons set forth in the staff report. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

- D. Site Plan – Porter's Crossing Town Center Lot 5 & Retail A; Action Item, Public Hearing
A site plan for approximately 10 acres of the commercial retail development, including only Lot 5 (the grocery store) and Retail A.

MOTION: *John Linton moved to recommend approval to the City Council of the proposed Porter's Crossing Town Center site plan for Lot 5 and Retail A, with the conditions as set forth in the staff report, for the reasons shown in the staff report. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

- E. Preliminary & Final Plat – Porter's Crossing Town Center; Action Item, Public Hearing
A combined preliminary and final plat application including 9 commercial lots on 20.148 acres.

Mr. Maher opened the public hearing at 6:52 p.m.

Bill Gaskill, applicant, said he put a lot more trees in the parking area as staff's request, but they reduce visibility to the retail shops. They would like to reduce the number of trees in the park strips. He felt the fire & building requirements worked for the grocery store, but exceeded the needs for the retail shops.

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Mr. Maher closed the public hearing at 6:55 p.m.

Mr. Mumford said that the fire & building conditions could be determined at building reviews. Mr. Linton asked the applicant how he would feel about having some shrubs in the park strips, rather than trees, to soften their look. Mr. Gaskill said that would be OK.

MOTION: *John Linton moved to approve the Porter's Crossing Town Center preliminary plat, with the conditions as noted in the staff report, for the reasons set forth in the staff report and that item 3 under Planning be revised to show that mutually satisfactory planting of shrubs replace trees along the Smith Ranch Road and Porter's Crossing area, and that the comments under Fire and Building be reviewed as uses come in to make sure that they're applicable to the kind of use that's being proposed at the time of proposal. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

MOTION: *John Linton moved to recommend approval to the City Council of the proposed Porter's Crossing Town Center final plat, with the recommendations as set forth in the staff report, and modified during the presentation of the preliminary plat for the reasons set forth. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

Mr. Mumford brought up an additional item. The Planning Dept. received a request for changes to building pad 5 in Parkway Crossroads, to allow additional parking. The use of the building will be changed from a day care center to a restaurant. The changes will be made at the staff level. The Planning Commission has no concerns with this proposal.

5. The next meeting is scheduled for May 10, 2011.
6. Adjournment

The meeting was adjourned at 7:04 p.m.

APPROVED BY THE PLANNING COMMISSION ON MAY 10, 2011.


Steve Mumford, Planning Director