

Traverse Estates Subdivision Review Planning Commission Report		
Applicant:	Paul Willie	
Requested Action/Purpose:	Review and recommendation for a proposed preliminary subdivision	
Location:	Approximately 4200 North Seasons View Drive	
Existing General Plan Designation:	MDR/PF/ESA	
Existing Zoning:	Planned Community	
Existing Land Use:	Undeveloped	
Number of Lots/Units	167 lots	
Adjacent Zoning and Land Use:	North:	PC Violetto Subdivision under construction
	South:	PC Season's Apartment
	East:	R-1-12/TH-5 Canyon Hills Subdivision/Undeveloped
	West:	PC Undeveloped
Date of Last DRC Review:	January 27, 2016	

Required Action

Planning Commission:	Review and Recommendation
City Council:	Final Approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.

The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

Section 11.100. Effect of Preliminary Subdivision Plat Approval.

A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the City Council, the applicant may file an application for final subdivision plat approval.

HISTORY

July 26, 1997 – This property was annexed to Lehi City as the Deerfield Annexation included the subject property and most of what is now within the Traverse Mountain Planned Community.

Dec 4, 2000 – The Fox Ridge Area Plan was recorded for what is now Traverse Mountain which designated Planned Community zoning to the subject property.

September 24, 2015 – The Planning Commission reviewed a concept for Seasons Phases 4 and 5 which included the subject property. At that meeting the Planning Commission made the following motion:

Ryan Marshall moved to provide a favorable recommendation for Mountain States Property Management's request for a Concept Plan for the Seasons at Traverse Phases 4 & 5, a 107.67 acre residential project located off Morning Vista Road in a Planned Community zone noting the applicants comments tonight and include an agreement that the proposed development will be in the HOA in the area; further incorporating the DRC comments with a suggested recommendation that at the next round they consider some connectivity with the different neighborhood areas on the eastern portion of the development; with the further findings of fact that the proposed concept is consistent with our Development Code and with the Area Plan and conforms to the general goals and policies of the City, we've not identified a particular area of health, safety, welfare of morals of the City that are adversely affected, with the further note that the developer consider some sort of widening of the roads in locations at intersections to facilitate school bus access. Second by Jared Peterson. Motion carried unanimous.

October 13, 2015 – The City Council approved the concept plan for Seasons Phases 4 and 5.

ANALYSIS

The applicant is requesting review and recommendation of a proposed preliminary subdivision for Traverse Estates which includes 167 single family lots. The area included with this subdivision has an MDR designation with a maximum of 196 lots allowed. The proposed density is less than what could be allowed according to the Area Plan.

The DRC made a critical issue comment that this subdivision is tied to the mass grading of the rest of East Canyon. The Traverse Towns site plan has been submitted concurrently with this item which includes the townhome phase shown on the concept plan. A grading permit was submitted for the required areas in East Canyon which includes Planning Areas B, D, and C2 and will trail behind the site plan and preliminary subdivision applications.

The proposed lot sizes range from approximately 6,000 to 76,000 square feet in size. The lot sizes and frontages are consistent with the requirements of the Area Plan. The layout of the subdivision includes a road connecting from Seasons View Drive up to Vialetto with a grade of 8% or less as required by the Area Plan. The connecting road provides two points of access for the subdivision which is required for any development with more than 50 lots.

The total amount of open space to be dedicated to Lehi City is shown at 17.09 acres. Approximately 7 acres is shown to be natural open space and 11 acres is to be dedicated for the required public park designated in the Area Plan as planning area D6. The Area Plan requires 13 acres for the park and the remaining two acres will be dedicated when the adjacent property develops. The Area Plan requires that the park be mass graded to include 69% of the 13 acres to be graded at 3% slope or less. The Area Plan also designates this park for the future location of the Lehi City recreation center. The recreation center will be constructed separately from this project when sufficient impact fees are collected to cover the construction cost. The final design of the park has not yet been determined may require some minor grading in the future to complete. Also shown on the plat are some pedestrian accesses into the existing Lehi City open space.

The Area Plan shows an 8 foot master planned trail to connect from Morning Vista Road up to the Vialetto subdivision. The proposed plan shows the 8 foot trail along the connecting road which also maintains a grade of 8% or less which is ideal for a trail. The DRC commented that the existing sidewalk adjacent to the Seasons Apartments must be widened to the 8 foot trail in order to make a connection to Morning Vista Road.

The DRC made the following comments: The plan must show slope easements on the backs of the lots that would keep the slopes in natural condition. Fencing standards must be addressed within the subdivision; fencing should be uniform and prohibited on slope areas with 30% or greater grade. The north and east boundaries should match closely with the development pod boundary shown in the Traverse Mountain Area Plan with any areas located out of the pod boundary to be dedicated to Lehi City to remain as natural open space.

Please consider other DRC comments as part of the motion.

ACTION/RECOMMENDATIONS

The Planning Commission may recommend approval or approval with modifications of the proposed preliminary subdivision. Please remember to include findings and DRC comments as a part of the motion.

PROPOSED FINDINGS

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on an approval of a subdivision. Although no specific findings are identified by the Development Code, staff has prepared the following findings that may be considered as part of the motion:

1. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals.
3. Other findings based upon information presented at the public hearing.

**Traverse Estates Preliminary Subdivision
DRC Redline Comments**

Paul Willie – Requests Preliminary Subdivision review for Traverse Estates, a 167-lot residential development located off Seasons View Drive in an existing Planned Community zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Todd Munger, Kim Struthers, Gary Smith, Mike Howell, Ross Dinsdale, Steve Marchbanks

Representatives of the Applicant Present: Tom Romney, Taylor Morgan, Sean Olybrando, Scott Overman, and Paul Willie

Date of Plans Reviewed: 1/21/16

Time Start: 2:00 PM

Time End: 2:40 PM

CRITICAL ISSUE:

1. The grading for this project is tied to the grading of the rest of East Canyon. As per the Grading section of the Area Plan, all of the grading must be done simultaneously in one phase. This project cannot be allowed to be constructed until there is a preliminary plat approval on the remaining East Canyon Area as well as an approved grading permit for this project and the other East Canyon property so that it can all be graded together.
2. Traverse Mountain water source is deficient for this development and must be resolved with the Engineering Department prior to final plat approval.

DRC REDLINE COMMENTS:

Brent (Glade) – Power: No comments

Kerry – Fire: No comments

Greg – Water/Sewer: No comments

Todd – Public Works: No comments

Kim – Planning:

1. Need to show slope easements in the backs of the lots that would keep the slopes in a natural condition.
2. Need to address fencing standards within the subdivision. Fencing should be uniform/consistent, and fencing on the 30% slope areas should be prohibited.
3. The north and east boundaries should match fairly close to the development pod boundaries shown on the Traverse Mountain Area Plan with any areas outside the pod boundary to be dedicated to Lehi City to remain as natural open space.

Gary – Building/Inspections:

4. Correct PUEs on setback details to show PUEs only on street frontages. Also ensure the setbacks are consistent with the Traverse Mountain Area Plan MDR designation.

Mike – Public Works: No comments

Ross – Engineering: No comments

Craig (Steve) – Parks:

5. The sidewalk needs to be widened to the 8-foot trail on the east side of Seasons View Drive as part of this project.

DRC GENERAL COMMENTS:

1. The power circuit must be looped from Seasons View Drive up to Vialetto.
2. Retaining structures may be required for some of the electrical equipment.
3. Power boxes are up to 6 feet in width which will take up some space on lot frontages
4. The developer must coordinate with the Water and Engineering departments to evaluate water needs.
5. Suggest hydroseeding for any areas that require revegetation.
6. Summer View Drive and Autumn View Drive connecting to Vialetto must be 8% or less.
7. For final plats - address any offsite drainage coming onto the site and how to protect homes.
8. Coordinate with Engineering on storm drain detention requirements.
9. Comply with all other area plan requirements.

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.



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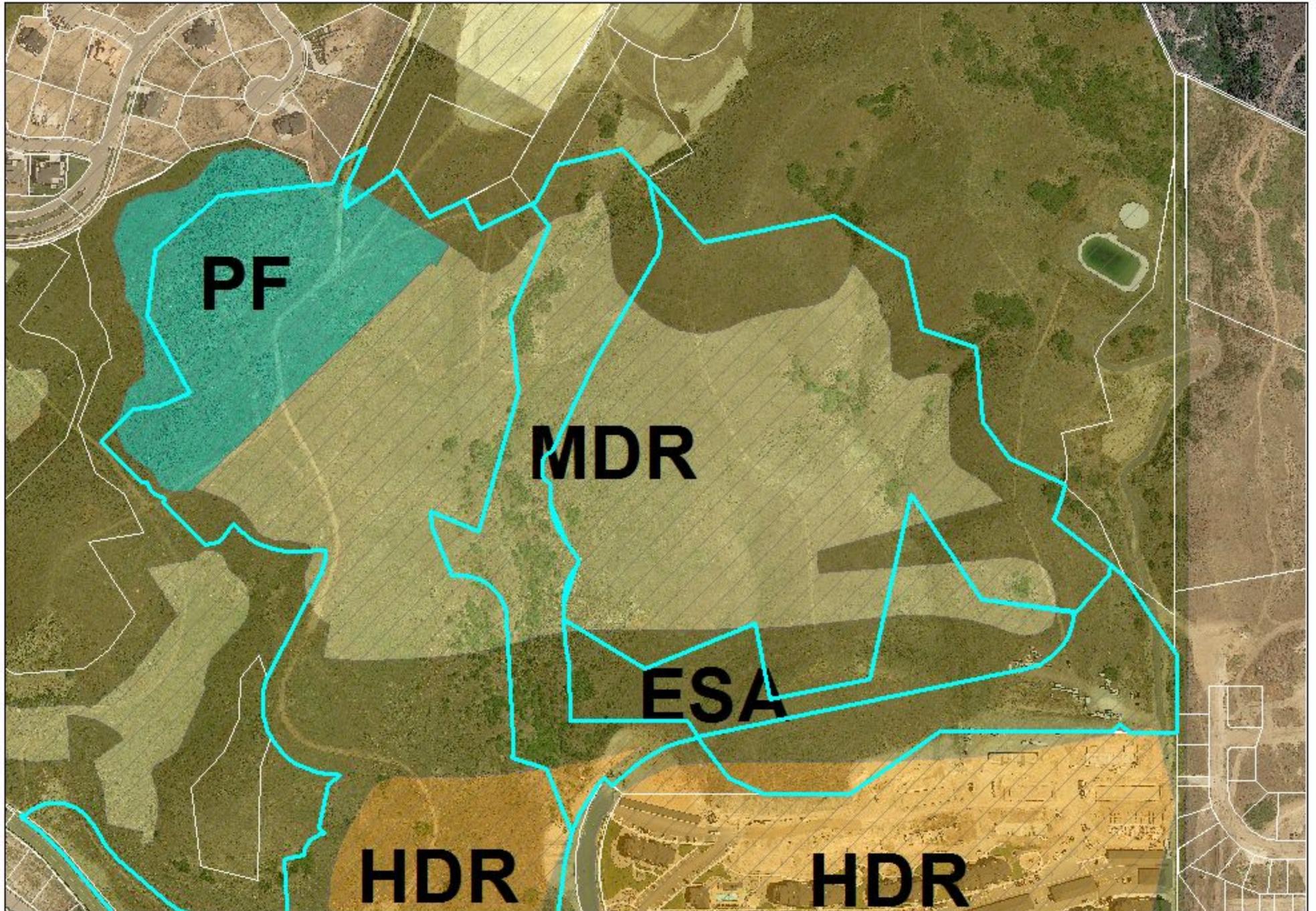
PUBLIC
NOTICE





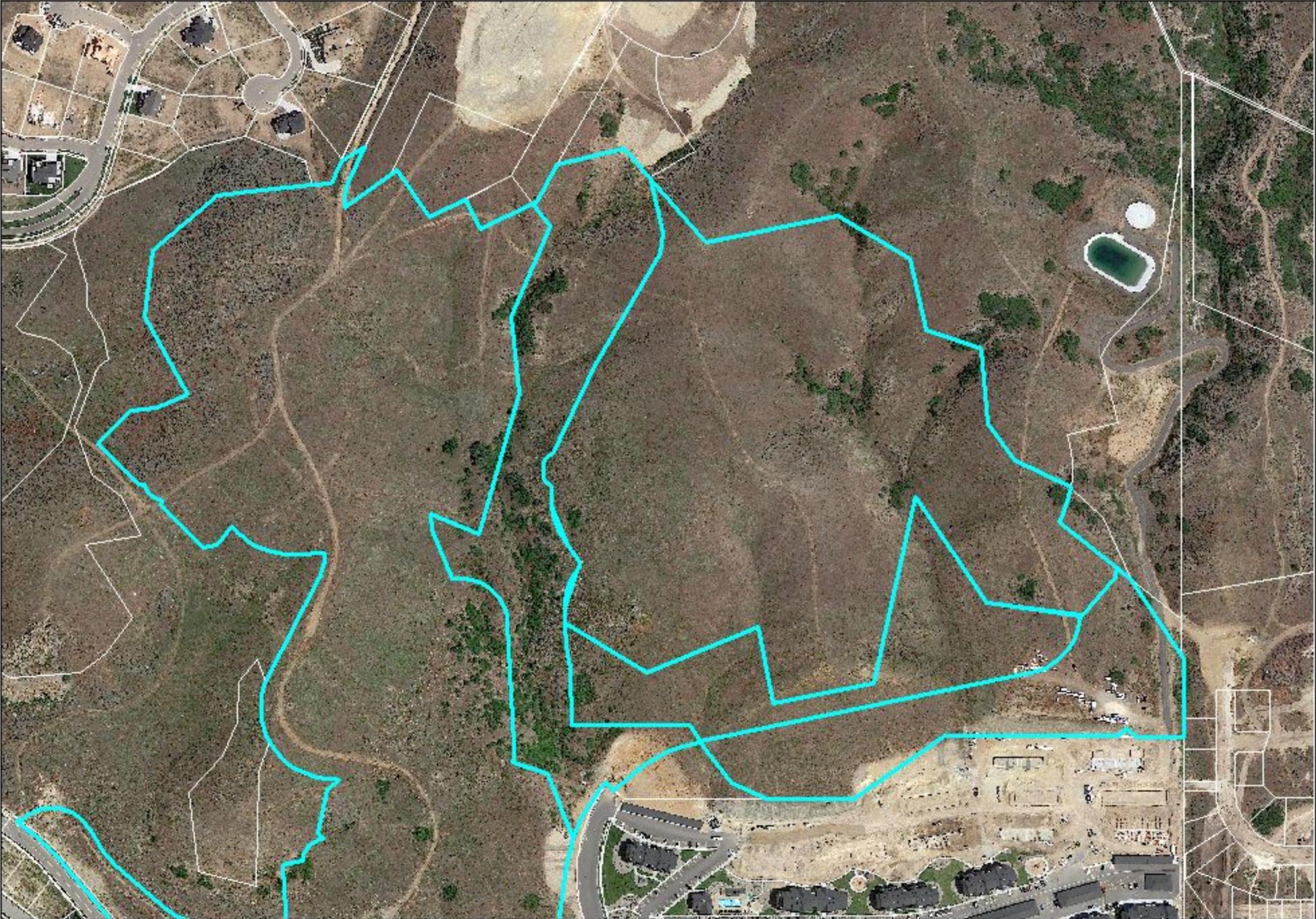


Traverse Estates
General Plan



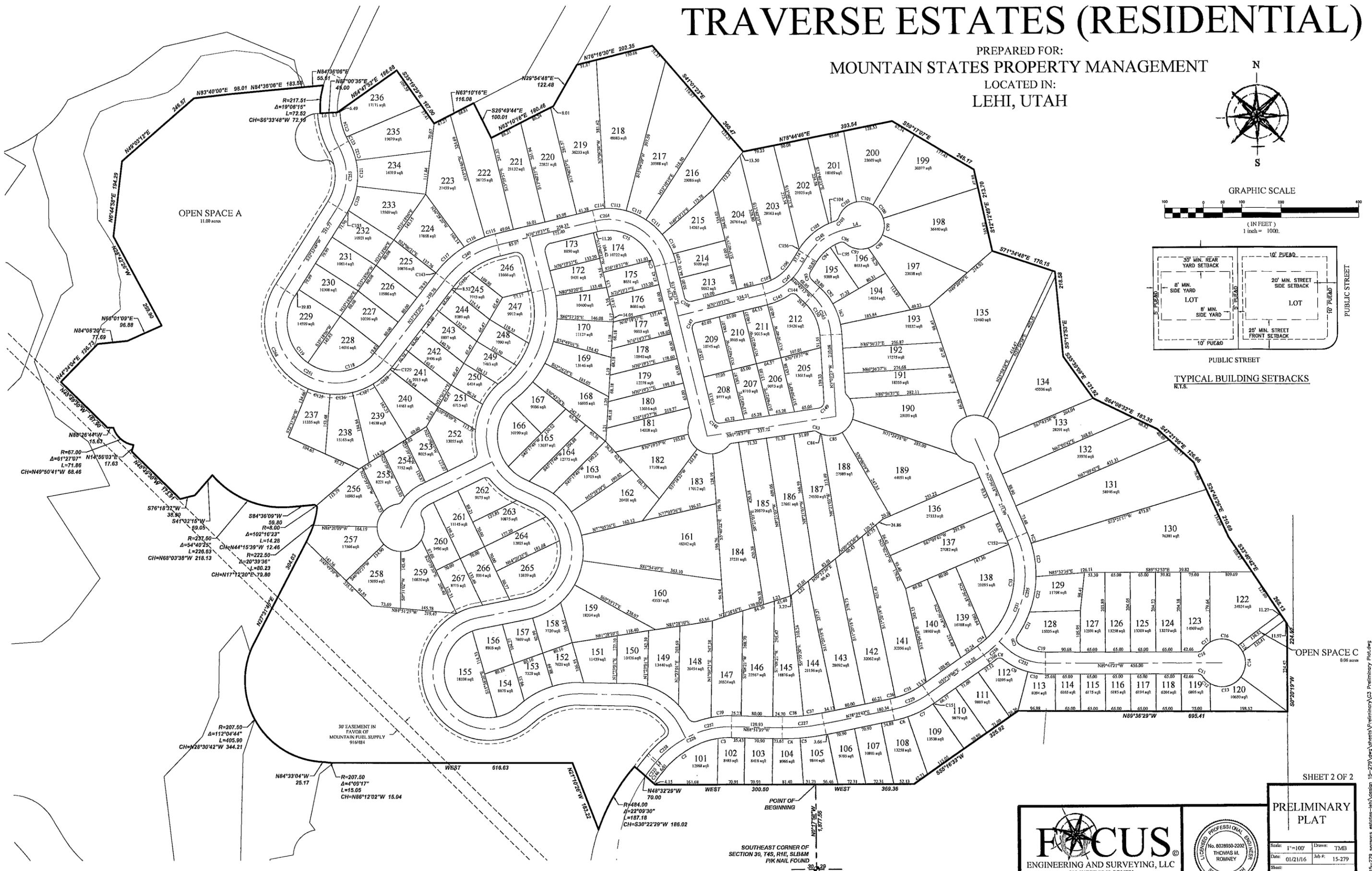
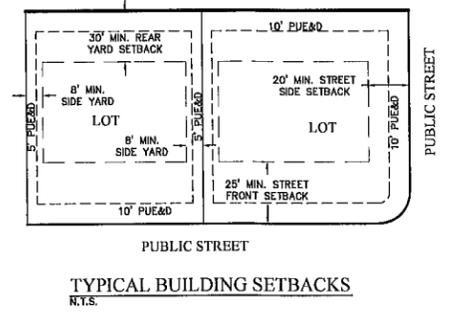
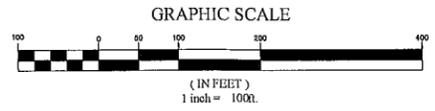
Traverse Estates

Aerial



TRAVERSE ESTATES (RESIDENTIAL)

PREPARED FOR:
MOUNTAIN STATES PROPERTY MANAGEMENT
LOCATED IN:
LEHI, UTAH



SHEET 2 OF 2

FOCUS
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PRELIMINARY PLAT	
Scale: 1"=100'	Drawn: TMD
Date: 01/21/16	Job #: 15-279
Sheet:	C3

15-279.dwg (Preliminary) C3 Preliminary Plat.dwg
 15-279.dwg (Preliminary) C3 Preliminary Plat.dwg
 15-279.dwg (Preliminary) C3 Preliminary Plat.dwg