

Blender Bottle Expansion Concept Planning Commission Report		
Applicant:	Steve Sorenson	
Requested Action/Purpose:	Review and recommendation on a concept	
Location:	350 South 850 East	
Project Area:	10.1 acres	
Existing Zoning:	Commercial	
Existing General Plan Land Use Designation	Commercial	
Adjacent Zoning and Land Use:	<i>North:</i>	Commercial Blender Bottle
	<i>South:</i>	Industrial Willow Creek Court (S&K Industrial)
	<i>East:</i>	Commerical Mill Pond Plaza
	<i>West:</i>	R-2.5 Broadmoor Park
Date of Last DRC Review:	January 20, 2016	

Required Action

Planning Commission:	Review and recommendation
City Council:	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:

The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

HISTORY

March 4, 1986 – A part of the subject property was included as a part of the Lee Atkinson Annexation.

January 26, 1999 – A majority of the subject property was included Kirkham Annexation

September 13, 2012 – The original Blender Bottle Site Plan was approved by the Planning Commission with a Conditional Use Permit.

ANALYSIS

The applicant requests approval of a concept plan for a proposed expansion of the Blender Bottle office/warehouse development. The applicant is proposing two additional buildings adjacent to the existing site on the south side. This development would be in an existing Commercial zone which allows office/warehouse uses as a permitted use. The proposed buildings are 82,305 square feet and 69,329 square feet in size and will include office space in the front and warehouse space with docks in the back. At this time, we do not have the breakdown of office space to warehouse space in these buildings, and we will need those at the time of site plan in order to determine whether the proposed parking is sufficient. The Development Code states that office uses require 1 space for each 300 square feet of gross floor area and the warehouse use requires 1 stall for each person employed during regular working hours and adequate spaces for all company owned vehicles and visitors. The applicant also needs to provide bike parking based on 5 percent of the required parking.

The DRC indicated that an exception under a Conditional Use Permit application would be required to allow the 1 row of parking as shown between the buildings and 850 East. Based on the layout of the site and the need for loading docks and large truck parking for the office/warehouse use, staff would support an exception in this case. The buildings must also meet the Commercial Design Standards in Chapter 37 of the Development Code including the 51 percent exterior hard surface requirement and the architectural wall variation requirement.

The DRC noted a critical power issue, stating that, “Under current conditions, the circuits feeding the proposed area have no available capacity. Until further review and system improvements are designed and or in place we are unable to serve this project.” There is also a water deficiency for this property. The DRC stated that, “The existing culinary water is not sufficient in this area to provide the fire flows needed for the proposed use. Lehi City is planning a project to connect a new waterline under the freeway to waterlines on the east side of the freeway (behind Metalmart) to provide the needed flows.” The developer will need to upsize the existing 4” waterline in 850 East and a portion of the existing 4” waterline in Mill Pond Road

to provide the needed fire flows. Please consider other DRC comments as part of the motion.

ACTION/RECOMMENDATIONS

The Planning Commission may recommend approval, approval with conditions, or denial of the concept plan. Please remember to include findings as a part of the motion. The Planning Commission may also advise the applicant of specific changes or additions, if any that would be required in the layout as a prerequisite to the approval of the site plan.

FINDINGS

The Development Code does not identify specific findings that must be considered when approving a concept; however the Planning Commission may wish to include the following findings in the motion:

1. The proposed Concept is consistent with the Lehi City Development Code
2. The proposed Concept conforms to the goals and policies of the General Plan.
3. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

**Blender Bottle Concept
DRC Redline Comments**

Steve Sorensen – Requests Concept Plan review for an expansion of Blender Bottle, a 10.1 acre commercial development located at 350 South 850 East in an existing Commercial zone.

DRC Members Present: Brent Thomas, Kerry Evans, Greg Allred, Todd Munger, Kim Struthers, Gary Smith, Ross Dinsdale, Craig Barratt

Representatives of the Applicant Present: Scott Thorsen and Andrew Bollschwieler

Date of Plans Reviewed: 1/12/16

Time Start: 2:30 PM

Time End: 2:50 PM

DRC REDLINE COMMENTS:

Brent – Power:

1. Under current conditions the circuits feeding the proposed area have no available capacity. Until further review and system improvements are designed and or in place we are unable to serve this project.

Kerry – Fire: No comments

Greg – Water/Sewer:

2. There are existing off-site waterlines that run through the project to be aware of.

Todd – Public Works: No comments

Kim – Planning:

3. An exception (under a conditional use permit application) would be required to allow the 1 row of parking in front of the buildings along 850 East. Based on the office/warehouse use and the need for loading docks/large truck parking, staff would support an exception in this case.
4. The new buildings will need to meet the commercial design standards from Chapter 37 of the Development Code including:
 - a. The exterior building materials for each wall must be 51% or greater hard surface.
 - b. Each wall needs to have architectural variations. The standards require the following 4 features to be included on each wall: 1) horizontal variations measuring at least 3’ in depth, 2) vertical variations measuring at least 3’ in height, 3) a change in building materials, 4) awnings, lighting or other architectural variations that create visual interest.
5. Recommend enhancements and landscaping along the Mini Creek corridor at the back of the site.
6. Look at pedestrian connections into the site from 850 East.
7. Provide bicycle parking based on 5% of the required parking.

Gary – Building/Inspections:

8. Soils report will be required at the time of site plan

Mike – Public Works:

Ross – Engineering:

9. The existing culinary water is not sufficient in this area to provide the fire flows needed for the proposed use. Lehi City is planning a project to connect a new waterline under the freeway to waterlines on the east side of the freeway (behind Metalmart) to provide the needed flows. The project’s responsibility will likely be to upsize the existing 4” waterline in 850 East and upsize a portion of the existing 4” waterline in Mill Pond Road to provide the needed fire flows.
10. Frontage improvements will be required along 850 East (a 70’ Master Planned road)
11. Sewer is available in 850 East
12. Pressure Irrigation is available in 850 East
13. Storm drain is planned to outfall to the ditch to the west and is master planned as a 36” pipe.
14. Driveways should line up with driveways across the street, or be spaced a minimum of 100’ away.
15. On site detention is required at 0.2 cfs/acre

Craig (Steve) – Parks: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION FEBRUARY 11, 2016

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

Narrative for Blender Bottle Expansion:

This project is a proposed expansion to the existing Blender Bottle site located at 200 South and 850 East. There are two new office/warehouse buildings being proposed on the 10.1 acres of vacant ground south of the existing Blender Bottle site.

The two new buildings will be office space in the front and warehouse, with docks, in the back. There will be an approximately 82,000 square foot building that mirror's the existing Blender Bottle building. They will share the dock area. At the South end of the 10 acres there will be an approximately 69,000 square foot building that fronts 850 East.

The intent is for this area to feel like a campus. Therefore very similar architectural design, features and materials will be used on these two buildings as what was used on the existing Blender Bottle site.

RECEIVED
JAN 12 2016
LEHI CITY











Blender
Bottle

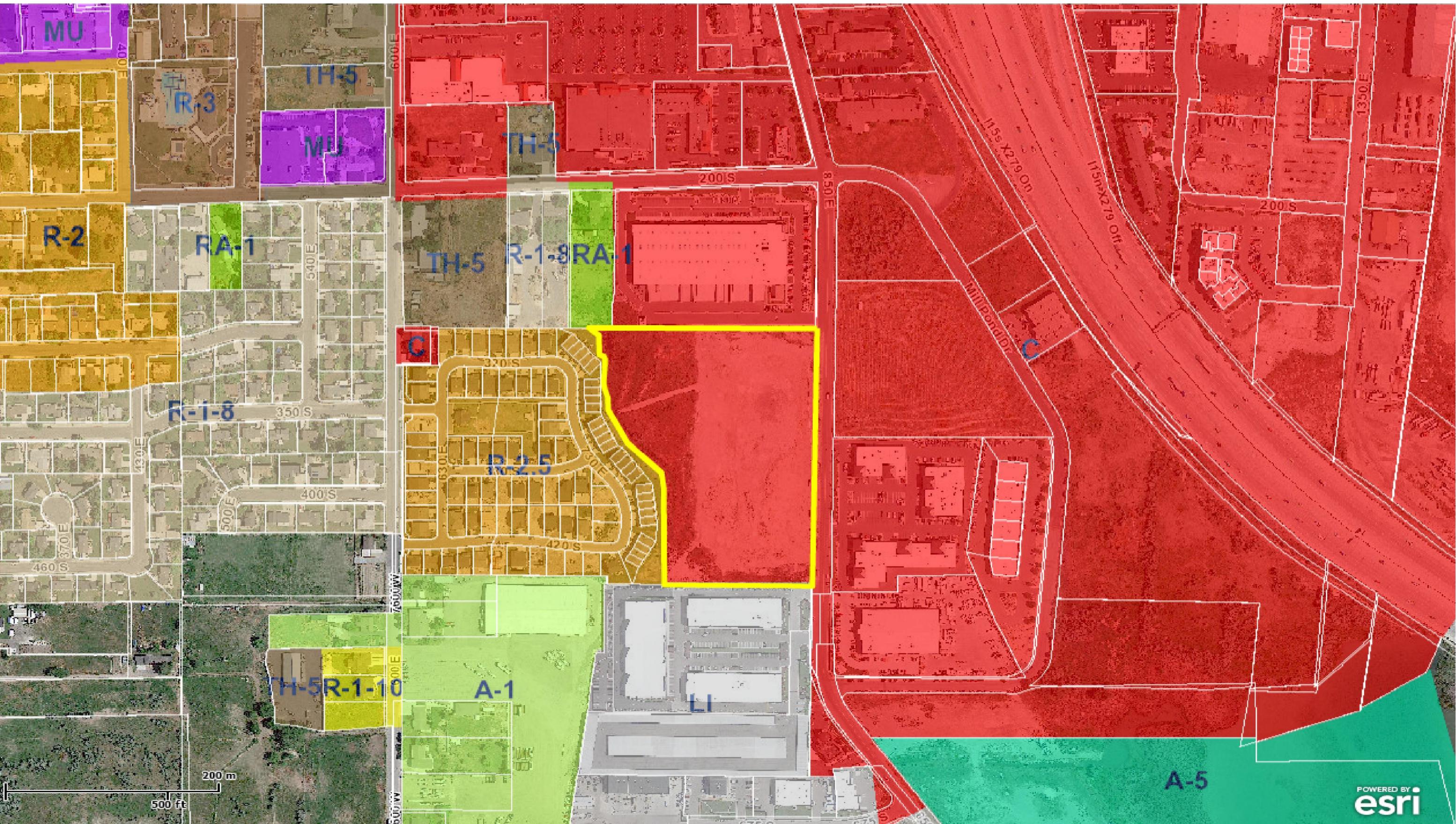
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CAUTION - VERIFY SOURCE

DST

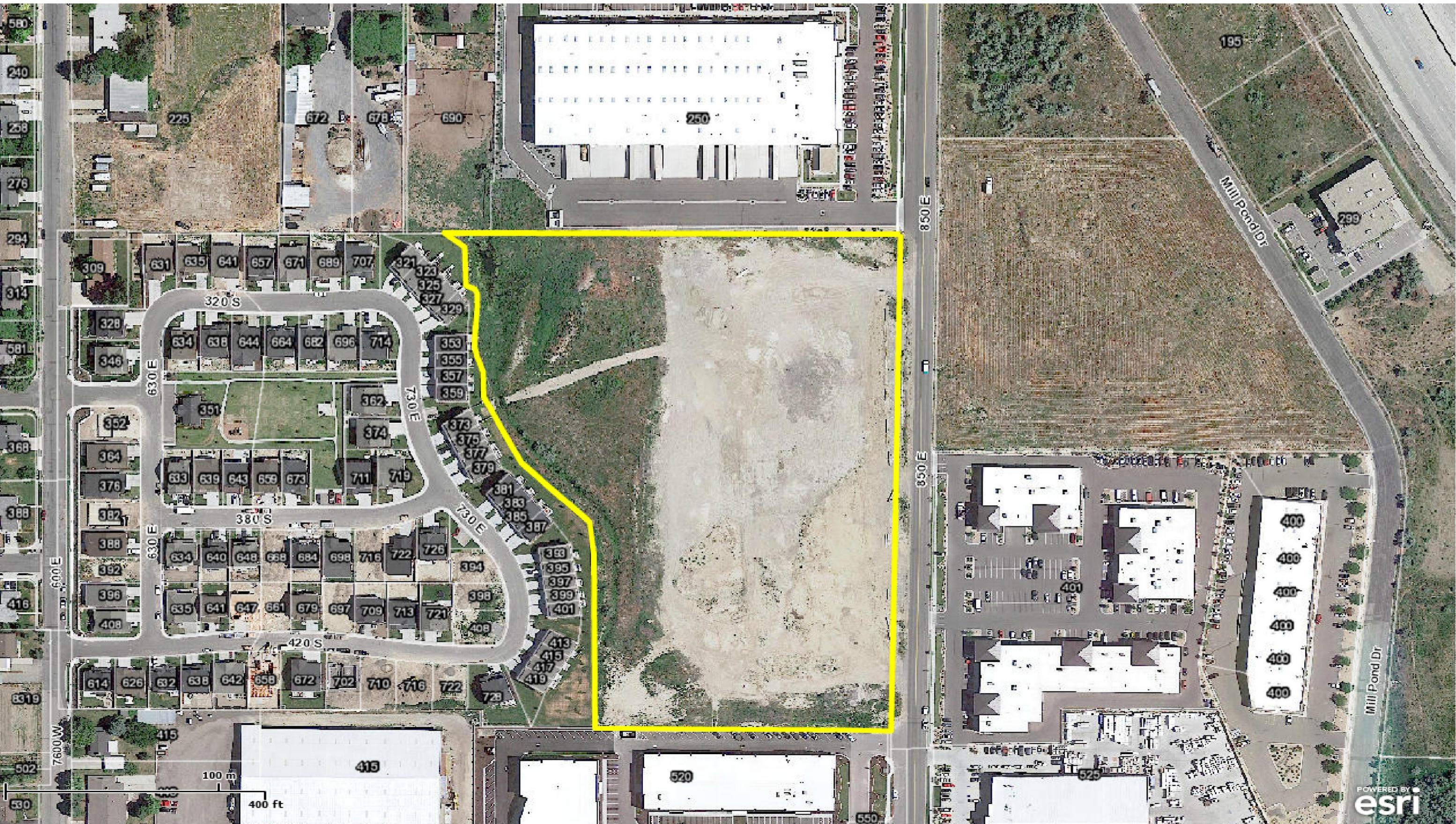
Blender Bottle Expansion

Zoning



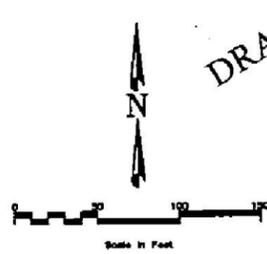
Blender Bottle Expansion

Aerial

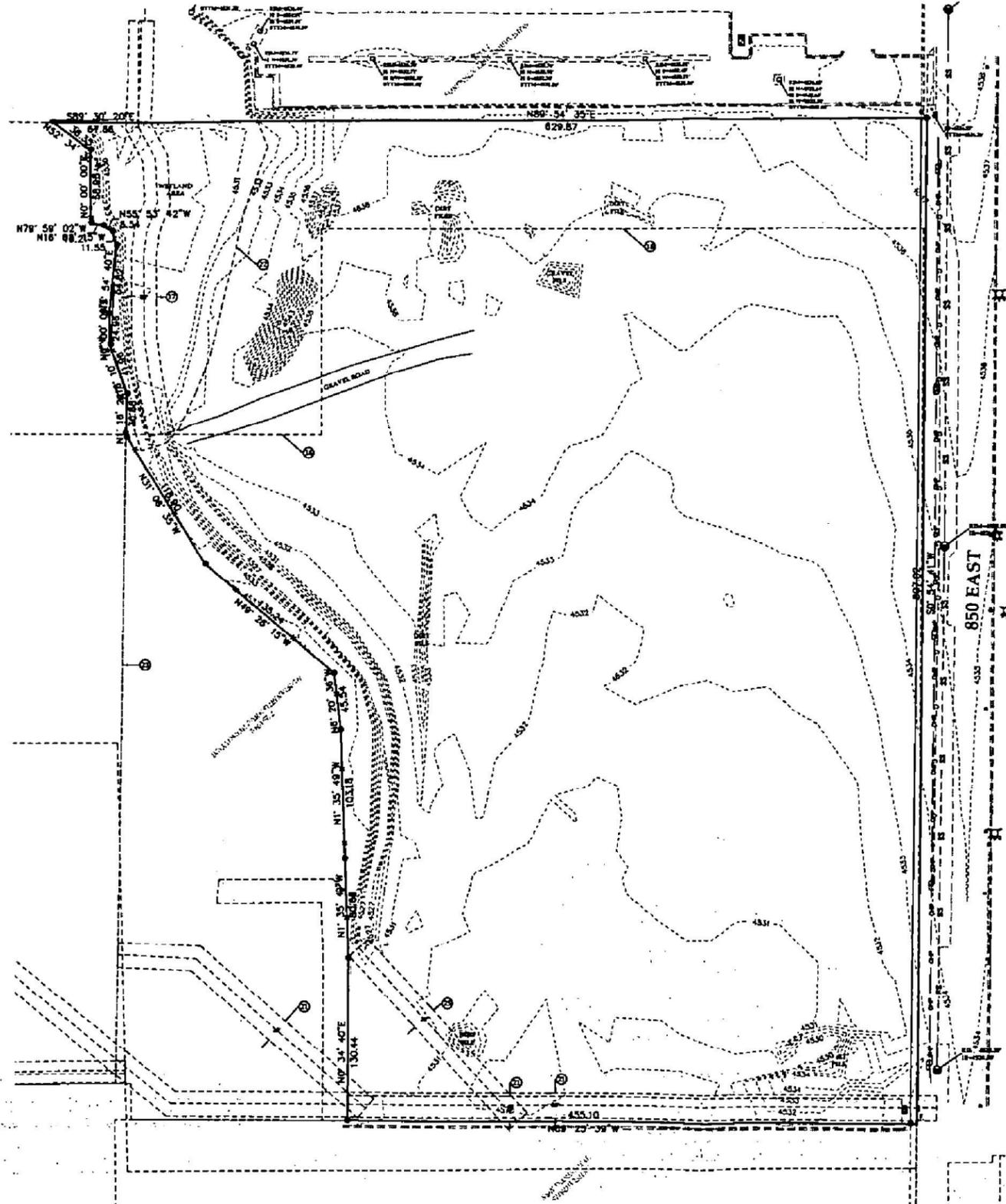


ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE NORTHEAST AND
SOUTHEAST QUARTERS OF SECTION 16
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN



DRAFT



SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE AGENCY, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 5 and 11(a) from Table A. The field work was completed during December 2015.



CORY J. WEEKS
PLS 5183760

DRAFT

TITLE COMMITMENT DESCRIPTION

COMMENCING AT A POINT LOCATED NORTH 00°27'00" EAST ALONG THE SECTION LINE 92.36 FEET AND WEST 1350.52 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 06°54'41" WEST 807.93 FEET, THENCE NORTH 87°27'00" WEST ALONG S & B INDUSTRIAL SUBDIVISION 451.10 FEET, THENCE ALONG THE EASTERLY BOUNDARY OF THE PROPOSED PHASE 2, BROADMOOR PARK RESIDENTIAL PLANNED UNIT DEVELOPMENT THE FOLLOWING 16 COURSES: NORTH 00°34'40" EAST 130.44 FEET, NORTH 01°33'49" WEST 80.48 FEET, NORTH 01°35'49" WEST 103.18 FEET, NORTH 06°20'34" WEST 45.54 FEET, NORTH 07°26'13" WEST 133.24 FEET, NORTH 11°06'31" WEST 118.90 FEET, NORTH 12°50'01" WEST 3.89 FEET, NORTH 01°16'22" EAST 30.88 FEET, NORTH 11°10'12" WEST 41.96 FEET, NORTH 24°06'00" WEST 107°54'40" EAST 54.82 FEET, NORTH 16°02'15" WEST 11.55 FEET, NORTH 55°34'21" WEST 1.54 FEET, NORTH 10°30'20" EAST 61.86 FEET, THENCE NORTH 87°54'31" EAST ALONG SORENSEN-LEH SUBDIVISION 429.87 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE

I WAS ASKED BY TO PERFORM A SURVEY IN CONFORMANCE WITH THE MINIMUM STANDARDS FOR AN ALTA/ACSM SURVEY. THE SUBJECT PROPERTY IS COMPRISED OF ONE PARCEL AS IDENTIFIED BY THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE AGENCY, LLC, ORDER NO. 330-1737376 AND IS ACCORDINGLY IDENTIFIED HEREON.

BASIS OF BEARINGS

BASIS OF BEARINGS WAS ESTABLISHED NORTH 07°09'00" EAST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

TITLE COMMITMENT

THE TITLE COMMITMENT FOR THIS SURVEY WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE AGENCY, LLC, ORDER NUMBER 330-1737376, WITH AN EFFECTIVE DATE OF DECEMBER 15, 2015 AT 7:30 A.M. THE FOLLOWING IS A LIST OF THE ITEMS SET FORTH IN SCHEDULE B OF SAID TITLE REPORT.

- 1-9 NOT ADDRESSED OR SHOWN ON THIS SURVEY
- 10 An easement over, across or through the land for public and incidental purposes, as granted to Utah Independent Telephone Company, a corporation, its successors and assigns by Instrument recorded July 28, 1968 as Entry No. 1204 in Book 102 at Page 451 of Official Records.
SURVEY FINDINGS: DEED PROVIDES NOTHING TO PLOT
- 11 An easement over, across or through the land for public and incidental purposes, as granted to Utah Independent Telephone Company, a corporation, its successors and assigns by Instrument recorded July 28, 1968 as Entry No. 1205 in Book 102 at Page 451 of Official Records.
SURVEY FINDINGS: DEED PROVIDES NOTHING TO PLOT
- 12 An Agreement dated July 23, 1956, by and between the State of Utah, acting through the Board of Water Resources and the Lodi Irrigation Company, a corporation, providing construction of a water conservation project recorded November 09, 1956 as Entry No. 15991 in Book 729 at Page 151 of Official Records.
SURVEY FINDINGS: AFFECTS THE ENTIRE SUBJECT PROPERTY AND OTHER LAND
- 13 An Easement to use Distribution System, dated June 18, 1956, with the Lodi Irrigation Company, a corporation, as Grantee in favor of The State of Utah, acting through the Board of Water Resources, Grantee, as evidenced to use the existing water distribution system of main, ditch, pipelines and all appurtenant works and facilities of the Lodi Irrigation Company, a portion of the subject property. Said Easement recorded November 09, 1956 as Entry No. 15993 in Book 729 at Page 159 of Official Records.
SURVEY FINDINGS: AFFECTS THE ENTIRE SUBJECT PROPERTY AND OTHER LAND
- 14 Easements and rights-of-way contained in that certain Patent recorded June 21, 1965 as Entry No. 9431 in Book 1014 at Page 31 of Official Records.
SURVEY FINDINGS: AFFECTS THE ENTIRE SUBJECT PROPERTY AND OTHER LAND
- 15 An Agreement dated September 18, 1970, by and between the State of Utah, acting through the Board of Water Resources and the American Fork Irrigation Company, a corporation regarding construction of a water conservation project recorded October 26, 1970 as Entry No. 11123 in Book 1197 at Page 123 of Official Records.
SURVEY FINDINGS: AFFECTS THE ENTIRE SUBJECT PROPERTY AND OTHER LAND
- 16 An Easement to use Distribution System, dated September 18, 1970, with the American Fork Irrigation Company, a corporation, as Grantee in favor of The State of Utah, acting through the Board of Water Resources, Grantee, as evidenced to use the existing water distribution system of main, ditch, pipelines and all appurtenant works and facilities of the American Fork Irrigation Company, a portion of the subject property. Said Easement recorded October 26, 1970 as Entry No. 11150 in Book 1197 at Page 123 of Official Records.
SURVEY FINDINGS: AFFECTS THE ENTIRE SUBJECT PROPERTY AND OTHER LAND
- 17 An easement over, across or through the land for public and incidental purposes, as granted to Lodi City, Utah County, State of Utah by Instrument recorded July 18, 1964 as Entry No. 5678 in Book 856 at Page 238 of Official Records.
SURVEY FINDINGS: AFFECTS A PORTION OF THE IN THE NORTHWEST CORNER OF THE SUBJECT PROPERTY
- 18 The terms, provisions and conditions contained in an Amortization Agreement, dated January 12, 1999 by and between Melvin Kirkham, Co-owner James Melton and Randy Miller, as owners and Lodi City recorded January 26, 1999 as Entry No. 8795 in Book 979 at Page 122 of Official Records.
SURVEY FINDINGS: AFFECTS THE PORTION OF THE SUBJECT PROPERTY SHOWN HEREON
- 19 The terms, provisions and conditions contained in an Amortization Agreement, dated August 12, 1999, by and between Ronald A. Wall and Randy Miller, as owners and Lodi City recorded January 26, 1999 as Entry No. 8795 in Book 979 at Page 122 of Official Records.
SURVEY FINDINGS: DOESN'T AFFECT THE SUBJECT PROPERTY
- 20 The terms, conditions and easement contained in that certain Agreement dated June 27, 2001, by and between Lodi City and Tri-City Investment, L.L.C. recorded August 09, 2001 as Entry No. 79472,2001 of Official Records.
SURVEY FINDINGS: DOESN'T AFFECT THE SUBJECT PROPERTY
- 21 An easement over, across or through the land for street use and incidental purposes, as granted to City of Lodi, a municipal corporation by Instrument recorded February 21, 2013 as Entry No. 16834,2013 of Official Records.
SURVEY FINDINGS: AFFECTS A SOUTHERLY PORTION OF THE SUBJECT PROPERTY SHOWN HEREON
- 22 Any covenants, conditions, restrictions, easements, encumbrances, liens, charges, taxes and provisions contained within certain declarations recorded June 28, 2013 as Entry No. 601D,2013 of Official Records, and any amendments thereto, not among any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, marital status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3606(a).
SURVEY FINDINGS: AFFECTS A NORTHWESTERLY PORTION OF THE SUBJECT PROPERTY SHOWN HEREON
- 23 Development Plan Phase I Development Agreement recorded July 11, 2013 as Entry No. 66818,2013 of Official Records.
SURVEY FINDINGS: DOESN'T AFFECT THE SUBJECT PROPERTY
- 24 An easement over, across or through the land for water main easement and incidental purposes, as granted to Lodi City by Instrument recorded September 16, 2013 as Entry No. 66361,2013 of Official Records.
SURVEY FINDINGS: AFFECTS A SOUTHERLY PORTION OF THE SUBJECT PROPERTY SHOWN HEREON
- 25 Grant of Public Utility Easement for Mini-Creek Pipe in favor of Lodi City recorded December 11, 2013 as Entry No. 12890,2013 of Official Records.
SURVEY FINDINGS: AFFECTS A SOUTHWESTERLY PORTION OF THE SUBJECT PROPERTY SHOWN HEREON
- 26 Resolution No. 2014-113, approving the withdrawal of the real property contained within the corporate limits of Alpine City, Eagle Mountain City and the town of Cottonwood from the North-Peace Solid Waste Special Services District boundaries recorded November 24, 2014 as Entry No. 84542,2014 of Official Records.
SURVEY FINDINGS: BLANKET IN NATURE AND AFFECTS ALL OF THE SUBJECT PROPERTY
- 27 Any prior mortgages and/or any interests in or under said land including, but not limited to, records, oil, gas, coal, water and mineral rights, mining rights, lease rights and easement rights or other matters relating thereto, whether registered or implied.
SURVEY FINDINGS: NOTHING TO PLOT

SURVEY NOTES

1. THE UNDERGROUND PIPES AS SHOWN ON THIS MAP ARE BASED ON PHYSICAL EVIDENCE OBSERVED ABOVE GROUND.
2. THE BENCHMARK FOR THIS SURVEY WAS ESTABLISHED AS 4534.26' AT THE BRASS CAP MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 16, AS SHOWN HEREON.
3. RECORDED BEARINGS AND DISTANCES (IN SHOWN IN PARENTHESES).
4. PROPERTY CORNERS WERE NOT SET DURING THIS SURVEY.

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
S.L.C. Utah 84119 - 801-949-6298

Recorder
DRAFT

REV.00
1/12/16
SCALE 1"=50'
ALTA



RECEIVED
JAN 12 2016
LEHI CITY







