

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 23, 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 (arrived at 6:02 p.m.), John Linton, and Matthew Everett.

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

ELECTED OFFICIAL PRESENT: Tom Westmoreland

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. June 9, 2015

MOTION: *Wendy Komoroski moved to approve the June 9, 2015 meeting minutes. Matthew Everett seconded the motion. Those voting aye: John Linton, Daniel Boles, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.*

4. Development Items

A. Eagle Mountain Health Center– Site Plan Public Hearing, Action Item

Mike Hadley explained that the application is for a site plan located in the Porter's Crossing Town Center site Lot 8 approximately 1.18 ac in size. This proposed project is for a health center facility. The center will have different health related services offered by different health professionals.

Buildings & Commercial Design Standards:

The Eagle Mountain Health Center building is shown at 13,995 square feet. The building will contain four separate office spaces. These spaces are approximately 3,000 sq. ft. each. The project design does comply with the City's requirements for building & commercial design standards.

Parking:

Required parking is 1 stall per 300 square feet of the building; the plan provides 47 total stalls with 3 handicapped stalls.

Landscaping:

The applicants have designed the site according to our standards, including parking lot landscape islands with trees, pedestrian walkways, etc. 3 ½-foot high landscape berms are also required between sidewalks and parking areas, when adjacent to streets. These must be noted on the landscape plans. The applicants have provided entrance features similar to those found in other areas of The Ranches. There is a question regarding who is going to be responsible for the maintenance of the landscaping surrounding the site and extending out to Pony Express Pkwy. Is the applicant or the owner/developer of the Porter's Crossing Town Center going to be responsible?

Future reviews:

The applicant is proposing to redesign lots 7-9 within the existing Porter's Crossing Town Center plat. The applicant will be required to submit an amended plat to redefine the new lot lines. Currently the proposed site plan is on a smaller sized lot.

Commissioner Linton opened the public hearing at 6:04 p.m.

Chas Johnson, applicant, is excited to bring a hospital provider to Eagle Mountain. He explained that he already has tenants for three of the units. He is happy to enter into a lot association agreement with the master developer for the maintenance of the landscaping.

Commissioner Linton closed the public hearing at 6:09 p.m.

MOTION: *Wendy Komoroski moved to recommend approval to the City Council of the Eagle Mountain Health Center with the following conditions.*

- 1. The approval of the Site Plan is contingent on an amended plat being submitted and recorded to redefine the lot lines.*

Miriam Allred seconded the motion. Those voting aye: Wendy Komoroski, John Linton, Daniel Boles, Miriam Allred, and Matthew Everett. The motion passed with a unanimous vote.

5. Other Items/Business

A. Updates

Steve Mumford updated the Commissioners on:

1. The new City Planner.
2. The City budget was approved by City Council with funds for a consultant to update the General Plan.
3. Bike and pedestrian plan.
4. City Council meeting approval and denial items from the 06-16-2015 meeting.
5. Evans Ranch Master plan.
6. The amount of building permit for the year.
7. The Pony Express road project.

6. Adjournment

The meeting was adjourned at 6:31 p.m.

APPROVED BY THE PLANNING COMMISSION ON AUGUST 25, 2015



Steve Mumford, Planning Director