

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JUNE 10, 2008 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mtn, UT 84005

Commissioner Tom Maher called the meeting to order at 6:00pm.

Roll Call

Tom Maher, John Linton, Matt Weir, Craig Larrabee

Others Present

Blaine Livingston, Real Estate Project Manager for the LDS Church
Larry Miner, Physical Facilities Representative with Church Education
Leon Rolley, Project Manager LDS Church
David Adams, EM Development
Scott Kirkland, Sage Communities
Amy Twitty, Sage Communities
Joe Hudson, Sage Communities

Staff Present

Planning Director: Peter Spencer
Senior Planner: Mike Hadley
Senior Planner: Steve Mumford
Planning Coordinator: Lianne Pengra

1. Pledge of Allegiance

Commissioner Maher led the Commission and Audience in the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

A. Sage Communities Presentation

Mr. Peter Spencer reported that the last City Council meeting was the same night as the Public Safety Fair, so the meeting was short. Sage Communities did present the same presentation that was made at the last Planning Commission meeting.

4. Approval of Minutes

A. May 27, 2008 Planning Commission Meeting Minutes

MOTION: Commissioner Linton moved that the Planning Commission approve the minutes from the 5/27/08 Planning Commission Meeting.

Commissioner Weir seconded the motion. Ayes: 4, Nays: 0. Motion Passed

5. Other Business

A. Next Planning Commission's date and location.

Mr. Spencer discussed the possibilities with the next Planning Commission, as the elections will be held in Council Chambers on 6/24/08. He explained that the only item on the agenda for the next Planning Commission meeting is a Site Plan approval for Dr. Bart Gardner, Family First Dentistry. Mr. Spencer said that Dr. Gardner needs the Site Plan to go before the Planning Commission in order to get financing in place. Mr. Spencer explained that the proposed site plan is going through the DRC on 6/11/08 and if the site plan goes through smoothly, the Planning Commission for 6/24/08 can be held in the Administrative Conference Room.

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Commissioner John Linton mentioned that this site plan has already been discussed at Planning Commission, so Dr. Gardner should have everything together.

Mr. Spencer confirmed that the next Planning Commission will be at the regularly scheduled time and date, but in the Administrative Conference Room.

6. Development Items

A. Temporary LDS Seminary Building, Conditional Use Permit / Site Plan - Public Hearing, Action Item

A temporary Seminary building is proposed on lot 104 of the Saddle Junction subdivision, located just east of the new Rockwell Charter High School.

Mr. Mike Hadley explained that the temporary trailer will be used for seminary classes for Rockwell Charter High School until a permanent building can be put in. He explained the location of the trailers and said that the permanent structures will be to the north of those trailers.

Commissioner Maher asked why a two-year limitation was there.

Mr. Hadley said that originally, the LDS church wanted temporary trailers for a time to ensure the charter school warranted a permanent structure. He said that since that time, the LDS church has purchased the land where the trailers will be located.

Commissioner Maher commented that he would like to force the issue [of when the structure will be built].

Mr. Spencer explained that as it is currently June, having a permanent structure in place by fall is not likely. He said that in the DRC meeting with the applicant, they expressed that they anticipate having the plans for the permanent structure together within the next year and will submit the site plan application, et al at that time. He explained that this put the time frame of a completed structure at Fall 2010. The temporary building will be there to facilitate children until that time.

Commissioner Maher said that he'd rather see the building completed Fall 2009 with construction beginning Spring 2009. He then asked what the trailers look like.

Mr. Hadley said that he did not have a picture, but the applicant was available to show the Commissioners.

Commissioner Linton asked if they were the same kind as the ones which were not permitted across the street.

Commissioner Maher expressed concern about allowing these trailers but denying Direct Communications earlier.

Mr. Blain Livingston explained that there will be one single-wide and one double-wide trailer for three classrooms. He showed the commissioners a picture of the type of trailer to be installed. He said that they would make improvements to the grounds, however.

Commissioner Maher asked if the church was closing on the property and asked for a timeline.

Mr. Livingston said that they are negotiating and doing due diligence currently. The original intent was to have a lease/purchase option with Mr. Nate Shipp. The two-year permit was requested because the church has had experiences with other charter schools failing. They do anticipate Rockwell Charter High School's success, but they would like a good track record of a couple of years to see the size of the building needed. He also requested to waive the requirement to build the permanent fence until the permanent building is constructed. This was to give room when the permanent fence is being put in and to avoid taking out improvements made prior.

Commissioner Maher asked Mr. Spencer if a one-year permit with a review would work.

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Mr. Livingston said that one year would not be a long enough track record and that the fall figures would not be available at that point.

Commissioner Weir asked what figures were driving the decision to have temporary trailers in the first place.

Mr. Livingston said the previous track records of other schools, as well as direction from the Seminary department.

Mr. Larry Miner said that they have seen lots of schools with different start up successes. They also want to see what impact Saratoga Springs High School will have on the charter school and what size they will actually need to build. He said that the second year of the school tells a lot but that they will have things in motion by that point. He also noted that the enrollment figures he was given were 7th – 12th grades and they've had to adjust because of that.

Commissioner Weir asked if they could lease a room from the school.

Mr. Miner said that due to legal issues, they cannot.

Commissioner Larrabee mentioned that his daughter's charter school in Sandy is not doing well. She goes to the seminary for Jordan High School which also has temporary buildings.

Mr. Miner said that they've considered bussing the students but that is not a viable option. The only other option is early morning seminary but that would not work.

Commissioner Maher asked what kind of building would go in.

Mr. Miner said that it would be the standard, brick-faced building with three classrooms.

Mr. Hadley mentioned that Staff is proposing a one-year temporary permit to be reviewed in a year. He clarified that they are not recommending a two-year permit. An audience member asked why and Mr. Hadley replied that it might help the seminary building be built sooner.

Commissioner Larrabee said that they would like to minimize the time the trailers are on the lots.

Mr. Spencer clarified that Staff is recommending the one-year permit and as long as they submit the paperwork for the permanent building within that year, they would get an extension of another year. Staff wants to make sure the permanent building application is submitted to ensure they are moving forward with the permanent building. Mr. Spencer asked if the building was to be complete Fall of 2010, when would construction begin.

Mr. Livingston replied that they would submit the paperwork Fall of 2009 and construction would begin in Spring of 2010. They would submit the paperwork in 15-16 months. This would give them time to see how Saratoga Springs High School affects the charter school.

Mr. Spencer said that they could adjust the temporary permit to 1½ years to give the church time to run their figures.

Mr. Livingston said that if the 1½ year timeframe is to speed them along, it isn't necessary as their motivation and desire is in sync with the City's.

Commissioner Maher opened the Public Hearing at 6:26pm.

The Public Hearing was closed at 6:26pm.

Commissioner Linton mentioned that the Planning Commission refused to allow nicer trailers across the street from the seminary site due to it not meeting the City's design standards and they didn't want that to show what the City's vision is. He was asked if it matters that the trailer is hidden and responded that it is good that it will eventually be hidden once construction starts, but for the next two years, it will be highly visible.

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Commissioner Maher asked what can be done to shield the trailer, such as permanent trees, that wouldn't cause problems with the final construction.

Mr. Leon Rolley said that anything they put in that is green will require watering.

Commissioner Maher said that the phone company was turned down for the exact same thing, so they will need to come up with something to screen the trailer along Highway 73.

Mr. Rolley said they could look into large potted trees because they could probably plant those with the permanent structure.

Commissioner Weir mentioned that he was also concerned that the phone company was turned down for the same reason.

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval to the City Council of the LDS Seminary Conditional Use Permit/Site Plan subject to the following conditions:*

1. **SERVICE LATERALS.** Use poly pipe for 2" service lateral and type "k" soft copper for ¾ inch laterals.
2. **WATER LINE.** The size and existing water line at the point of connection need to be shown on the plans.
3. **SEWER.** Sewer lines, manholes, cleanouts will all need to be reviewed and approved by the City Engineer.
4. **ADA STANDARDS.** ADA ramp needs to have truncated dome per ADA requirements.
5. **FIRE HYDRANT.** The fire hydrant installed as marked.
6. **LOCK BOX.** A lock box purchased from Alpine Lock.
7. **CLASSROOMS.** Classrooms need to be labeled and occupant load labeled
8. **CODES.** Meet all IBC and ADA guidelines.
9. **VISUAL BUFFERING.** Trees and/or a temporary façade be added to shield viewing from SR-73.

Commissioner Maher seconded the motion. Ayes: 4, Nays: 0. Motion Passed

B. Antelope Meadows Preliminary Plat – Public Hearing, Action Item

Antelope Meadows is located north of the Autumn Ridge I development, just east of Eagle Mountain Blvd and west of the Eagle Park subdivision.

Mr. Spencer said that this was originally approved as Autumn Ridge Phase 2, but since then, they have moved the church site and adjusted the plat enough that it needs to be resubmitted. Since it was resubmitted, however, the applicant has renegotiated with the LDS church to move the church site again. The notices for the public hearing have gone out already. Mr. Spencer said that the applicant wishes to table the item until they can meet with the LDS church. He said that the applicant did want the Planning Commission to comment on the most recent version of the plat tonight.

Commissioner Maher asked if there was a problem with the notices that were sent for the current public hearing.

Mr. Spencer said that they can table the item and make an announcement to continue the public hearing to the next Planning Commission.

Mr. David Adams said that he wants to have the Planning Commission's input to guide the LDS church in their decision.

Commissioner Maher asked what the macro issues were on the lot reconfiguration.

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Mr. Adams said that in order to develop the church site they would have to develop 14-16 lots for a market that wasn't there. He said that the number of lots and the lot sizes have not changed. The only change is the church site location. He would do Phase 1 as just the church site.

Commissioner Maher asked if it seemed like it was going to go through.

Mr. Adams replied that they do think it will work. It's the third or fourth site option they've had. It is a Legacy Stake Center. He mentioned that they have 5,200 currently and they need 6,000 people to justify the Legacy, which they will get by the time the building is complete. He said that no access points have changed with the new plat and they are all up to code.

Commissioner Linton asked if they could table both items or if they table the item and continue the public hearing to avoid re-notifying residents.

Mr. Spencer confirmed that the public hearing is continued.

Commissioner Maher opened the Public Hearing at 6:44pm.

MOTION: *Commissioner Linton moved that the Planning Commission CONTINUE the Public Hearing to the Planning Commission on 6/24/08 and that the Antelope Meadows Preliminary Plat item be TABLED to the same meeting.*

Commissioner Maher seconded the motion. Ayes: 4, Nays: 0. Motion Passed

C. Skyline Ridge 1A Revised Final Plat, Action Item

Skyline Ridge is located along Golden Eagle Road, west of the Kiowa Valley Subdivision.

Mr. Hadley explained that Skyline Ridge was previously approved for Phase 1 and Phase 2. They then split Phase 1 into Phases 1A and 1B. Since then, they have adjusted Phase 1A's plat on one of the cul-de-sacs. The street was moved down and curved to make the lots more accessible. This change also meets the different grade requirements. Nothing has changed on the number or size of lots.

Commissioner Maher said that visually this is a better plan.

Mr. Spencer said that in the DRC, the Engineers said the new plat is an improvement.

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval to the City Council for the Skyline Ridge Estates Final Plat 1A subject to the following conditions:*

1. **ROAD PROFILE.** The road profile is reviewed and approved by the City Engineer.
2. **WATER LINE.** Show the required fittings along bend in water line.
3. **CONSTRUCTION PLANS.** A note on the construction plans stating a 30 foot buffer is required for defensible wild land interface.
4. **DRAINAGE.** Construction plans show berming that focuses the runoff around the homes.

Commissioner Maher seconded the motion. Ayes: 4, Nays: 0. Motion Passed

D. The Village at Simpson Springs Concept Plan, Discussion Item

The Village at Simpson Springs is located just west of the Willow Springs condominiums and east of the Simpson Springs subdivision.

Mr. Mumford explained the location of The Village at Simpson Springs. He showed the approved final plat map for Plat A which was approved in 2001 and recorded last year. That includes 22 twin homes. The applicant would like to modify the plans to include triplexes as well as twin homes and would like to change the elevations. He explained with The Ranches Master Plan, 63 units are available in this space. The applicant would like to change

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that to allow 18 additional units. He explained that Phase 1 includes 39 units (9 twin homes and 7 triplexes). The future phases would contain an additional 42 units.

Mr. Mumford then showed the changes to amenities the applicant is proposing. They are asking for a splash pad instead of a pool and a basketball court/restroom facility instead of a clubhouse.

Mr. Mumford also showed the elevations for the twin homes and the triplexes. He explained that thus far, they are meeting the design standards. He mentioned that they will look further into that after the applicant puts in the site plan application.

A resident in the audience asked for clarification on the location of this development. Mr. Mumford showed the exact location to her.

Mr. Mumford further explained that the changes in this Concept Plan from the previously approved plan include adding the 18 units, modifying the structure styles and elevations, and the changing the amenities.

E. Mt. Airey Village Concept Plan, Discussion Item

Mt. Airey Village is located along SR 73, just west of Mt. Airey Drive and adjacent to The Ranches Golf Course.

Mr. Spencer explained the location of Mt. Airey Village. He showed that on The Ranches Master Plan, this area is allotted 97 units. The previously approved Mt. Airey Village contained 80 units and the new Concept Plan utilizes all 97 available units. He showed the previously approved Spring Valley plat and explained that it consisted mainly of 4-plexes, with a few triplexes and duplexes. Some of the structures for this plat are already built and Mr. Spencer showed those locations. Those structures include four 4-plexes and two duplexes.

Mr. Spencer then showed the proposed Mt. Airey Village map. He showed that a few buildings were taken out to open the area to a Welcome Center to be used as a Sage Communities office and as an amenity for the residents. He also showed the tot lot and discovery garden. He then showed renderings of the proposed welcome center and explained the classic barn look.

Mr. Spencer also showed drawings of the elevations of the triplex, 5-plex, 6-plex and the 8-plex.

Mr. Spencer explained his concerns over the properties along SR-73. The homes previously approved along SR-73 were nice town homes. The new Concept Plan has 8-plexes with the driveways in the rear facing SR-73. He wants to make sure the new buildings meet the standards which were set for Spring Valley.

Mr. Spencer also expressed concern for the number of parking stalls around the Welcome Center. He said that he thinks there might be too many once the Welcome Center is turned over the residents once the commercial aspect has lost its use.

Scott Kirkland took the floor to go over the Sage Communities developments. Commissioner Maher asked him to discuss Mt. Airey and where the process is with that. Mr. Kirkland said that Mt. Airey had 80 units and 14 were sold to Jimmy Zuefelt. Mr. Zuefelt filed bankruptcy and the 14 units are now owned by the bank with the exteriors and landscaping being taken care of by the HOA (Sage Communities). They do not know what the bank will be selling the units for. Mr. Kirkland is going to meet with the bank to see about Sage Communities buying all 14 back. He explained that Sage Communities has six spec homes, of which three were sold last week.

Commissioner Maher asked what the spec homes sold for and Mr. Kirkland said that the models were sold for \$209K and \$205K. He said that those figures are skewed though. They originally were at \$299K and \$279K.

Mr. Kirkland also explained the Welcome Center may be a bit different that has been presented. He said that it would not be an office for Sage Communities. A hostess will be there to welcome people and introduce them to Sage Communities. They will have maps and visuals for a time. After it has served its purpose, it will be turned over to the HOA.

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Amy Twitty with Sage Communities showed the color site plan for Simpson Springs. She said that the street trees are an important part of their design.

Mr. Kirkland said that transitioning is a big deal as well. That is why the triplexes are against the 12-plexes and the duplexes are against the single-family homes.

Ms. Twitty showed the amenity area for Simpson Springs with the splash pad, ½ basketball court, pavilion and picnic shelter. She explained that they are over and above on the required open space and amenities. She said that they will provide a cost estimate with a swimming pool vs. a splash pad to show they are not trying to build something of less value.

Commissioner Maher asked what the community is getting for the 18 extra units the applicant is asking for.

Ms. Twitty said that they are getting diverse architecture as well as more amenities. The previously approved area only had a tot lot.

Joe Hudson with Sage Communities began to explain the architecture of The Village at Simpson Springs. He said that they made sure no building repeated itself in material – no stucco next to stucco or siding next to siding – or in color. He also said that their twin homes offer main level living.

Mr. Kirkland said that they are working on possibly putting a side one-story with a side two-story. They are also looking into designing one side to be a 2-bedroom and the other a 3-bedroom.

Mr. Hudson said that the footings don't change but the structures do. He showed plans for the duplexes in single-story and two-story, and for triplexes.

Commissioner Linton asked what they are doing to ensure privacy with shared walls.

Mr. Hudson said that they are working with engineers and architects to keep sound from transmitting through. On the shared wall, they have a layer of 5/8" drywall, sound insulation, studs, another layer of 5/8" drywall, an air space, and then the pattern reversed

Mr. Kirkland mentioned that he spoke with the Fire Department and with Kent Partridge and was told that there are no horizontal party wall options that take out the need for sprinklers in the upstairs unit of the triplex. He said that possibly lightweight concrete could work as it would solve the sound issue as well.

Ms. Twitty then took the floor to discuss Mr. Airey Village. She said that the new triplexes, 5-plexes, 6-plexes, and 8-plexes will be scattered throughout. She also addressed the Staff's concerns about the homes along SR-73. She showed a picture of the current homes along SR-73 and said that the new homes to be built in Mt. Airey Village will have the same or better architecture. She also said that the homes will be behind fences, so the garages will be shielded from view below the fence line.

Ms. Twitty also addressed the concerns Staff had about screening the utilities. She showed a picture of a screen that blocked viewing but still left access to the city workers.

Ms. Twitty showed pictures of the amenities and explained their designs. She also explained that the parking they have is sufficient and they also have overflow parking throughout to avoid parking on the street.

Mr. Kirkland said that they are working in the CC&Rs to ensure cars are parked in the garages and not in driveways or on the street.

Commissioner Larrabee asked why the splash pad was in one site with a pool in the other.

Ms. Twitty said that they wanted to provide both amenities throughout all communities they are building.

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Mr. Hudson explained that all units in Mt. Airey Village will have at least a one-car garage.

Mr. Kirkland clarified that the duplexes, triplexes and 4-plexes all have two-car garages and some of the 5-, 6- and 8-plexes have two-car garages.

Mr. Hudson then went over the elevations of the units in Mt. Airey Village. He described the homes as multifamily homes that look like single-family homes. He said that each building will have one base color, rather than have each unit be a new color like some row homes. He also went over the products to be used in each structure.

Commissioner Maher mentioned that the details are important and said that it's important to show the finishes to the Staff.

Mr. Spencer said that the applicant will turn those in with the Site Plan Application.

Commissioner Linton said that he appreciates Mr. Kirkland raising the bar for the Eagle Mountain.

7. Adjournment

Commissioner Maher closed the meeting at 7:56pm.