



Lehi City Planning Commission Agenda

February 11, 2016

Notice is hereby given that there will be a Lehi City Planning Commission meeting held February 11, 2016 at 7:00 PM in the Lehi City Council Chambers, 153 North 100 East, Lehi, Utah. The agenda shall be as follows:

1. CALL TO ORDER
2. OPENING OF PUBLIC HEARING ITEMS (Public input and Planning Commission action will be taken after the Consent and Regular Agenda items)
3. CONSENT AGENDA
 - 3.1 Approval of minutes from the January 28, 2016 meeting.
4. REGULAR AGENDA
 - 4.1 Steve Sorensen – Requests Concept Plan approval for an expansion of Blender Bottle, a 10.1 acre commercial development located at 350 South 850 East in an existing Commercial zone.
 - 4.2 Paul Willie – Requests Site Plan approval for Seasons Towns, a 14.52 acre development located on Morning Vista Drive and Morning View Way in an existing Planned Community zone.
5. PUBLIC HEARINGS
 - 5.1 *The Boyer Company – Requests review and recommendation of a General Plan Amendment on 8.2 acres of property located at approximately 2500 West Main Street changing the land use designation from VLDR (very low density residential agriculture) to LDR (low density residential).
 - 5.2 *Andrade Christensen – Requests review and recommendation of a Zone Change on approximately 12.518 acres of property located at approximately

Public Hearing Procedure and Order of Business

* Items noted on this agenda with a star (*) require final action by the City Council. City Council and Planning Commission meeting dates and agendas can be viewed on the Lehi City web site at www.lehi-ut.gov and the State web site at www.utah.gov/pmn/index.html. Items on this agenda without a star (*) require the approval of only the Planning Commission.

All matters listed under the Consent Agenda are considered routine by the Planning Commission. They will be approved by one motion unless any person present – Planning Commissioner, Planning Staff or Citizen – requests an item to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda.

In compliance with the Americans with Disabilities Act, any individual needing special accommodations (including auxiliary communicative aid and service) during this meeting should notify the City Recorder at (801) 768-7100 x 2254 at least 24 hours prior to the meeting.

1500 North 2950 West from a TH-5 (transitional holding) to an R-1-22 (single family residential agriculture) zone.

a. *Andrade Christensen – Requests Concept Plan review and recommendation for River Park, a 20-lot residential development located at approximately 1500 North 2950 West in a proposed R-1-22 (single family residential agriculture) zone.

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

5.4 *Rob Clauson/The 3Ns – Requests Preliminary Subdivision review and recommendation of Mountain Point Village, a 37-lot residential development located at 4800 North Traverse Mountain Boulevard in an existing Planned Community zone.

6. CITY BUSINESS

7. ADJOURN

Public Hearing Procedure and Order of Business

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153 North 100 East
 Lehi, UT 84043
 (801) 768-7100

Minutes of the **Regular Session** of the **Planning Commission** held Thursday, **January 28, 2016**, at 7:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Kelly Ash, Commissioner
 Scott Dean, Commissioner
 Mark Hampton, Commissioner
 Matt Hemmert, Commissioner
 Janys Hutchings, Commissioner
 Jared Peterson, Commissioner
 Steve Roll, Commission Chair

Others Present: Kim Struthers, Planning Director, Tippe Morlan, City Planner, Ross Dinsdale, Engineer, Morgan Cummings, Assistant City Attorney; Teisha Wilson, Deputy Recorder; and approximately 25 citizens.

1. CALL TO ORDER

Commission Chair Steve Roll welcomed everyone and noted that all members were present.

2. OPENING OF PUBLIC HEARING ITEMS

Items opened for public hearing at approximately 7:04 p.m.

3. CONSENT AGENDA

- 3.1 Approval of minutes from the January 7, 2016 meeting.
- 3.2 Approval of minutes from the January 14, 2016 meeting.

Motion: Commissioner Dean moved to approve the consent agenda. The motion was seconded by Commissioner Hutchings.

The Motion passed unanimously.

4. REGULAR AGENDA

4.1 Edge Land 16 – Requests review and recommendation of a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from C (Commercial) to HDR (High Density Residential). (Tabled from the December 10, 2015 meeting)

37 Tippe Morlan, City Planner, informed the Commission about the details of the property. She said
38 that this is a General Plan amendment for 8.9 acres. She said that Doug Meldrum, the City's
39 Economic Development Director, conducted a market analysis on this property and that the
40 results showed that the corner was viable for retail commercial, but not on the entire 9 acres, so
41 they are proposing this change in accordance with that study. She said that the other portion
42 would be high density residential. Tippe showed the Commission the elevations of the residential
43 townhomes.

44
45 Commissioner Dean inquired about this item being tabled at the previous meeting due to the
46 concerns with sewer capacity. Ross Dinsdale, City Engineer, replied that the sewer concerns
47 have been resolved with staff and he is sure that the needs will be met for this project. Mr.
48 Dinsdale said that they have plans for upgrades in the far future if needed.

49
50 The applicant, Steve Maddox with Edge Land, was present and available for questions. He said
51 that the concerns with sewer capacity were resolved with staff and they now feel comfortable
52 moving forward. He said that they are also working on a development agreement with the city.

53
54 Commission Peterson inquired about the acreage amount of the commercial zone. Mr. Maddox
55 replied that it is 1.6 acres.

56
57 Commissioner Hampton inquired about the elevations to the proposed residential area. Mr.
58 Maddox showed a rendering with the buildings moved to the front and will include a wider than
59 normal sidewalk, planter strip and lighting fixtures. He said that the elevations of the residential
60 units and commercial building will be tied together, and that they have procured an easement
61 from Alpine School District for pedestrian access to the school property through this property.
62 He said that all of the residential units will access their driveways from inside the project and not
63 from Main Street.

64
65 Commissioner Dean inquired about the Development Agreement. Kim Struthers, Planning
66 Director, stated that they are working on an agreement with the developer and would continue
67 fine tuning the agreement.

68
69 Chair Roll stated that he does not want to give up commercial, but the study does show that it is
70 not viable in that area. He also said that General Plan amendments need to be seriously
71 considered. Commissioner Hutchings agreed with Chair Roll.

72
73 Commissioner Hampton expressed his concerns with the narrowness of the property in regards to
74 commercial development.

75
76 Commissioner Dean is supportive of the change and believes that a residential zone next to a
77 school is a better fit than commercial, and was also complimentary of their design plan.

78
79 Commissioner Hutchings doesn't think that commercial should be next to a Jr. High, so she is in
80 support of this change.

81
82 **Motion:** Commissioner Hutchings moved to approve with a positive
83 recommendation the General Plan Amendment of 7.3 acres of property

84 located at 2300 West Main Street changing the land use designation from
 85 C (Commercial) to HDR (High Density Residential); including that it does
 86 fit in with the General Plan in that area; and that it would be an
 87 improvement in the area; noting that the city and developer are working on
 88 a development agreement; including all DRC comments; with the finding
 89 that it is not detrimental to the health, welfare and safety of Lehi City.
 90 Commissioner Dean seconded the motion.

91
 92 Commissioner Hampton inquired if the development agreement stays with the property even if
 93 the owners change. Mr. Struthers replied that it does.

94
 95 The Motion Passed Unanimously.
 96

4.2 Edge Land 16 – Requests Concept Plan review and recommendation for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street. (Tabled from the December 10, 2015 meeting)

97 Ms. Morlan stated that this will include the commercial development and the residential
 98 development. She said that this includes the design of the street which have similar design
 99 features to Lehi’s Historic Downtown Main Street.

100
 101 Commissioner Hutchings inquired about the entrance to the residential area and the proximity to
 102 the intersection. Mr. Dinsdale said that a traffic report will be done and it will be looked at in the
 103 site plan stage.

104
 105 There was discussion regarding the design standards and where those apply.

106
 107 The applicant, Mr. Maddox, was present. He said that they are donating about ½ of an acre along
 108 Main Street in order to secure what they are proposing. He said that he will work with staff to
 109 determine the colors. He would also like a theme that may be put into an ordinance that would be
 110 continued on east of the development. He said that the footprint for the commercial building
 111 would be similar to what is currently being developed on 2300 west and Pioneer Crossing. He
 112 said that they will continue to work with the city on the development agreement.

113
 114 Commissioner Hutchings suggested using design features on the commercial building that would
 115 blend into the town homes. Mr. Maddox replied that he would like the design features to be
 116 similar.

117
 118 There was discussion regarding the excessive amount of parking stalls in the commercial
 119 development. Mr. Maddox stated that that will be further reviewed on the site plan, but that they
 120 do see this as a cross user community, meaning that the commercial will shut down at 6 or 7 p.m.
 121 and then that parking can be used for visitor parking from the residential development. He said
 122 that he will have further discussion with staff on this issue.

123
 124 Commissioner Peterson inquired about the cattle feedlot next to the development. Mr. Maddox
 125 stated that they will disclose that to potential buyers. He said that there will be a 6 foot fence.
 126

127 Commissioner Hutchings expressed concerns for the density next to the feedlot.

128

129 **Motion:** Commissioner Peterson moved to approve with a positive
130 recommendation the Concept Plan review and recommendation for
131 Willow Creek, a 113-unit residential development located at
132 approximately 2300 West Main Street; including all DRC comments;
133 finding that based on the previous General Plan amendment that this
134 conforms to the general plan, noting that there are a few minor things that
135 need to be worked out with staff including the coloring and commercial
136 building; Commissioner Ash seconded the motion.

137

138 Commissioner Hutchings inquired if this should be contingent upon the approval of the general
139 plan amendment.

140

141 **Amended Motion:** Commissioner Peterson amended his motion to include that the
142 approval of this item is contingent upon the Council’s approval of
143 the previous general plan amendment; and to include that staff is
144 working on a development agreement. Commissioner Ash seconded
145 the amended motion.

146

147 Mr. Struthers suggested included in the motion that staff will finalize the development agreement
148 with Edge Land.

149

150 **Amended Motion:** Commissioner Peterson added to his original motion that they
151 recognize that the development agreement is a work in progress and
152 that it will be finalized with staff before final. Commissioner Ash
153 seconded the amended motion.

154

155 The motion passed unanimously.

156

157

**4.3 Mark Johnson – Requests Concept Plan review and recommendation of the
Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at
1150 North 300 East in an existing R-1-8 zone.**

158 Ms. Morlan stated that is a standard subdivision off of 300 East. She said that it is already an
159 existing cul-ta-sac, but is not finished. She said that this would finish it with curb, gutter and
160 sidewalk and subdivide some other lots. She said there are issues with proposed lots 2 and 3 as
161 they do not meet the 80ft. frontage requirements. She also said that lot 3 is below the 8,000
162 square foot requirement. She said that the DRC commented that one of the two lots needs to be
163 eliminated in order to meet the R-1-8 requirements; however, a density in lieu of payment option
164 can be worked out with the city since there is potential to allow the reduced lot size and frontages
165 in lieu of payment for street improvements.

166

167 Commissioner Hutchings inquired if the cul-ta-sac was a standard size. Mr. Dinsdale stated that
168 it is not and informed the Council that there is some history regarding this development. He said
169 there is currently a gravel road and a home in the back. He said that there was a subdivision plat
170 done in 1979 and for whatever reason it wasn’t recorded with the city. He said that the Planning

171 and Engineering Departments feel comfortable allowing this even though it doesn't meet the
172 standard, because it's a compromise for the city to get improvements.

173
174 Commissioner Hampton inquired as to how the density in lieu of payment works. Mr. Dinsdale
175 stated that if the developer pays for the city improvements then the city will allow extra density.
176

177 Commissioner Hutchings inquired about the properties on the south. Mr. Dinsdale stated that the
178 property owners to the south do not want to be a part of the project, and some of those details
179 will still need to be worked out at a later stage.

180
181 Commissioner Dean inquired if there was to be curb and gutter on the south. Mr. Dinsdale stated
182 that there is no curb and gutter here, but that it may be an agreement worked out for density in
183 lieu of payment for the improvements to add curb gutter and a small section of asphalt.

184
185 There was discussion regarding the turn-around for a fire apparatus. Mr. Dinsdale stated that they
186 are okay with the size as long as the Fire Department is okay with it.

187
188 Mark Johnson, representing the applicant, stated that these are plated lots and still contain the
189 corner stakes from 1979. He said that Dennis Schoonover is the property owner of the proposed
190 lots 1, 2 and 3; and his son lives in the existing home on lot 1. He said that 2 other property
191 owners felt it's time for the road to be finished. He said that 300 East has to be constructed to the
192 west now because the east side is finished, so the property owner would have to give up an
193 additional 6 feet more than the standard to meet the 75 feet right of way. He says they are willing
194 to do that to try to get the extra lot and that Mr. Schoonover also owns the property to the south
195 and is willing to dedicate property for future improvements. He said that the proposal was to
196 build curb, gutter and sidewalk on the north side, build curb around the cul-ta-sac, and terminate
197 it back to the existing home. Mr. Johnson said they looked at building curb, gutter and sidewalk
198 on the south side, but they had some issues with that.

199
200 Mr. Johnson feels that with the 6 additional feet being constructed on 300 East, and the
201 construction of curb, gutter and sidewalk on 300 East, and also the donation of the additional
202 property south at the proposed edge of asphalt for future construction, is good consideration for
203 the extra lot.

204
205 Commissioner Hutchings inquired about the fire hydrants. Mr. Johnson stated that the hydrant on
206 300 East would need to be relocated and there would be another hydrant by the cul-ta-sac. Mr.
207 Johnson stated that he would like the Commission to address some of the DRC comments in
208 their motion. He said the first is item number 3 in regards to the density bonus and the other is
209 item 5. He said that he thought this was resolved in DRC. He said that the DRC is asking for
210 curb gutter and sidewalk around the cul-ta-sac on lots 4 and 5, but if they do that it's unclear to
211 him if it should be constructed inside or outside of the right away. He also said that the sidewalk
212 in the cul-ta-sac doesn't serve a purpose and is only benefiting the two homes. Mr. Johnson is
213 proposing no sidewalk, just curb and gutter back there.

214
215 Commissioner Hutchings stated that she does not see the need for a sidewalk in the back of the
216 cul-ta-sac.

217 Mr. Dinsdale stated that the DRC would be okay with no sidewalk in the cul-ta-sac. He also said
218 that the decision doesn't have to be made now unless the Planning Commission sees the need.
219 Mr. Dinsdale said that when they consider allowing density bonuses they look at the cost of the
220 improvements to be at least \$50,000. He said that improvements made for this project would be
221 about half of that.

222
223 **Motion:** Commissioner Hutchings moved to approve with a positive
224 recommendation the Concept Plan of the Larsen-Schoonover-Scott
225 subdivision, a 5-lot residential subdivision located at 1150 North 300 East
226 in an existing R-1-8 zone; taking into mind that the DRC comment #5 be
227 eliminated as it was taken care of in the DRC meeting that the sidewalk be
228 eliminated in the cul-ta-sac, but curb and gutter are still required; also
229 include curb, gutter and sidewalk on the properties north and along 300
230 East; on lots 2 and 3 that do not meet the requirements, we recommend
231 approval of in lieu of payment for improvements; include all other DRC
232 comments; with the finding that this will not be injurious to the health
233 safety or welfare of Lehi; and include that this is clearing up a problem
234 that was established back in the 1970's. Commissioner Peterson seconded
235 the motion.

236
237 Mr. Dinsdale asked for clarification on the improvements if they included the south side or not.
238 Commissioner Hutchings inquired how they can improve the property if they don't own it. There
239 was discussion regarding the sidewalk and asphalt on the south side. Mr. Struthers stated that
240 staff would like to see improvements made to the south.

241
242 **Amended Motion:** Commissioner Hutchings amended the motion to include that the
243 applicant work with staff to resolve the south side road improvement
244 issues. The amendment to the motion was seconded by
245 Commissioner Peterson.

246
247 Motion passed unanimously.

248
249

250 **5. PUBLIC HEARINGS**

5.1 BLJ Construction – Requests Preliminary Subdivision review and recommendation of Rockwell Estates Plat B, a 20-lot residential subdivision located at approximately Grey Hawk Drive and Chestnut in an existing Planned Community zone.

251 Ms. Morlan stated that the applicant has redone the property and is changing it to a single family
252 subdivision. She said the property is designated as high density residential, so it still meets the
253 requirements. She said that to the north there is a powerline easement and a trail easement. She
254 said the property included 4.7 acres of open space. She said this is a steep area, and it needs to be
255 clarified as to whom will maintain the open space area.

256
257 Commissioner Hutchings inquired if the cul-ta-sac meets the standard requirements. Mr.
258 Dinsdale replied that it does.

259 The applicant, Brandon Jones with BLJ Construction, was present. He said that the open space
260 will be maintained by the Traverse Mountain HOA. He also said the trail easement is to allow
261 city access to construct the trail when it's time for the trail is to be built.

262
263 Commissioner Hutchings inquired about the building envelopes for each lot due to the steep
264 slopes. Mr. Jones replied that the retaining walls will start around 30 feet and gradually decrease
265 to about 7 feet. He said that he was able to identify the building envelope on each lot. He said
266 that they may add one more lot next to lot 13 because there is a power easement that would allow
267 for an additional lot.

268
269 Chair Roll asked for Public Comment.

270
271 Kevin Taylor, a resident, expressed concern for the undeveloped cul-ta-sac and would like to see
272 bumper guards there to protect the homes. There is no curb, gutter or sidewalk and he would like
273 to see the rail guards there to prevent any slide offs of cars into the back of their homes. He is not
274 sure if BLJ Construction is responsible or if it's Traverse Mountain, but he would like someone
275 to look into it.

276
277 *Chair Roll closed the Public Hearing at 8:16 p.m.*

278
279 Commissioner Hutchings inquired about the cul-ta-sac that Mr. Taylor referred to. Ms. Morlan
280 stated that it is used as a temporary turnaround. Mr. Dinsdale stated that there may be a portion
281 of that that needs to be dedicated to Lehi for a city street. He also said that they can work with
282 them to put up some barricades.

283
284 Commissioner Peterson inquired about the retaining wall requirements. Mr. Dinsdale stated that
285 retaining walls over 4 feet need to be engineered and reviewed by the building department.

286
287
288 **Motion:** Commissioner Peterson moved to recommend approval to the Council the
289 Preliminary Subdivision of Rockwell Estates Plat B, a 20-lot residential
290 subdivision located at approximately Grey Hawk Drive and Chestnut in an
291 existing Planned Community zone; including all DRC comments; finding
292 that the proposed does meet the requirements of the development code and
293 conforms with the area plan; and is not detrimental to the health safety and
294 general welfare of Lehi City. Commissioner Dean seconded the motion.

295
296 Motion passed unanimously.

297
298

5.2 Ben Hunter – Requests Site Plan and Conditional Use approval for Fox Brothers Office/Warehouse to be located at 459 North 500 West in an existing Light Industrial zone.

299 Ms. Morlan informed the Commission about the Conditional Use request. She said the property
300 is 3.67 acres, but only 1.04 acres is proposed to be developed at this time. She said the remainder
301 would be undisturbed, but may be used for storage and that would require proper buffering and
302 screening requirements. She said that the DRC made a comment about providing adequate

303 buffering and screening along the entire property if they are going to use it for parking vehicles
304 and storing vehicles or equipment. She said the buffering and screening would require a 6 foot
305 fence, a 12 foot buffer area, and trees planted every 30 feet. She said that the applicant is
306 requesting an exception to the 51% hard surface requirement in the design standards of the
307 development code. She said the DRC did not support that exception.
308

309 Commissioner Dean inquired about the elevations. Ms. Morlan stated that the commission would
310 like to see more wall variations and appropriate materials.
311

312 Ben Hunter, with Blackridge Engineering, was present. He stated that there will be two tenants
313 for this building. He said they included the buffer along the residential areas, and that there are
314 existing trees along the fence line and the applicant will plant trees as necessary to meet the
315 standards. He said that they are planning to construct a 6 foot fence along the residential area. He
316 stated that along the south west property line that parallels the rail tracks, they would like to
317 maintain the current wire fence.
318

319 Commissioner Hutchings inquired about any agricultural uses to the north of the property. Mr.
320 Hunter replied that they would install a no climb fence if needed.
321

322 There was discussion regarding the proposed building materials.
323

324 Ms. Morlan also noted that the applicant would need to show which areas would be used as
325 storage and that they wouldn't be parking or storing any materials within the buffered area.
326

327 Mr. Hunter stated that they will provide access for the irrigation company.
328

329 Commissioner Dean inquired about what may happen if the irrigation company chose to install
330 pipe. Mr. Hunter stated that the applicant may pipe the ditch on the north side for easier
331 maintenance and allow the irrigation company to have access if the pipe needs to be cleaned.
332

333 Chair Roll asked for public comment. There were no comments from the public.
334

335 *Chair Roll closed the Public Hearing on this item at 8:31 p.m.*
336

337 There was further discussion regarding the proposed metal panels. Mr. Struthers stated that staff
338 proposed some ideas that included more brick that would meet the standards.
339

340 Brian Fox, the applicant, looked at the suggestions from staff. He said he likes the proposal on
341 the front of the building, but he expressed concern with the additional brick on the back of the
342 building, towards the residents. He said that with the trees and the fence, the building on that
343 back side would not be seen. He also said that he would like to add awnings around the corner
344 and tie them together.
345

346 **Motion:** Commissioner Hutchings moved to approve the Site Plan and Conditional
347 Use for Fox Brothers Office/Warehouse to be located at 459 North 500
348 West in an existing Light Industrial zone; with the conditions that they
349 need to note on their plat what areas will be used for parking equipment,

350 and maintain the 12 foot buffer; and have the 6 foot no climb fence and
351 trees as indicated on the plat; also with the conditions that the building has
352 the architectural design features added with the 51% hard surface as city
353 code requires on the front and sides only; noting the DRC comments
354 unless we made changes; including the wall variations as proposed by
355 staff with vertical height differences on the building and wrap around
356 awning. Commissioner Peterson seconded the motion.
357

358 Commissioner Peterson stated that this means that the building may not look exactly like
359 the renderings from staff. Mr. Fox replied that it will look even better.
360

361 **Amended Motion:** Commissioner Hutchings amended her motion to state that the rock
362 on the north east corner will wrap around the corner. Commissioner
363 Peterson seconded the amendment.
364

365 Mr. Morlan asked for clarification on the exception as far as what they need to do on the
366 design of the back of the building.
367

368 **Amended Motion:** Commission Hutchings amended her motion to include that the back
369 of the building match the renderings as presented by the applicant.
370 Commissioner Peterson seconded the amendment.
371

372 The Motion passed unanimously.
373
374
375

6. CITY BUSINESS

376 There was discussion regarding the upcoming meetings and possible work session topics.
377

7. ADJOURN

378 With no further business to come before the Commission at this time, Commissioner Dean
379 moved to adjourn the meeting. Commissioner Peterson seconded the motion. The motion passed
380 unanimously.
381

382 The meeting adjourned at approximately 8:47 p.m.
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391 Commission Chair, Steve Roll
392
393
394

Deputy Recorder, Teisha Wilson

395 Minutes were approved on February 11, 2016
396

DRAFT

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.

#411

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.

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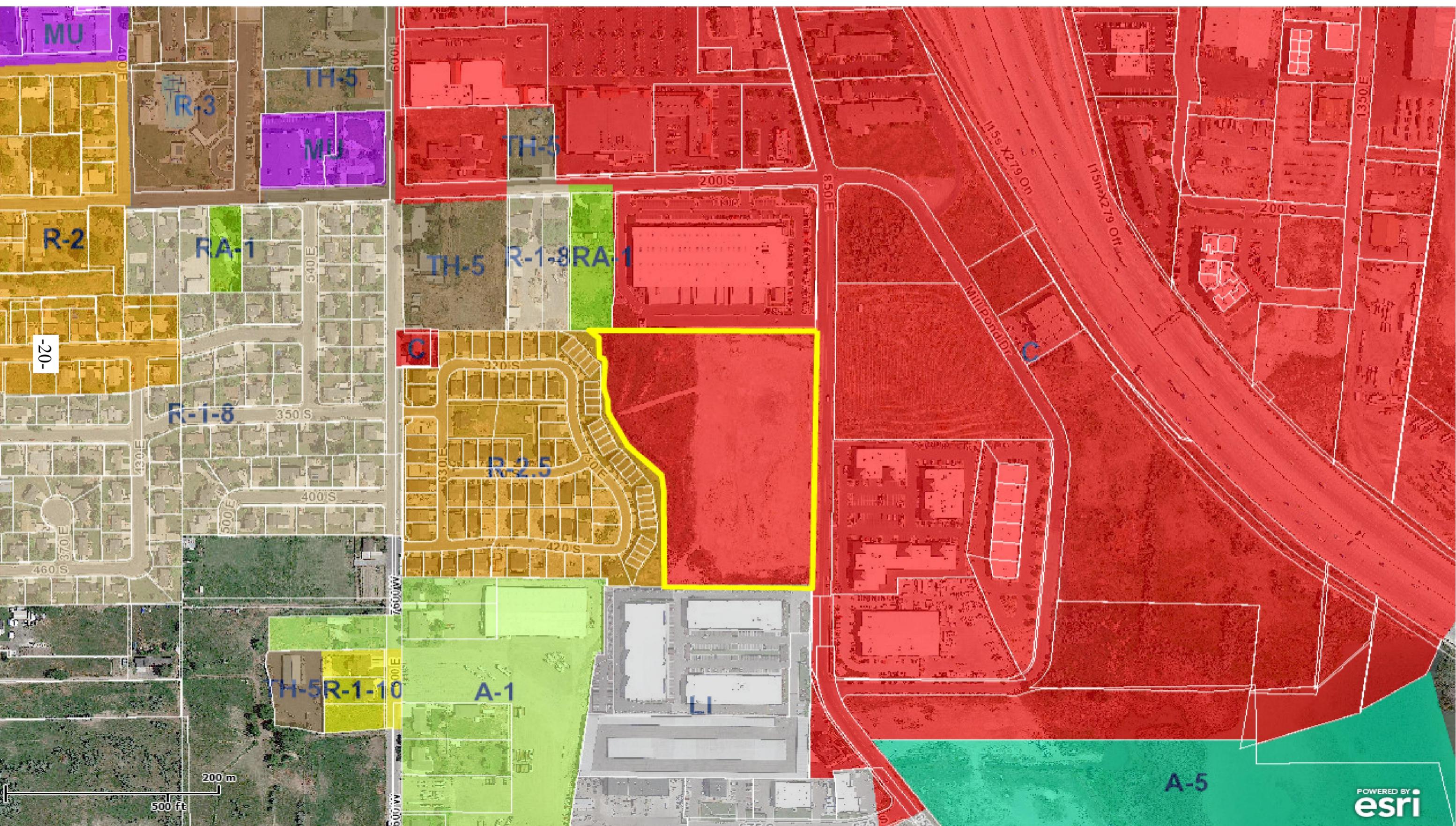






Blender Bottle Expansion

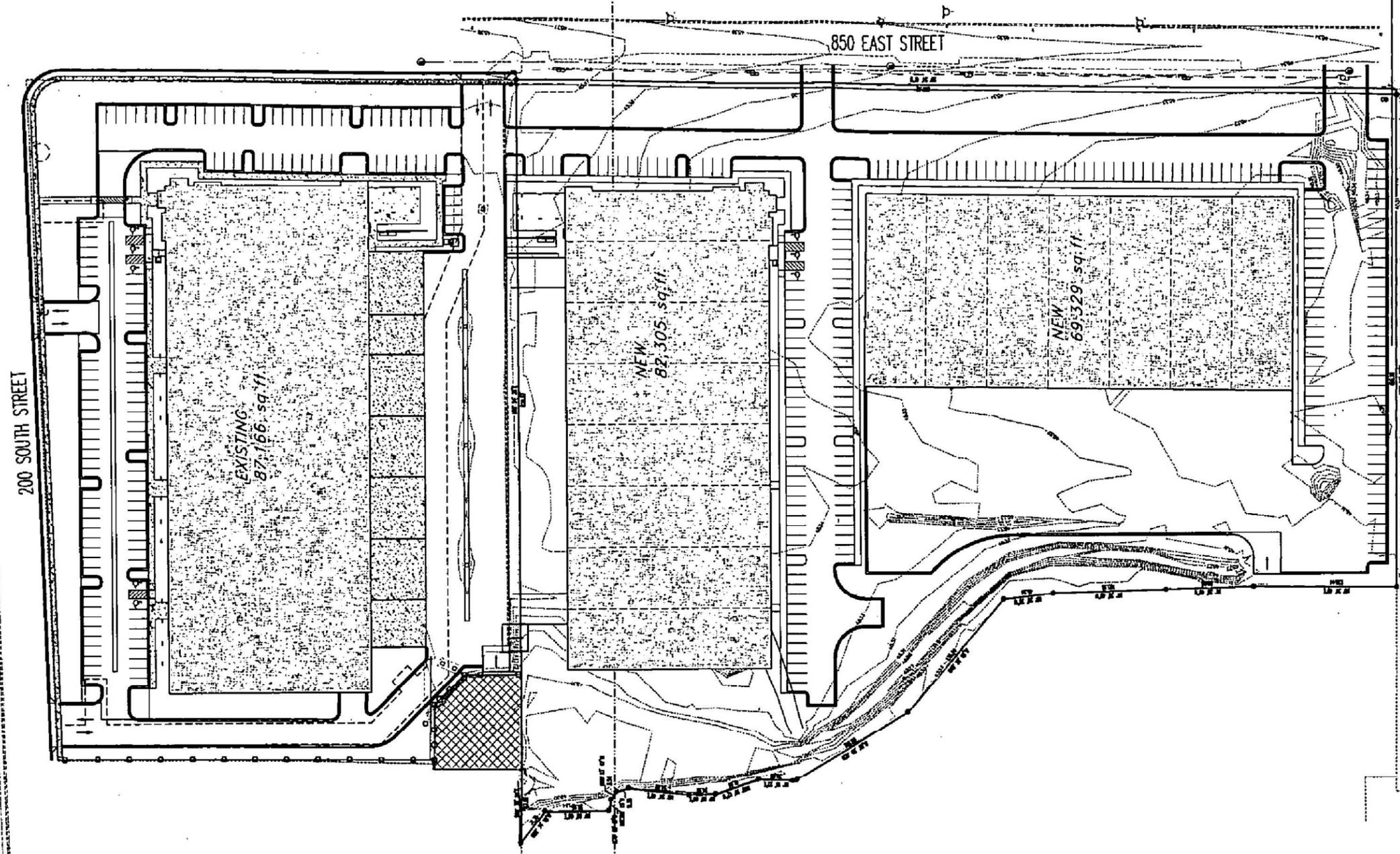
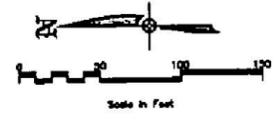
Zoning



Blender Bottle Expansion

Aerial





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NO.	REVISIONS	BY	DATE

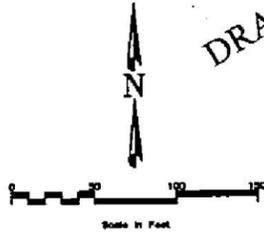
CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
S.C. Utah 84119 - 801-948-0286

BLENDER BOTTLE EXPANSION PROJECT
CONCEPT SITE PLAN

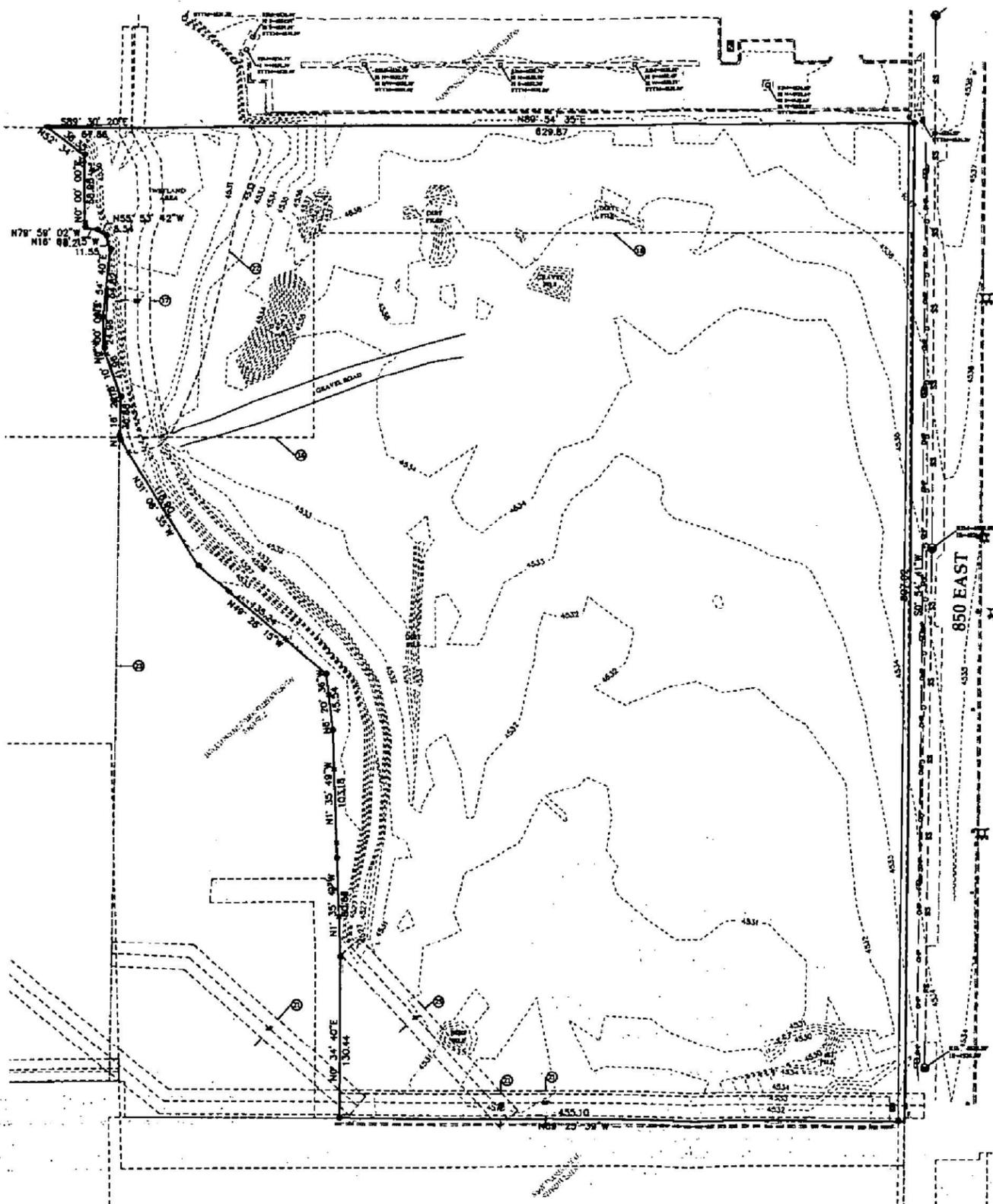
SHEET NO.	C1
PROJECT ID	DATE
FILE NAME	SCALE

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°23'00" 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°23'00" WEST ALONG S & B INDUSTRIAL SUBDIVISION 45.10 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 12°24'06" WEST 111.05 FEET, NORTH 16°52'15" WEST 11.55 FEET, NORTH 55°34'21" WEST 1.54 FEET, NORTH 10°54'40" EAST 54.82 FEET, NORTH 16°52'15" WEST 11.55 FEET, NORTH 12°24'06" WEST 41.96 FEET, NORTH 11°10'12" WEST 41.96 FEET, NORTH 16°52'15" WEST 11.55 FEET, NORTH 12°24'06" WEST 41.96 FEET, THENCE SOUTH 89°30'20" EAST 61.86 FEET, THENCE NORTH 89°34'31" EAST ALONG SORENSEN-LEHR 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 AS NORTH 00°23'00" 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, through the Board of Water Resources and the Lodi Irrigation Company, a corporation, a memorandum concerning construction of a water conservation project recorded October 09, 1956 as Entry No. 1599 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. 1599 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. 943 in Book 104 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. 1118 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. 1119 in Book 1197 at Page 128 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. 5478 in Book 856 at Page 238 of Official Records.
SURVEY FINDINGS: AFFECTS THE PORTION OF THE SUBJECT PROPERTY SHOWN HEREON
- 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 879 in 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 January 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 879 in Page 123 of Official Records.
SURVEY FINDINGS: DOESN'T AFFECT THE SUBJECT PROPERTY
- 20 The terms, conditions and amendments 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
REV.00
1/12/16
SCALE 1"=50'
ALTA

DRAFT



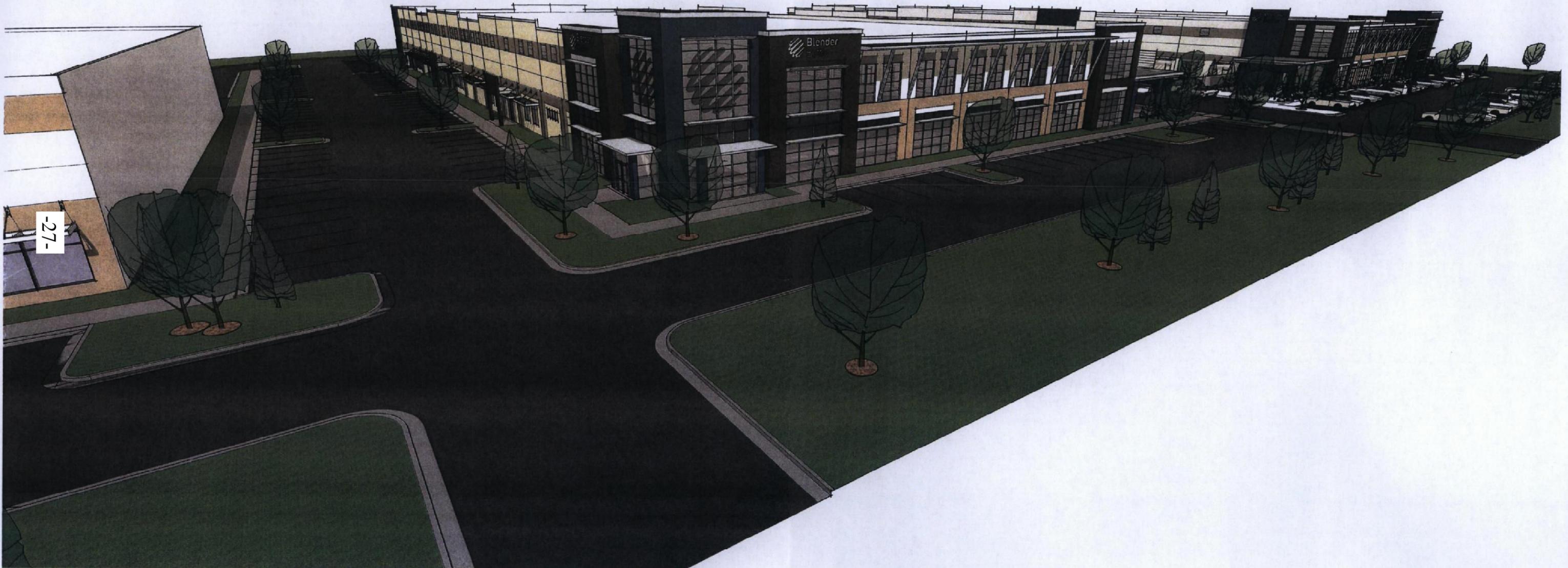
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LEHI CITY



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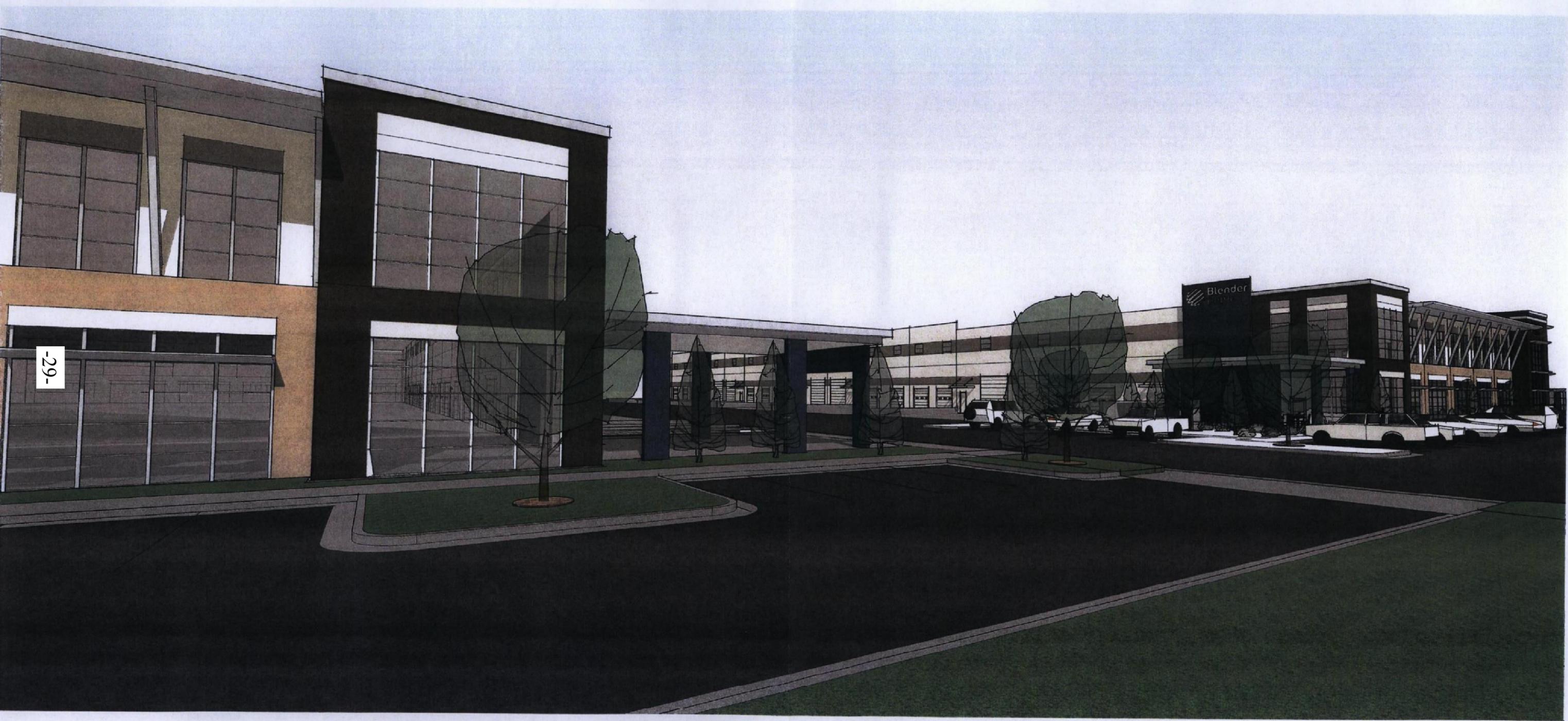




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Seasons Towns Site Plan Approval Planning Commission Report		
Applicant:	Paul Willie	
Requested Action/Purpose:	Approval of a multi-family residential site plan	
Location:	Morning Vista Road and Seasons View Drive	
Project Area:	14.52 acres	
Existing Zoning:	PC	
General Plan Land Use Designation:	HDR	
Existing Land Use:	Undeveloped	
Adjacent Zoning and Land Use:	<i>North:</i>	PC Undeveloped – Approved concept
	<i>South:</i>	PC Morning Vista Road
	<i>East:</i>	PC Seasons at Traverse Apartments
	<i>West:</i>	PC Undeveloped – Approved concept
Date of Last DRC Review:	January 27, 2016	

Required Action

Planning Commission:	Final approval
City Council:	No action required

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.250. Site Plan Approval Process. (Am 5/22/01; 08/13/02; 11/09/04)

The review and approval process for a Site Plan shall be as follows:

Permitted Uses (2) Site Plans associated with a permitted use and with a total valuation, including building and all associated improvements, greater than \$500,000 dollars shall require approval by the Planning Commission, following a review by the DRC. The Planning Commission may require that the approval of a Site Plan be forwarded to the City Council if they determine a project is likely to have a significant impact on traffic, environmental quality, lighting, compatibility of uses, or the health, safety, or general welfare of the surrounding properties, property values, or residents. The Planning Commission and or City Council may hold a public hearing on any project likely to have a significant impact on the surrounding property, values or residents.

Section 37.040. Multi-Family Residential Design Standards

3. Building Materials. The majority (51% or more) of each façade shall be constructed of the following exterior building materials: brick, stone, fiber/cement siding, or other durable building material as approved by the Planning Commission. Stucco or metal may be allowed by the Planning Commission as an accent or secondary material only. Metal clad buildings, or large sections of stucco or vinyl siding are prohibited.

4. Vertical Separation. Buildings in excess of two (2) stories in height shall exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a mid-façade cornice or trim, a change in material, style or color, a façade step-back or roof pitch with dormer windows, or other methods

5. Building Entrances. Building entrances shall be oriented towards the street or a common courtyard area and provide connecting pedestrian access between the street or courtyard areas (see Figure 22).

7. For multi-family dwellings greater than four (4) units, no wall, roof line, or an unbroken plane shall be longer than sixty (60) feet (see Figure 24). At least four (4) or more of the following architectural features shall be incorporated into the design of the building: a change in building materials, building projections measuring at least three (3) feet in depth, roof line variations measuring at least three (3) feet in height, awnings and lighting, or another architectural variation that creates visual interest.

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 site plan approval for Seasons Towns, a proposed multi-family residential site plan. The site plan includes 92 for-rent townhome units, 7 less than what the concept plan showed. The land use designation on the Area Plan is B1 HDR3 with a maximum of 129 units allowed. Townhomes are a permitted use in the HDR designation of the Traverse Mountain Area Plan. A final subdivision plat has been submitted concurrently with this request to create the parcel for this development.

The DRC made a critical issue comment that this site plan is tied to the grading of the rest of East Canyon. The Traverse Estates preliminary subdivision has been submitted concurrently with this item which includes the single family phases 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 the site plan and preliminary subdivision applications.

The site plan shows 10.1 acres of open space which accounts for 70% of the total site. Parking is shown with two stalls per unit within an enclosed garage and 41 surface stalls for a total of 225 which meets and exceeds the parking requirement. The units are shown with rear loading garages oriented to Morning Vista Road and the open space areas which meet the garage orientation standard of the Development Code. The DRC commented that the applicant address the units fronting Morning Vista Road and that sidewalk connections should be included from those units to the Morning Vista Road trail.

The elevations show the use of brick, fiber cement siding, and stucco for exterior building materials. The DRC commented that the applicant must provide a breakdown to show that the 51% hard surface material requirement is met for each side of the proposed buildings. The elevations show some pop-outs, change in materials, awnings over the 2-story unit front doors, and some roofline variation on the 2-story units. The DRC commented that the elevations need to include more wall and roof variations.

Proposed amenities for this project include a clubhouse, a sports court, 2 playgrounds, and 7 picnic pavilions which meets the requirements of the Development Code. The applicant must provide some additional details for the club house including elevations and a floorplan to ensure the minimum 750 square foot size requirement is met.

Please consider other DRC comments as part of the motion.

RECOMMENDATIONS/POSSIBLE ACTIONS

If the Planning Commission finds that the proposed use and site plan comply with the applicable Development Code requirements, the Permitted Use and Site Plan may be approved. If the request does not comply, the Planning Commission should notify the applicant what requirements have not been satisfied and whether the applicant should submit a different development application. Please remember to include findings as a part of the motion.

SUGGESTED FINDINGS

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on an approval of a commercial site plan. 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 site plan is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed site plan meets the requirements of the Lehi City Development Code in regards to site plan approval.

3. Other findings based upon information presented during the Planning Commission approval.

**Seasons Towns Site Plan Review
DRC Redline Comments**

Paul Willie – Requests Site Plan review for Seasons Towns, a 14.52 acre development located on Morning Vista Road and Morning View Way.

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: 1:10 PM

Time End: 1:55 PM

CRITICAL ISSUES:

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:

1. Add a note that the HOA will own and maintain the lighting

Kerry – Fire:

Greg – Water/Sewer:

2. On Morning Hill Drive, verify that the existing 14”x6” reducer at the cross can be replaced with a 14”x8” reducer.
3. Remove existing blow-off and use the existing cross for connection on Morning Hill Drive.
4. Traverse Towns Drive - Move culinary lines to the west side of the road into the paved area.
5. On Morning Hill Drive - Sewer main is stubbed into the current project and is a 10” size. Storm drain is stubbed into the project which must be eliminated at the manhole.

Todd – Public Works: No comments

Kim – Planning:

6. Project must meet the Multi-Family Design Standards including the following:
 - a) Provide a breakdown of the building materials for each side of the building elevations to ensure that each wall (excluding window and door areas) has at least 51% hard surface.
 - b) The building elevations need to include more wall and roof variations. Section 37.040 requires that for multi-family units, no wall, roofline or an unbroken plan be any longer than 60 feet, and that at least the following 4 architectural features be incorporated into each wall of the building: a change in building materials, building projections measuring at least 3 feet in depth, roof line variations measuring at least 3 feet in height, awnings, lighting or another architectural variation that creates visual interest.
 - c) Address the requirement of the units fronting the public road (Morning Vista). Sidewalk connections should be provided from the trail along Morning Vista to the front of the units along Morning Vista.
7. Label the open space as open space
8. Recommend changing the project name to “Season Towns”

Gary – Building/Inspections: No comments

Mike – Public Works: No comments

Ross – Engineering:

9. Sheet C5 - Callout orifice plate for north detention pond.

Craig (Steve) – Parks:

10. Provide a full landscape and sprinkler plan, including plant tabulations
11. On the west side of Season’s View Dr, include the area in the landscape plan
12. Provide details on the amenities including pavilion design, sport court, and the clubhouse floorplan and elevations.

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.

PRIOR TO PRECONSTRUCTION MEETING:

1. Provide an engineer's cost estimate for the cost of all improvements.
2. Escrow or Letter of Credit Bond Agreement and Public/Private Improvement Agreement for all public and private improvements must be in place.
3. Reimbursement Agreement for any reimbursable improvement items must be in place.
4. Provide a title report to be reviewed by Lehi City Attorney.
5. Need surveyor's and engineer's stamps on construction drawings.
6. New property line adjacent to existing roads must be staked and reviewed by the City.
7. Provide signed easement verification sheet.
8. Off-site easements (turnarounds, utilities, power, etc).
9. Provide a copy of any necessary boundary line agreement(s).
10. New project startup form for Lehi City Storm Water
11. Subdivision plat must be recorded
12. Provide a copy of the State NOI
13. The building elevations need to be reviewed by the Traverse Mountain Architectural Review Committee.
14. Comments from Planning Commission approval

DRC GENERAL COMMENTS:

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Power infrastructure (all conduit, conductors, and equipment) must be in place prior to beginning ANY building construction. Power conduit and equipment is placed AFTER curb, gutter and sidewalk.
3. Developer is responsible to purchase, move or remove any existing RMP facilities.
4. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
5. Once approved by the Planning Commission plans may be submitted for check-off. Check-off plans consist of one 24x36 set of complete plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
6. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
7. All signage will require a separate review and approval process
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission

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.

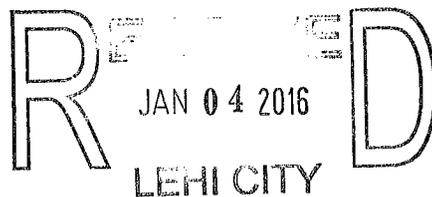
Seasons
Traverse Mountain Townes

Traverse Mountain Townes is a high end, resort styled, multi-family development offering 2 and 3 bedrooms townhouse style units with one and two car, attached garages, and some family rooms, and dens. There will be 100 townhomes in the development situated in two, four and six-plex buildings. The exteriors will have rock, brick, cement board and stucco with spacious low-e glass windows and walk out decks for every residence. The roof lines will have both gables and hip roofs with architectural grade asphalt shingles.

Interior finishes will include quartz counter-tops, hardwood cabinetry, plank floor coverings, milled woodwork, 9 ft. ceilings and high energy efficiency appliances and lighting packages. Keys will be an electronic key system.

In keeping with the resort style community, Traverse Mountain Townes will have several on site amenities, including a clubhouse, fitness center, game center, stadium theater room, and several outdoor cabana styled picnic barbeque areas and playground facilities.

The views from the outdoor decks of the Traverse Mountain Townes will offer panoramic views of the lake and the mountains which backdrop this unique location.



-37-

LEHI Morning View Way 4120
LEHI Morning View Way 1500 West

STOP

SPEED
LIMIT
30

#4.2

-38-

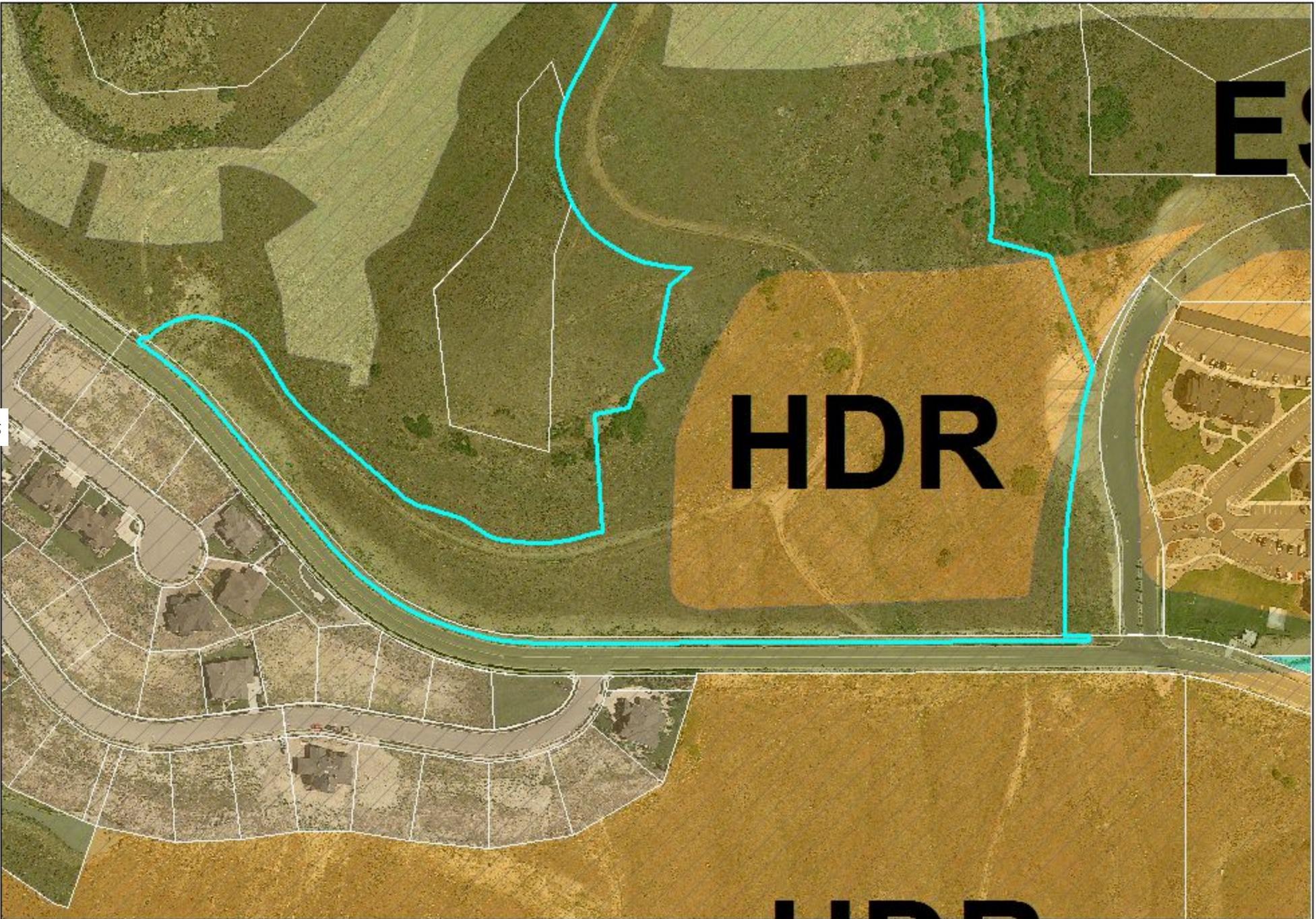


-39-

#4.2



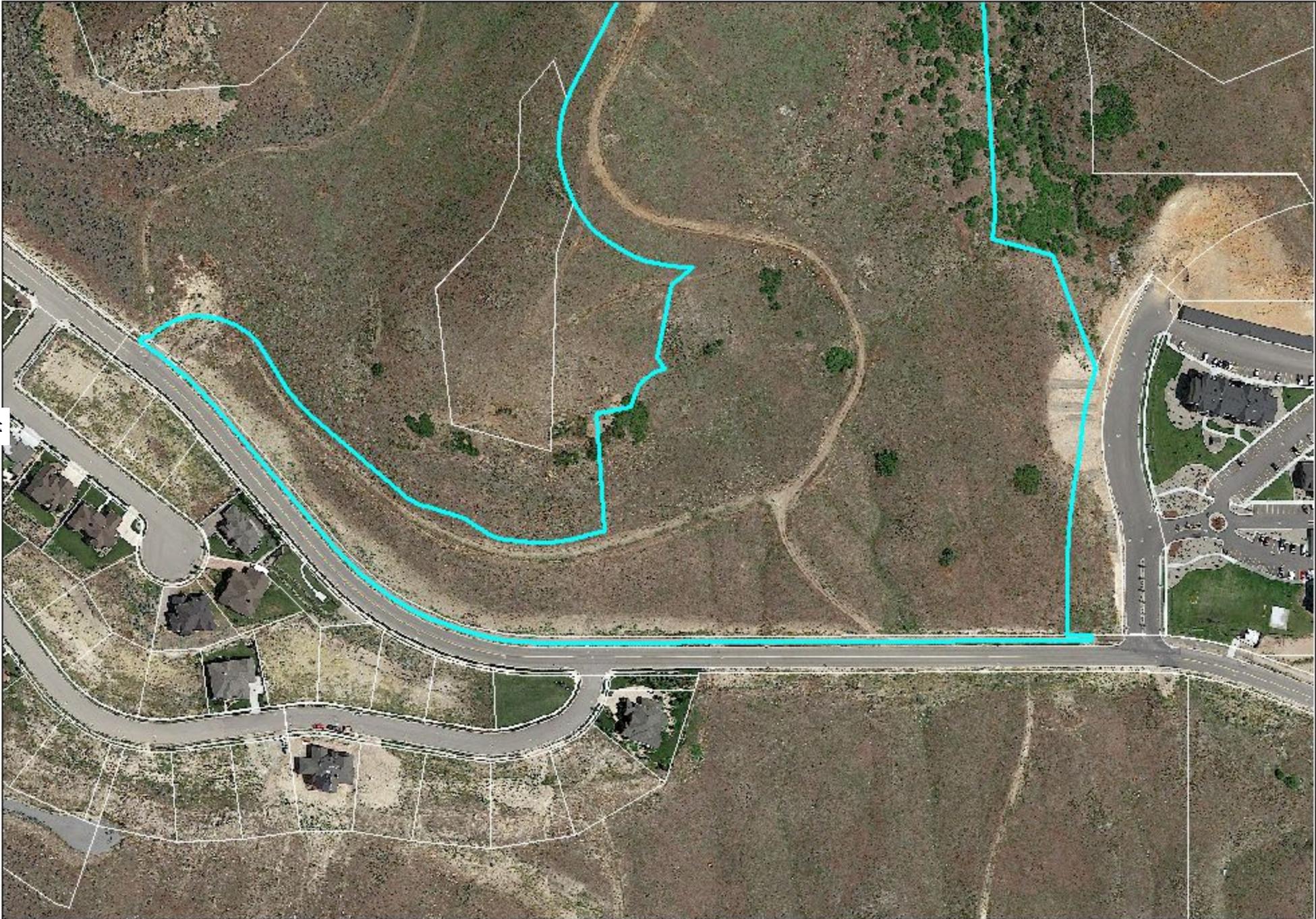
Seasons Towns
General Plan



40-

Seasons Towns

Aerial

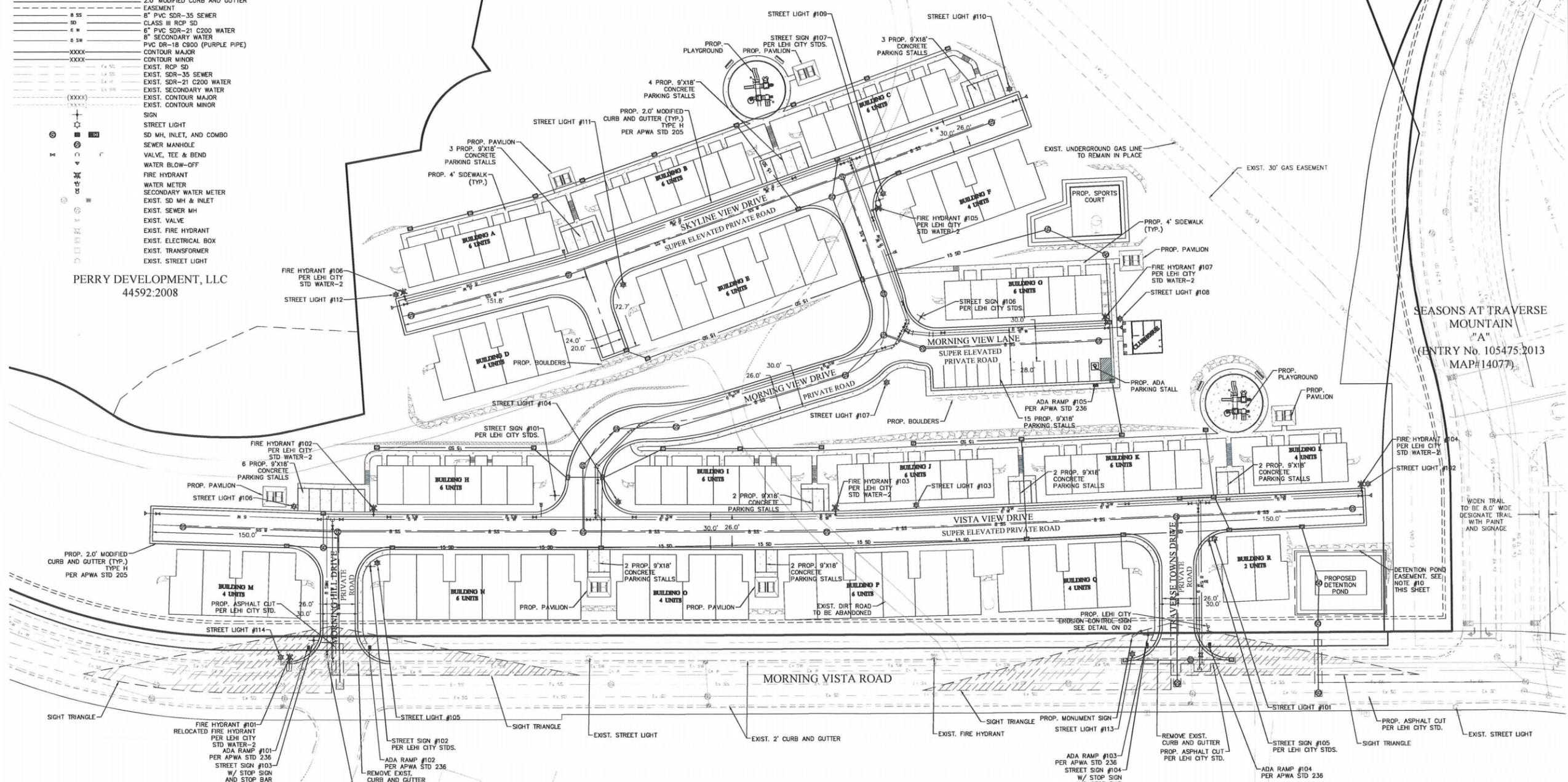


41-

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
SS	8" PVC SDR-35 SEWER
SD	CLASS III RCP SD
EW	8" PVC SDR-21 C200 WATER
SW	8" SECONDARY WATER
---	PVC DR-18 C900 (PURPLE PIPE)
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. RCP SD
---	EXIST. SDR-35 SEWER
---	EXIST. SDR-21 C200 WATER
---	EXIST. SECONDARY WATER
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	WATER METER
+	SECONDARY WATER METER
+	EXIST. SD MH & INLET
+	EXIST. SEWER MH
+	EXIST. VALVE
+	EXIST. FIRE HYDRANT
+	EXIST. ELECTRICAL BOX
+	EXIST. TRANSFORMER
+	EXIST. STREET LIGHT

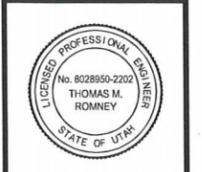
PERRY DEVELOPMENT, LLC
44592.2008



SEASONS AT TRAVERSE MOUNTAIN
"A"
(ENTRY No. 105475:2013
MAP#14077)

TRAVERSE TOWNS
LEHI
Seasons
SITE PLAN

FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 P/E: (801) 352-0075
www.focusutah.com



-42-

UNIT COUNT: 92 UNITS

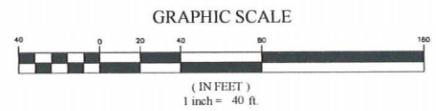
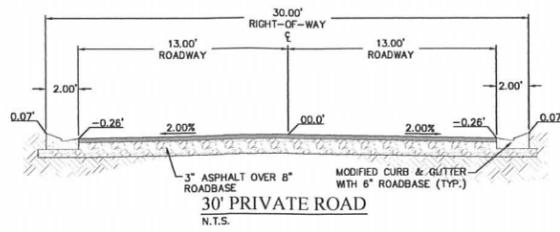
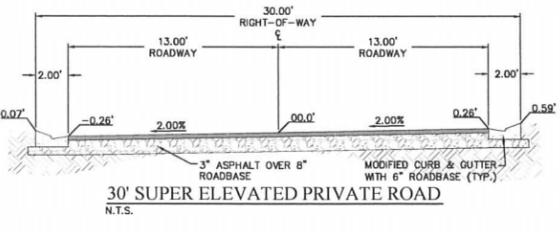
PARKING TABULATION:
GARAGES STALLS: 184
PARKING STALLS: 41
TOTAL STALLS: 225

SITE AREA: 14.52 ACRES
OPEN SPACE/ LANDSCAPED AREA: 10.19 ACRES
HARD SURFACE AREA: 4.33 ACRES
ROADWAY DEDICATION: 2416.18' ALONG CENTERLINES

BUILDING AREA

BUILDING	LIVING	GARAGE
A,B,C,G,H,I,J,& K	SF	SF
L	SF	SF
E,N,& P	SF	SF
D,F,M,O,& Q	SF	SF
R	SF	SF

- NOTES:**
1. THIS PROJECT IS ZONED PC.
 2. ALL PARKING STALLS ARE 18' LONG BY 9' WIDE PER DETAIL ON SHEET D1.
 3. ALL ADA ACCESSIBLE PARKING STALLS ARE 18' LONG BY 9' WIDE PER DETAIL ON SHEET D1.
 4. ALL ADA LOADING ZONES ARE 18' LONG BY 9' WIDE PER DETAIL ON SHEET D1.
 5. ALL CURB AND GUTTER WITHIN THE BOUNDARY OF THE PROPOSED APARTMENT PROJECT WILL BE PRIVATE.
 6. THERE ARE NO EXISTING OR PROPOSED FENCES FOR THIS PROJECT.
 7. THERE ARE NO INDICATIONS OF WETLANDS, FLOOD PLAINS, AREAS OF GROUND WATER RISE, WITHIN 2 FEET OF THE EXISTING SURFACE, VEGETATION AREAS OR THREATENED OR ENDANGERED SPECIES HABITAT AREAS.
 8. THERE ARE NO LIMITED ACCESS RESTRICTIONS.
 9. A BLANKET UTILITY EASEMENT OUTSIDE OF ALL BUILDINGS WILL BE PROVIDED.
 10. PERMANENT DETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED OR REMOVED WITHOUT APPROVAL FROM THE LEHI CITY COUNCIL AND LEHI CITY ENGINEER.



REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

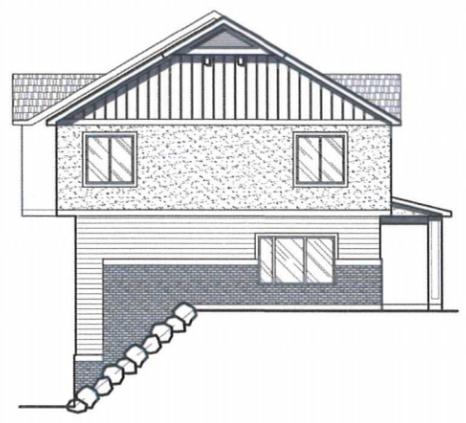
SITE PLAN

Scale: 1"=40'
Date: 01/21/15
Job #: 15-278
Sheet: C3

2. 2015\15-278 Seasons Towns-Lem\Design 15-278.dwg\Sheet C3 SITE PLAN.dwg



A FRONT ELEVATION
A-201.1 SCALE: 1/4" = 1'-0"



C SIDE ELEVATIONS
A-201.1 SCALE: 1/8" = 1'-0"



B REAR ELEVATION
A-201.1 SCALE: 1/8" = 1'-0"

Tuttle and Associates, Inc.
ARCHITECTS
LEAH L. TUTTLE
1411 LEVITT WAY, SUITE 400
SALT LAKE CITY, UT 84119
PH: 801.485.4444
WWW.TUTTLEARCH.COM

TRAVERSE TOWNS
Lehi, Utah

EXTERIOR ELEVATIONS
3-STORY BUILDING

DATE	Jan. 20, 2016
BY	
CHECKED	
DESIGNED	
SCALE	
NO.	A-201.1



-45-

**Seasons at Traverse
Mountain Phase 2-
Opt.3A**

Salt Lake City, UT
15-3815A BTR

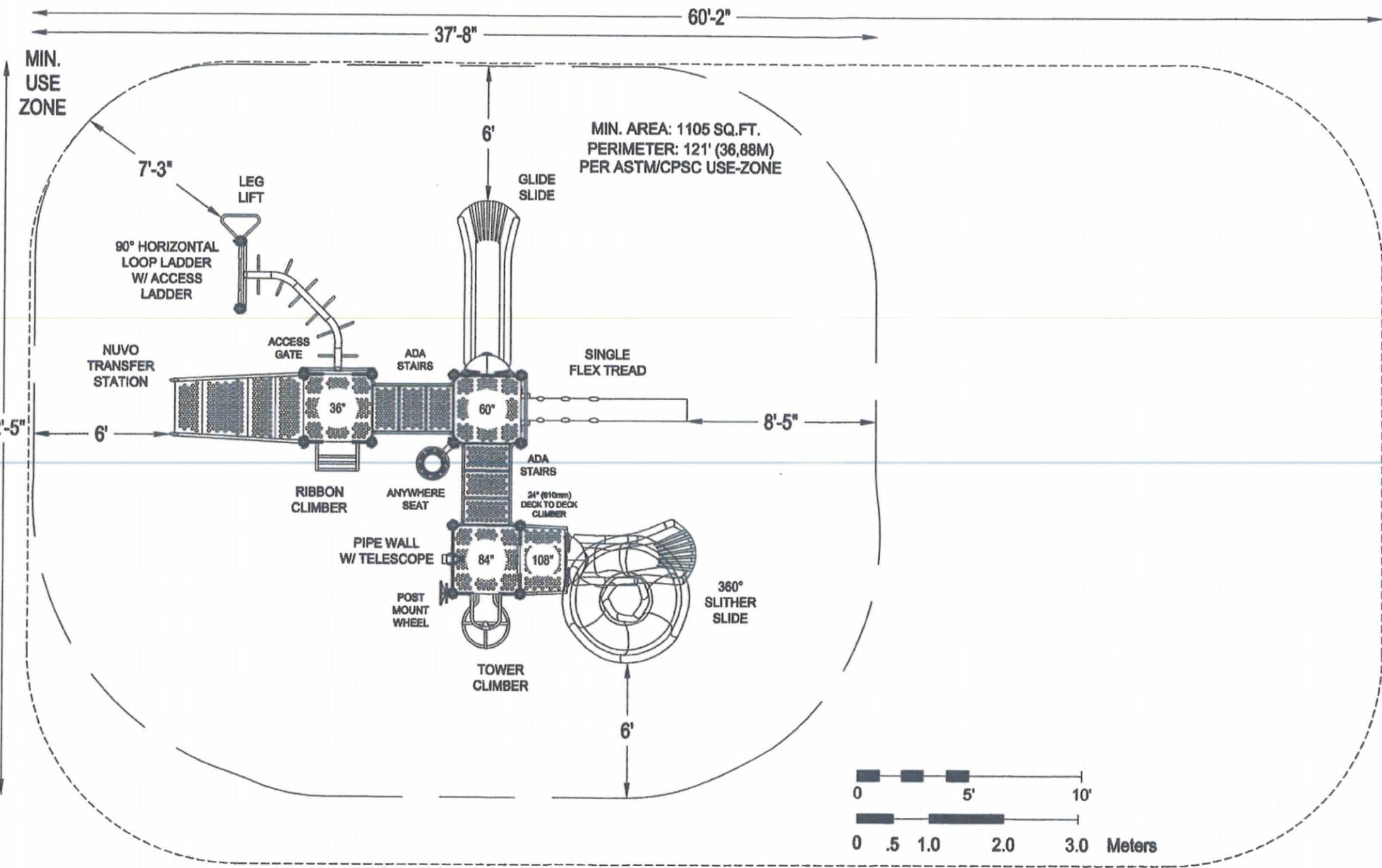
Sales Representative

RECEIVED
JAN 21 2015
BIG T RECREATION
LEHI CITY

Equipment Manufacturer

PLAYWORLD
The world needs play.

#4.2



*PLAYGROUND SUPERVISION REQUIRED



BIG T RECREATION
 949 East Pioneer Rd, Suite A4
 Draper, UT 84020

EQUIPMENT SIZE:
23'-5" x 20'-5" x 9'-0"

USE ZONE:
60'-2" x 35'-5"

AREA: **2060 SqFt.** PERIMETER: **175'-6"**

FALL HEIGHT:
9 Ft.

USER CAPACITY: **31** AGE GROUP: **5-12**

ADA SCHEDULE	Total Elevated Play Activities: 7		
	Total Ground-Level Play Activities: 3		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	4	2	2
Provided	6	3	3

✓ ASTM F1487-11
 ✓ CPSC #325



PROJECT NO:
15-3815A

SCALE:
3/16"=1'-0"

DRAWN BY:
I. PERKINS

Paper Size

DATE:
10-AUG-15

B

SEASONS AT TRAVERSE MOUNTAIN PHASE 2 - OPT 3A
 SALT LAKE CITY, UT

**Seasons at Traverse
Mountain Phase 2-
Opt.1A**

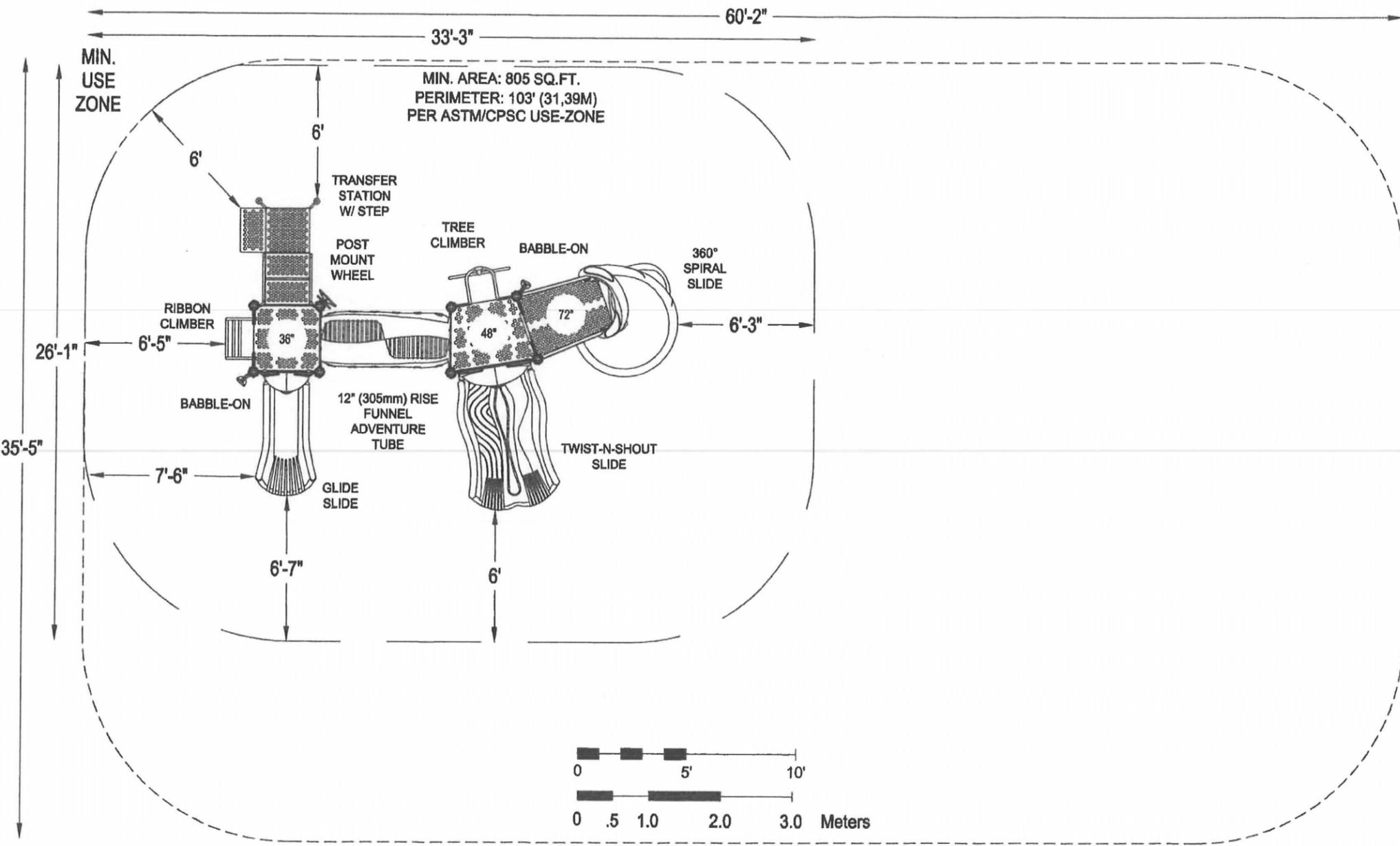
Salt Lake City, UT
15-3811A BTR

Sales Representative



Equipment Manufacturer





BIG T RECREATION
949 East Pioneer Rd, Suite A4
Draper, UT 84020

EQUIPMENT SIZE:
20'-9"x13'-7"x6'-0"

USE ZONE:
60'-2" x 35'-5"

AREA: **2060 SqFt.** PERIMETER: **175'-6"**

FALL HEIGHT:
6 Ft.

USER CAPACITY: **30** AGE GROUP: **5-12**

ADA SCHEDULE	Total Elevated Play Activities: 6		
	Total Ground-Level Play Activities: 2		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	3	2	2
Provided	5	2	2

✓ ASTM F1487-11
✓ CPSC #325



PROJECT NO:
15-3811A

SCALE:
3/16"=1'-0"

DRAWN BY:
I.PERKINS

Paper Size
B

DATE:
10-AUG-15

SEASONS AT TRAVERSE MOUNTAIN PHASE 2 - OPT 1A
SALT LAKE CITY, UT

*PLAYGROUND SUPERVISION REQUIRED



-49-

Seasons at Traverse Mountain Phase 2-Opt.2A

Salt Lake City, UT

15-3814A BTR

Sales Representative

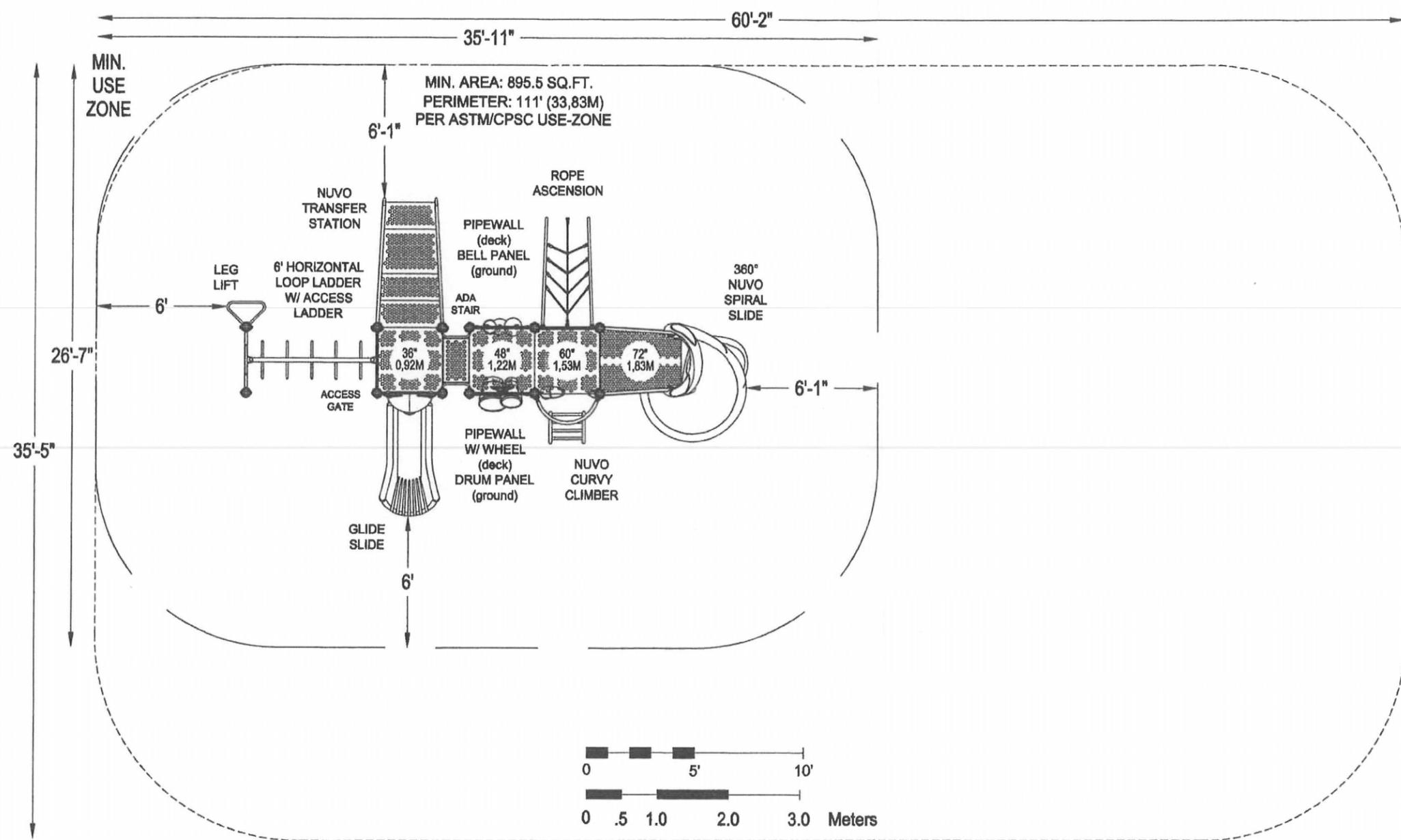


Equipment Manufacturer



#4.2

-50-



BIG T RECREATION
949 East Pioneer Rd, Suite A4
Draper, UT 84020

EQUIPMENT SIZE:
23'-11" x 14'-7" x 6'-0"

USE ZONE:
60'-2" x 35'-5"

AREA: **2060 SqFt.** PERIMETER: **175'-6"**

FALL HEIGHT:
8 Ft.

USER CAPACITY: **30** AGE GROUP: **5-12**

ADA SCHEDULE	Total Elevated Play Activities: 6		
	Total Ground-Level Play Activities: 3		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	3	2	2
Provided	3	3	3

- ✓ ASTM F1487-11
- ✓ CPSC #325



PROJECT NO:
15-3814A

SCALE:
3/16"=1'-0"

DRAWN BY:
I.PERKINS

Paper Size

DATE:
10-AUG-15

B

SEASONS AT TRAVERSE MOUNTAIN PHASE 2 - OPT 2A
SALT LAKE CITY, UT

*PLAYGROUND SUPERVISION REQUIRED

The Boyer Company General Plan Amendment Planning Commission Report				
Applicant:	Spencer Moffat with The Boyer Company			
Requested Action/Purpose:	Review and recommendation for an amendment to the General Plan			
Location:	Approximately 2300 West Main Street			
Acreage:	8.2 acres			
Existing Zoning:	A-5			
Existing General Plan Land Use Designation:	VLDRA			
Proposed Land Use Designation:	LDR			
Existing Land Use:	Residential/agricultural			
Surrounding Zoning/GP/ Land Use:	<i>North</i>	R-1-22	VLDRA	Future single family (Willow Park River)
	<i>South</i>	A-5	VLDRA	Agricultural
	<i>East</i>	A-5	MDR	Agricultural/Commercial greenhouse
	<i>West</i>	A-5	VLDRA	Residential/agricultural
Date of Last DRC Review:	January 20, 2016			

Required Action

Planning Commission:	Review and recommendation
City Council:	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval

The Planning Commission should consider the following factors, among others, when reviewing a General Plan amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

APPLICABLE GENERAL PLAN LAND USE DESIGNATIONS

Very Low Density Residential/Agricultural (VLDRA)

The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located at the periphery of the City in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

Low Density Residential (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.

ANALYSIS

The applicant is requesting review and recommendation of an amendment to the General Plan land use designation of this property from VLDRA to LDR. The current property is owned and operated as the Evans Family Farm, which has seasonal farm-type uses such as a pumpkin patch in the autumn and a Christmas tree lot during the holiday season. The subject parcel is located on the north side of Main Street with higher density developments on the north and east sides. Upon DRC review, staff noted that the proposed amendment may provide a better transition from the Commercial and MDR uses to the east and lower densities to the north and west. Also, with Main Street bordering on the south of this property, LDR may be a more appropriate designation than the existing VLDRA.

RECOMMENDATIONS/POSSIBLE ACTIONS

The Planning Commission may recommend that the City Council approve or deny the General Plan Amendment, or may recommend another General Plan Land Use designation. Please remember to include findings as a part of the motion.

FINDINGS

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on a recommendation of a General Plan amendment. 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 amendment to the Lehi City General Plan is/is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
4. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
5. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
6. Additional findings based upon information presented during the public hearing.

**The Boyer Company General Plan Amendment
DRC Report**

The Boyer Company – Requests review of a General Plan Amendment on 8.2 acres of property located at approximately 2500 West Main Street changing the land use designation from VLDRA to LDR.

DRC members present: Brent Thomas, Kerry Evans, Greg Allred, Todd Munger, Kim Struthers, Gary Smith, Steve Marchbanks

Representatives for the applicant: Spencer Moffatt

Date of plans reviewed: 1/12/16

Time Start: 1:05 PM

Time End: 1:15 PM

DRC COMMENTS:

Consistency with the elements of the Lehi City General Plan.

The only General Plan Element affected by the proposed amendment is the Land Use Element.

Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.

Very Low Density Residential/Agricultural (VLDRA)

The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located at the periphery of the City in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

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GENERAL DRC COMMENTS

1. Circuits for the power in that area may need to be upgraded above and beyond what would be required in this area to accommodate increased loads.
2. Developer would need to widen Main Street at the time of development.
3. Main Street is a 102' Major Arterial.

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.

4. Storm Drain – There may be a ditch crossing under Main Street on the south east side of the property that could potentially be used as an outfall. Developer will need to verify.
5. Will need detention to 0.2 cfs/acre.
6. Culinary water and pressure irrigation are available in main street and stubbed out from the property to the north. The two will need to be connected with the development.
7. Sewer is not available in Main Street. There is sewer in the new development to the north, but is probably too high in elevation to connect to. Sewer will likely need to be extended to 2300 West.
8. Water dedication would be required as part of the zone change process if the General Plan amendment is approved.
9. The proposed amendment may provide a better transition from the Commercial and Medium Density Residential uses to the east and to lower densities to the north and west. Also, with Main Street bordering the south property line, LDR may be a more appropriate designation.
10. At the time the property develops, Staff recommends that the owner/developer work with the City on additional density in lieu of providing a more substantial landscaped buffer along Main Street.
11. The map provided by the applicant needs to be corrected, the current General Plan land use designation is VLDR, not VLDR.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON 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.

General Plan Amendment Application

Subject Property Location: Main Street and 2500 West (8.2 acres)

Current General Plan Designation: VLDRA

Proposed General Plan Designation: LDR

Reason and Justification for Proposed Amendment

The subject property is adjacent to Main Street which serves as a major collector road for the City. Additionally, existing lots to the north and east of the subject property are much smaller than the ½ acre lots permitted under the VLDRA designation. VLDRA and ½ acre lots may not be the best designation for the subject property because large lots with animal rights will be surrounded on the north and east by small lots, and a heavily trafficked road to the south. The VLDRA designation could create future conflicts between new owners of ½ acre lots with animal rights, and existing lot owners on smaller lots without animal rights. The intent of the amendment would be to provide a transition from MDR (property to the east), to LDR (subject property), to VLDRA (property west of subject property), providing a gradual transition from small lots to large lots.

Consistency of Proposed Amendment with Goals and Policies of General Plan

Amending the General Plan as proposed would provide a density transition which is in harmony with the goal of the General plan to facilitate an "overall pattern of planned and orderly development."

Compatibility of the Proposed Land Use with Existing Land Uses of Nearby Property

The property directly east of the subject property is shown on the general plan as Medium Density Residential (MDR). Developed subdivisions to the north and east of the subject property already have lots that average about ¼ of an acre. Willow Park to the north features 63 single family lots that average .23 acres. Willow Springs to the east features 20 lots that average .21 acres. The proposed amendment would allow the subject property to more closely match the existing lots in surrounding subdivisions.

Effect of the Proposed Amendment on the Character of Surrounding Area

The development of the property in accordance with the proposed general plan amendment will create a neighborhood that will more closely match existing lot sizes of surrounding neighborhoods. Development of the property will also be beneficial to the surrounding area because it would connect a stub road north of the subject property back to Main Street, increasing the connectivity of the roads in the area.

Gain to Public Health, Safety, and Overall Community Benefit from Existing Classification to Proposed Amendment

As mentioned above, development of the property will increase road connectivity in the area enhancing safety and traffic flows.

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LEHI CITY

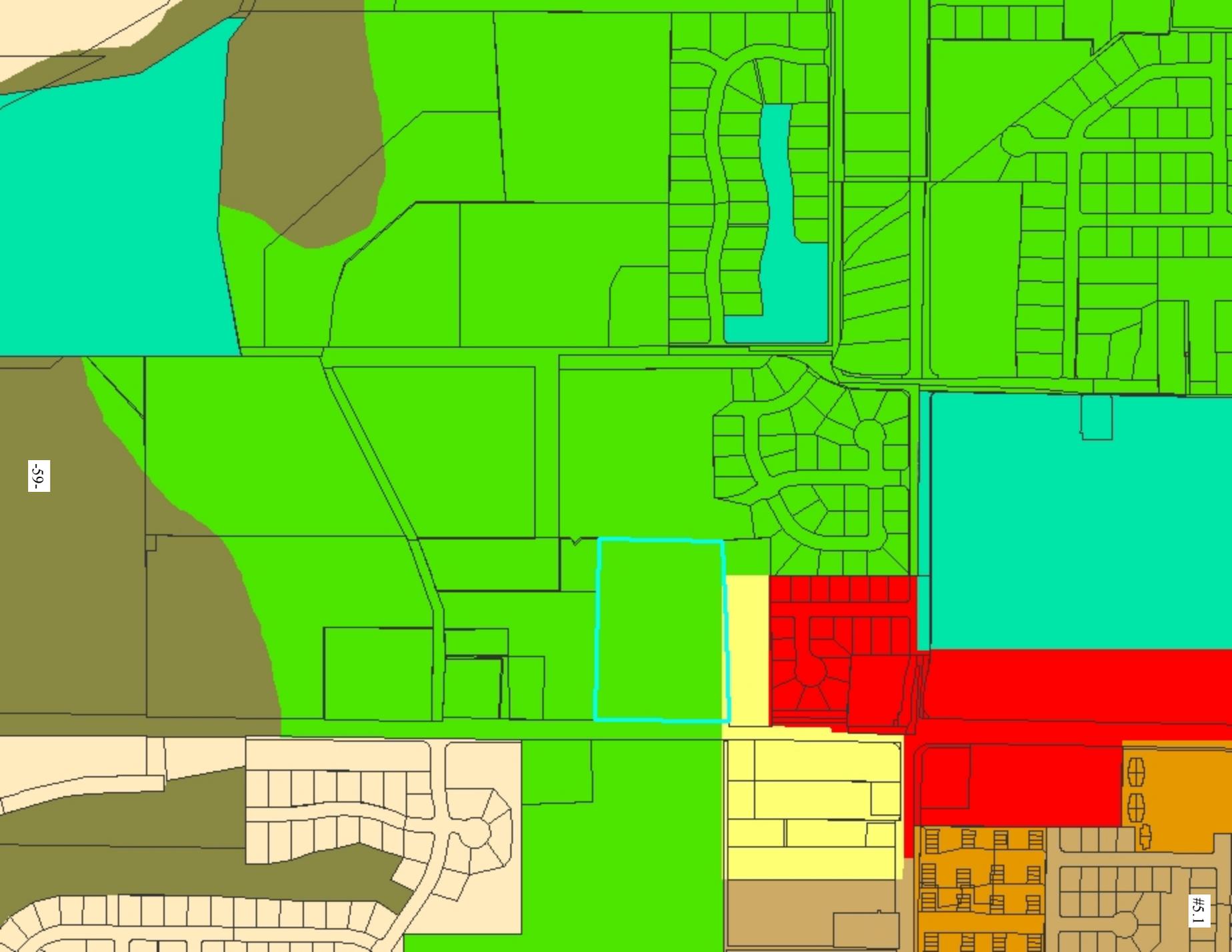




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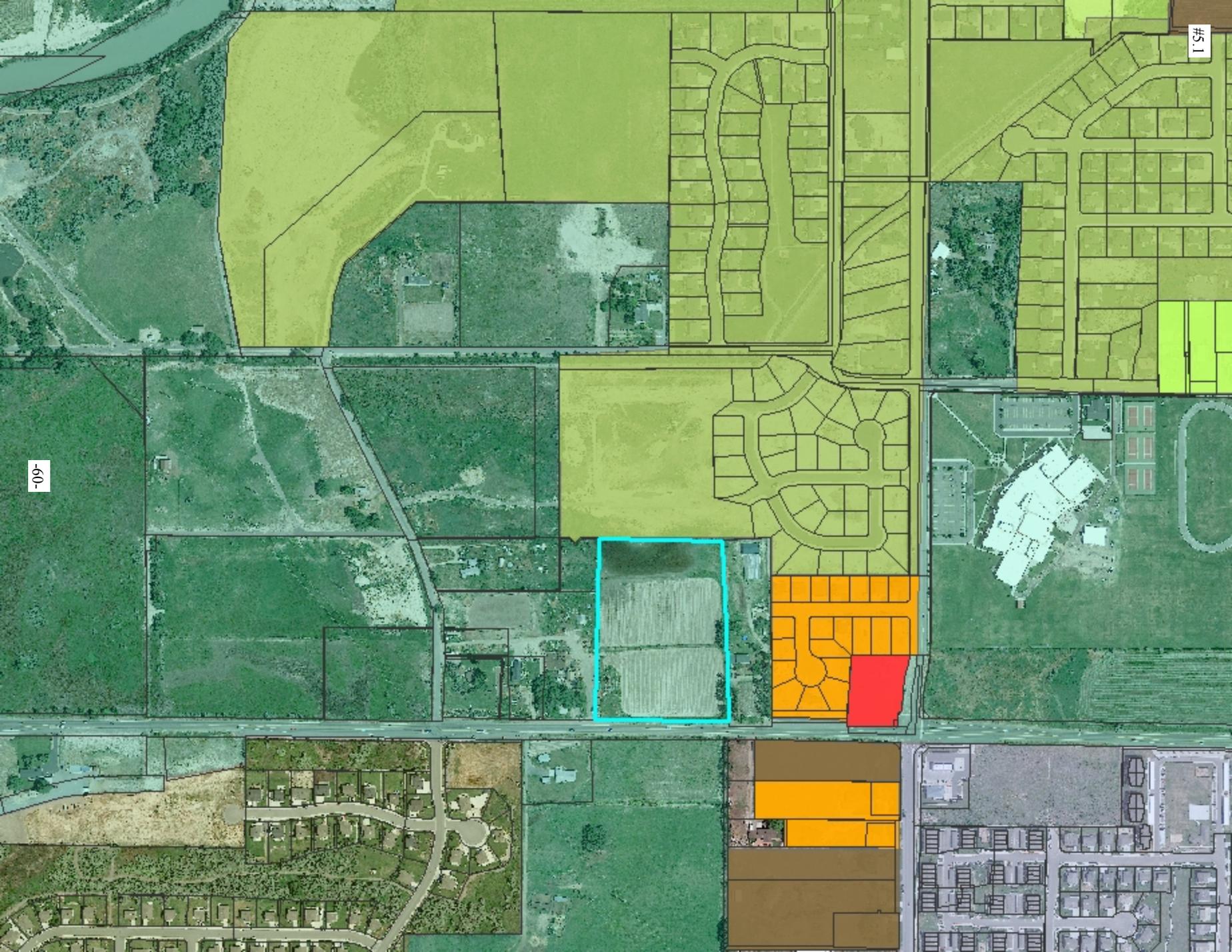
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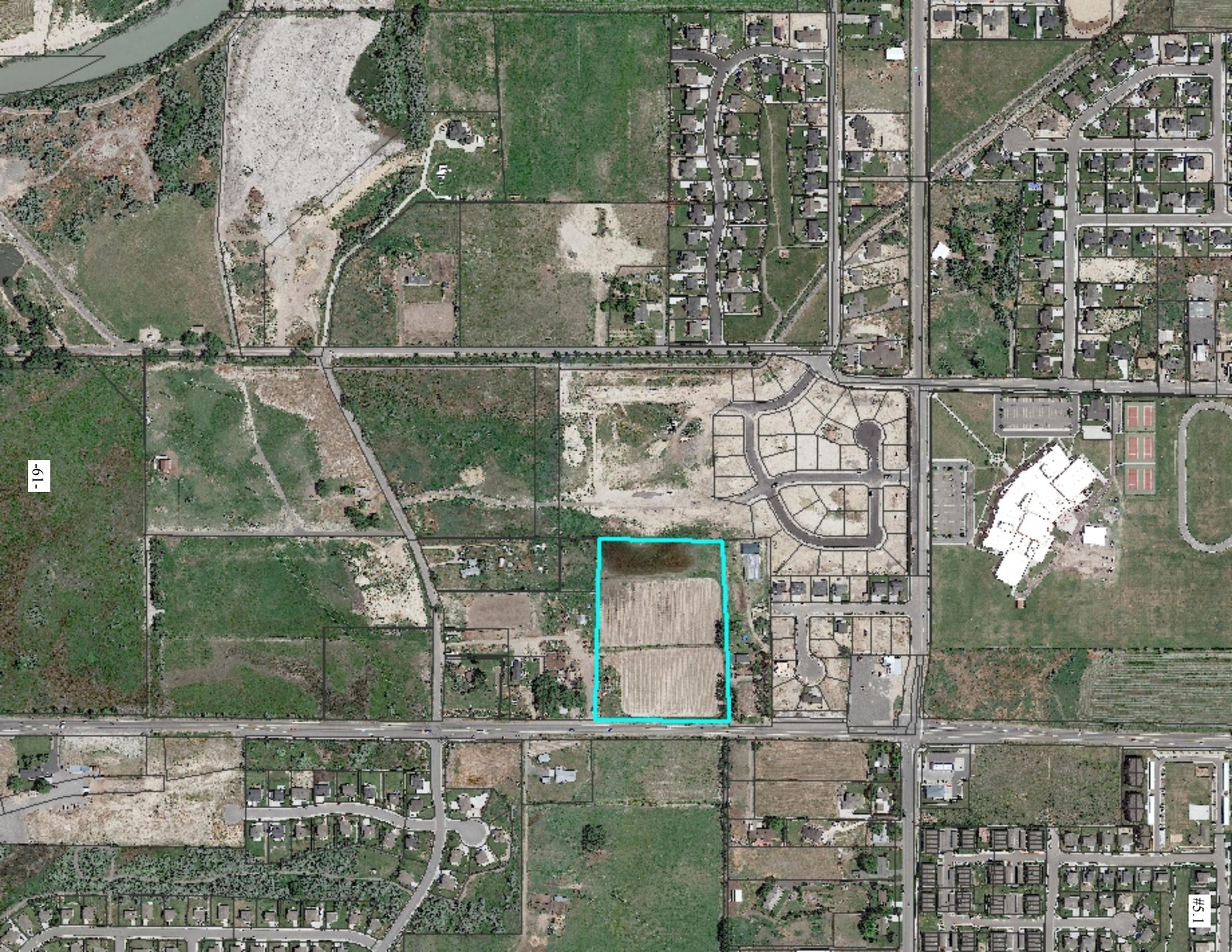
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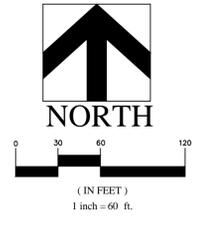
-09-

E. STATE ST.



-61-

61



-62-

GENERAL NOTE:
 INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

DESIGNED BY:
FOCUS
 ENGINEERING AND SURVEYING, LLC
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070 PH: (801) 352-0075
 www.focusutah.com

Z:\2015\15-294 Main Street Lehi Boyer\design_15-294.dwg\exhibits\General Plan Exhibit.dwg

River Park Zone Change and Concept Planning Commission Report		
Applicant:	ATC Development (Andrade Christensen)	
Requested Action/Purpose:	Review and recommendation for: a) A zone district map amendment b) Proposed concept for residential development	
Location:	Approximately 1500 North 2950 West	
Project Area:	12.518 acres	
Existing Zoning:	A-5	
Proposed Zoning:	R-1-22	
Existing General Plan Land Use Designation	VLDRA	
Adjacent Zoning and Land Use:	<i>North:</i>	RA-1 Newly approved Brailsford Subdivison
	<i>South:</i>	Jordan River Jordan River
	<i>East:</i>	TH-5 Residential/agricultural
	<i>West:</i>	TH-5 Agricultural/undeveloped
Date of Last DRC Review:	January 20, 2016	

Required Action

Planning Commission:	Review and recommendation
City Council:	Final Approval

APPLICABLE GENERAL PLAN LAND USE REGULATIONS

Very Low Density Residential/Agricultural (VLDRA)

The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located at the periphery of the City in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

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

9/26/2008 – This property was annexed to a TH-5 Zone as a part of the Holbrook Annexation

ANALYSIS

Zone change:

The applicant is requesting an amendment to the Zone District Map from TH-5 to R-1-22. The requested zoning is consistent with the General Plan Land Use Map designation of VLDRA. Prior to recordation of the zone change, a water dedication will be required.

Concept:

Concurrent with the proposed zone change to R-1-22, the applicant has filed a concept for 20 single family residential lots. The subject parcel is located along the Jordan River and Jordan River Trail. As per the draft Jordan River Overlay ordinance, lots 9-12 on the south should be moved such that the roadway is adjacent to the river trail (so the road fronts the river trail to eliminate having the trail in backyards, which could be a potential safety issue, providing access and visibility to the trail and river). As per DRC reviewed, it was noted that the City could consider design considerations, such as reduced setbacks, lot sizes, frontages, etc, in lieu of the developer providing a layout

ACTION/RECOMMENDATIONS

Zone Change:

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on a recommendation of a zone change. Although no specific findings are identified by the Development Code, Section 04.060 specifies Criteria for Approval. The Planning Commission should consider the following factors, which may be included as findings in the motion, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

Concept:

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.

TRANE ENGINEERING, P.C.**Engineering, Surveying & Planning**

27 East Main Street Lehi, UT. 84043 (801) 768-4544 Fax (801) 768-3733

12/20/15

Lehi City

Attn: City Council and Staff

Subject: 1500 NORTH ALLRED PROPERTY ZONE CHANGE AND CONCEPT REQUEST.

The property of approximately 12.51 acres located at 3000 West 1500 North is proposing to modify the zone of the property to R1-22. The zone change is in line with the recent zone changes requested with in the vicinity of this property. The property is proposed to be developed anticipating 20 half acre lots. The property is along the Jordan River and the Jordan River Trail corridor. A discussion with staff and the Council is anticipated for a potential trail connection in the vicinity of this proposed development.

The development proposal is consistent with current development in the area.

Thank you for your consideration of this matter.

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LAND FOR SALE
12.5 Acres
realty path **JODY TUFT**
801-347-4591

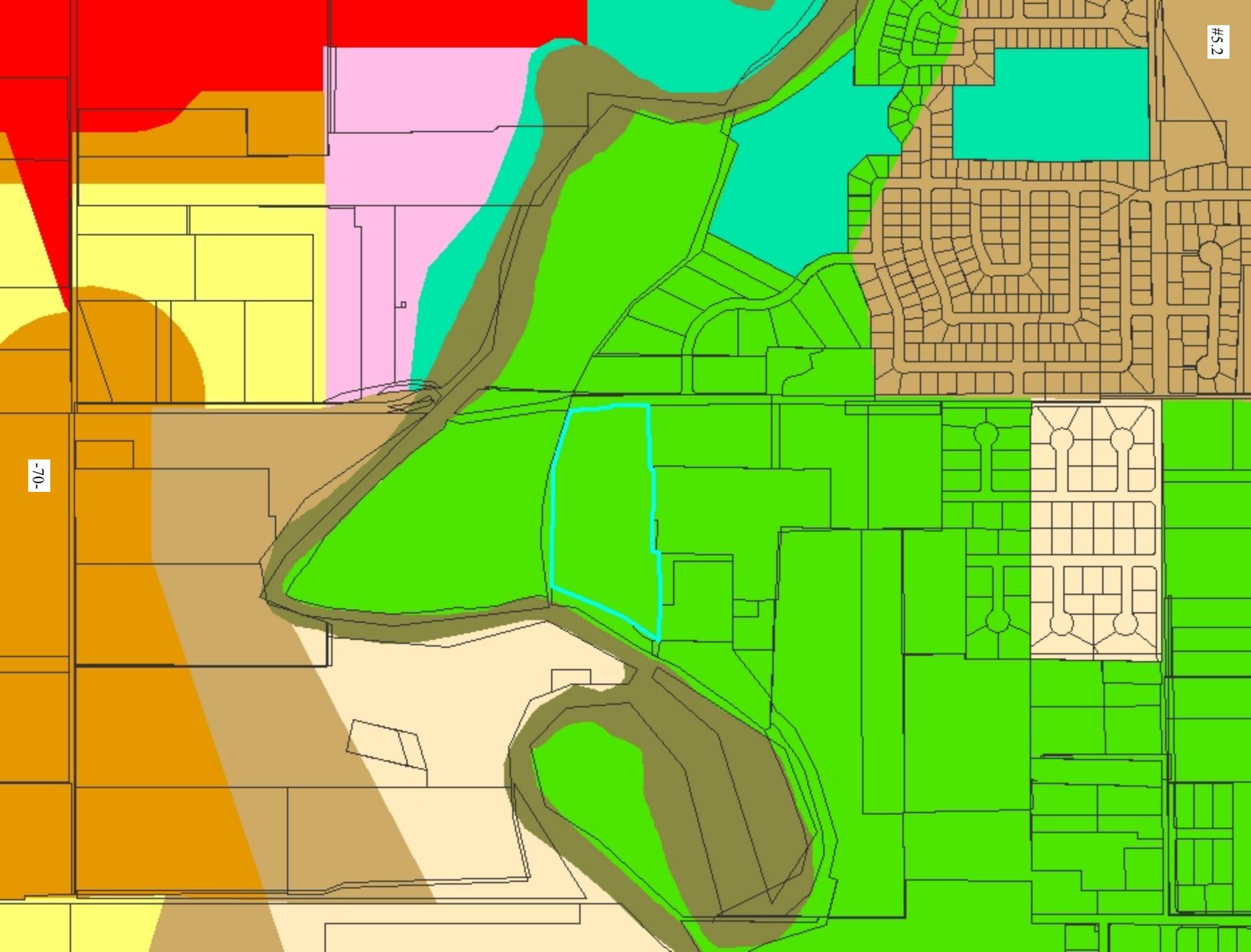
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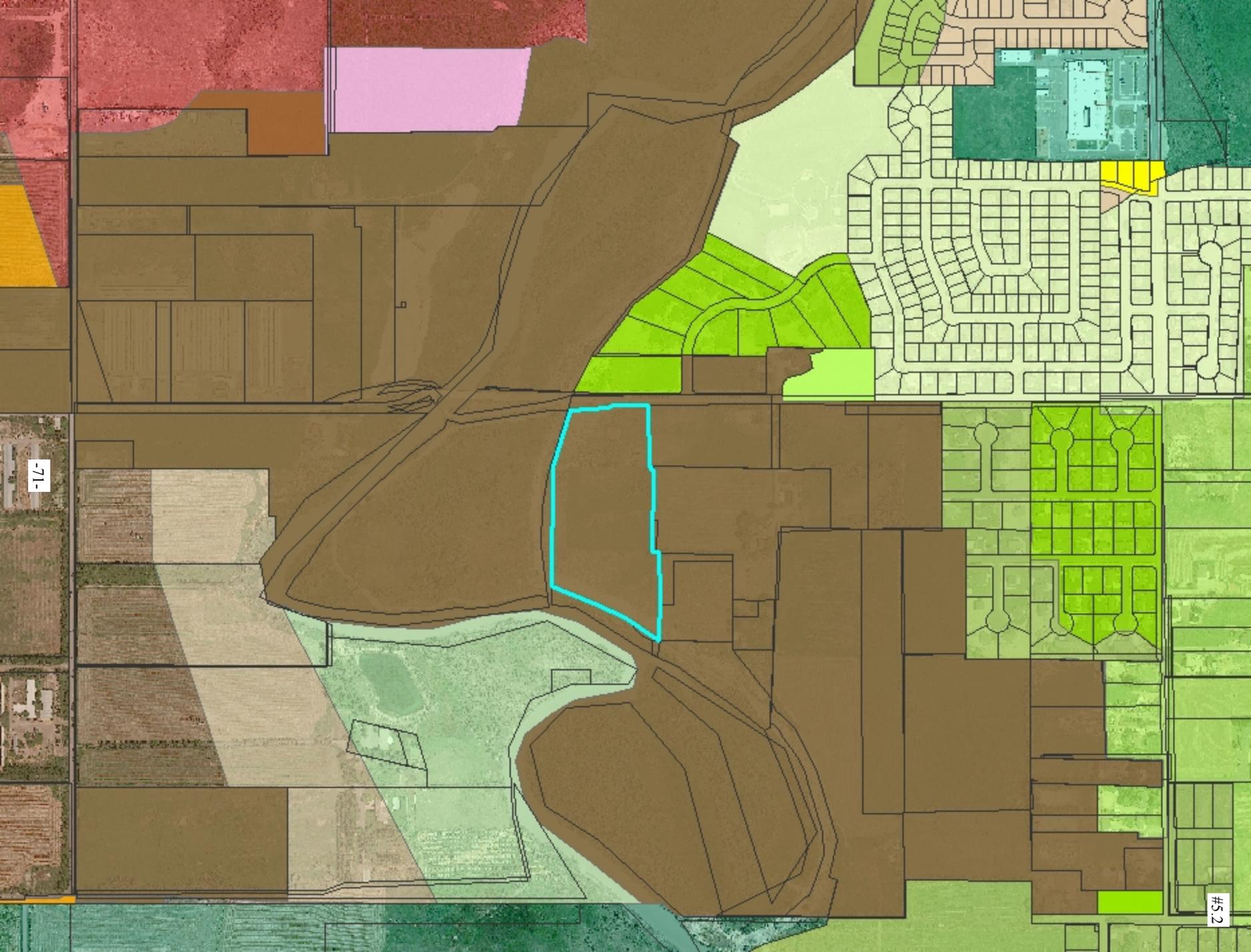
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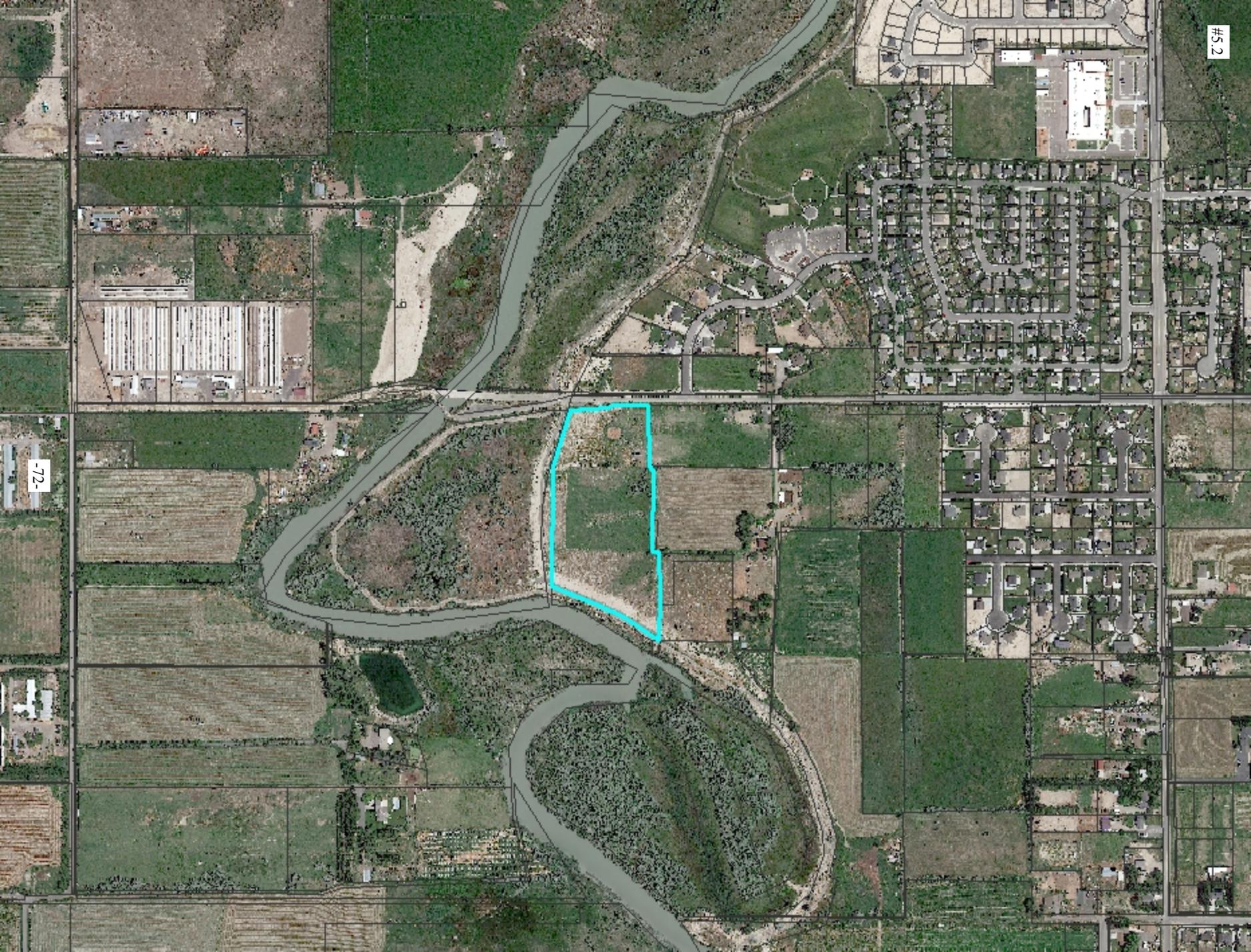


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-72-

River Park Zone Change and Concept Planning Commission Report		
Applicant:	ATC Development (Andrade Christensen)	
Requested Action/Purpose:	Review and recommendation for: a) A zone district map amendment b) Proposed concept for residential development	
Location:	Approximately 1500 North 2950 West	
Project Area:	12.518 acres	
Existing Zoning:	A-5	
Proposed Zoning:	R-1-22	
Existing General Plan Land Use Designation	VLDRA	
Adjacent Zoning and Land Use:	<i>North:</i>	RA-1 Newly approved Brailsford Subdivison
	<i>South:</i>	Jordan River Jordan River
	<i>East:</i>	TH-5 Residential/agricultural
	<i>West:</i>	TH-5 Agricultural/undeveloped
Date of Last DRC Review:	January 20, 2016	

Required Action

Planning Commission:	Review and recommendation
City Council:	Final Approval

APPLICABLE GENERAL PLAN LAND USE REGULATIONS

Very Low Density Residential/Agricultural (VLDRA)

The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located at the periphery of the City in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

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

9/26/2008 – This property was annexed to a TH-5 Zone as a part of the Holbrook Annexation

ANALYSIS

Zone change:

The applicant is requesting an amendment to the Zone District Map from TH-5 to R-1-22. The requested zoning is consistent with the General Plan Land Use Map designation of VLDRA. Prior to recordation of the zone change, a water dedication will be required.

Concept:

Concurrent with the proposed zone change to R-1-22, the applicant has filed a concept for 20 single family residential lots. The subject parcel is located along the Jordan River and Jordan River Trail. As per the draft Jordan River Overlay ordinance, lots 9-12 on the south should be moved such that the roadway is adjacent to the river trail (so the road fronts the river trail to eliminate having the trail in backyards, which could be a potential safety issue, providing access and visibility to the trail and river). As per DRC reviewed, it was noted that the City could consider design considerations, such as reduced setbacks, lot sizes, frontages, etc, in lieu of the developer providing a layout

ACTION/RECOMMENDATIONS

Zone Change:

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on a recommendation of a zone change. Although no specific findings are identified by the Development Code, Section 04.060 specifies Criteria for Approval. The Planning Commission should consider the following factors, which may be included as findings in the motion, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

Concept:

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.

**River Park Concept
DRC Redline Comments**

Andrade Christensen – Requests Concept Plan review for River Park, a 20-lot residential development located at approximately 1500 North 2950 West in a proposed R-1-22 zone.

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

Representatives of the Applicant Present: None present.

Date of Plans Reviewed: 1/14/16

Time Start: 1:45 PM

Time End: 1:52 PM

DRC REDLINE COMMENTS:

Brent – Power:

1. The closest power is on 2650 West. A line extension will be required from that point.

Kerry – Fire: No comments.

Greg – Water/Sewer:

2. There is a Lehi Irrigation ditch that will need to be addressed at the time of development. Contact Tony Trane.

Todd – Public Works: No comments.

Kim – Planning:

3. Suggest considering a layout that puts the southern roadway along the County's trail right of way to open up the river corridor along the south side of the road. The City may consider design considerations (reduced setbacks, lot sizes, frontages, etc.) in lieu of the developer being willing to look at a more creative road layout as suggested.
4. Need to address the small remnant parcel on the east side of lot 13.
5. Work with the City to provide a trail connection in the easement if the standard 22,000 square foot lot layout is approved. Coordination with the County will be needed for connection to the trail.

Gary – Building/Inspections:

6. A soils report will be required at the time of preliminary subdivision.

Mike – Public Works: No comments.

Ross – Engineering:

7. Sewer is available on the south side of the project adjacent to the Jordan River Trail. Will need to maintain an easement and access to the existing sewer on the south side of the proposed development.
8. Storm Drain – most likely outfall is to the river or to nearby wetlands adjacent to the river. Will need to go through permitting with the state and other applicable agencies.
9. Water and pressure irrigation will need to be extended to the project from Parkside Drive.
10. The project is ever expanded it will need looped waterlines after 36 units. (there are already 10 units connected on park side drive, and an additional 4 approved)
11. 1500 North is a 70' Master Planned Major Collector.
12. Will need to pipe the storm drain/ditch on along 1500 North in a 36" pipe
13. There is a 10" culinary water line master planned to come through the project from north to south.
14. There is a 12" pressure irrigation water line master planned to come through the project from north to south.
15. Recommend providing access to the Jordan River Trail through the south side of the development, recommend fronting the road along the trail, along the south boundary of the property.

Craig – Parks: No comments.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON 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.

a#

TRANE ENGINEERING, P.C.

Engineering, Surveying & Planning

27 East Main Street Lehi, UT. 84043 (801) 768-4544 Fax (801) 768-3733

12/20/15

Lehi City

Attn: City Council and Staff

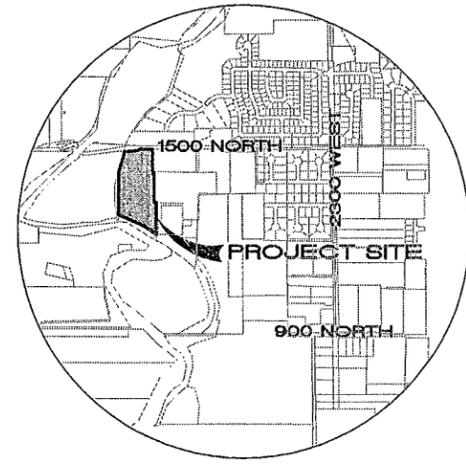
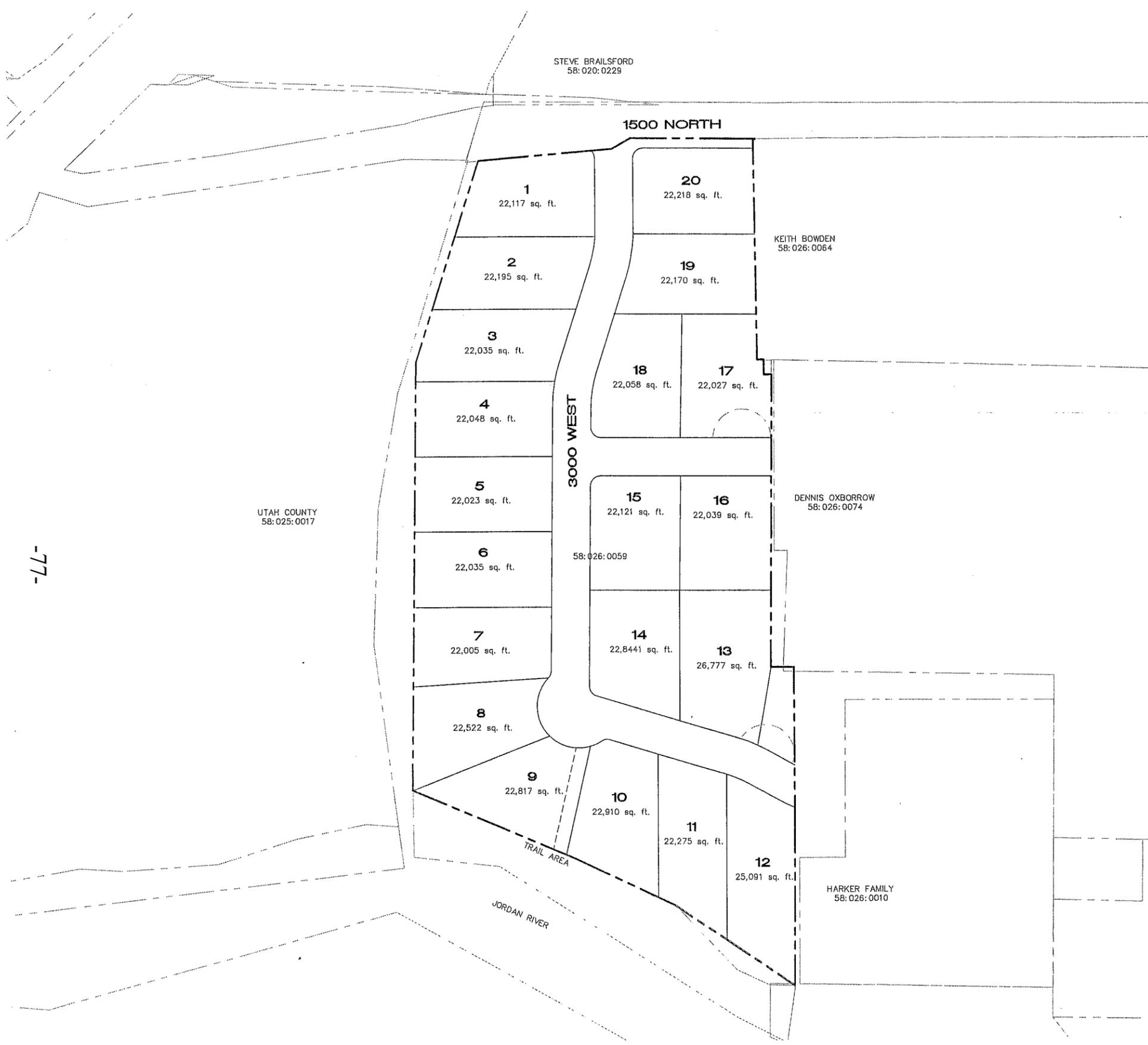
Subject: 1500 NORTH ALLRED PROPERTY ZONE CHANGE AND CONCEPT REQUEST.

The property of approximately 12.51 acres located at 3000 West 1500 North is proposing to modify the zone of the property to R1-22. The zone change is in line with the recent zone changes requested with in the vicinity of this property. The property is proposed to be developed anticipating 20 half acre lots. The property is along the Jordan River and the Jordan River Trail corridor. A discussion with staff and the Council is anticipated for a potential trail connection in the vicinity of this proposed development.

The development proposal is consistent with current development in the area.

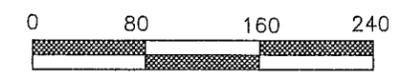
Thank you for your consideration of this matter.

RECEIVED
JAN 14 2016
LEHI CITY



VICINITY MAP

LAND USE:	
PROJECT AREA=	12.51 ACRES
ZONING=	R-1-22
TOTAL LOTS=	20 LOTS
OVERALL DENSITY=	1.60 LOTS PER ACRE



(24"x36")
SCALE: 1" = 80'
(11"x17")
SCALE: 1" = 160'

RECEIVED
JAN 14 2016
LEHI CITY

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			TGT
2			TGT
3			12/11/2015
4			COGO FILE

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH

1500 NORTH ALLRED
A RESIDENTIAL SUBDIVISION

CONCEPT

JOB
CHBROS
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1 OF 1 #a.

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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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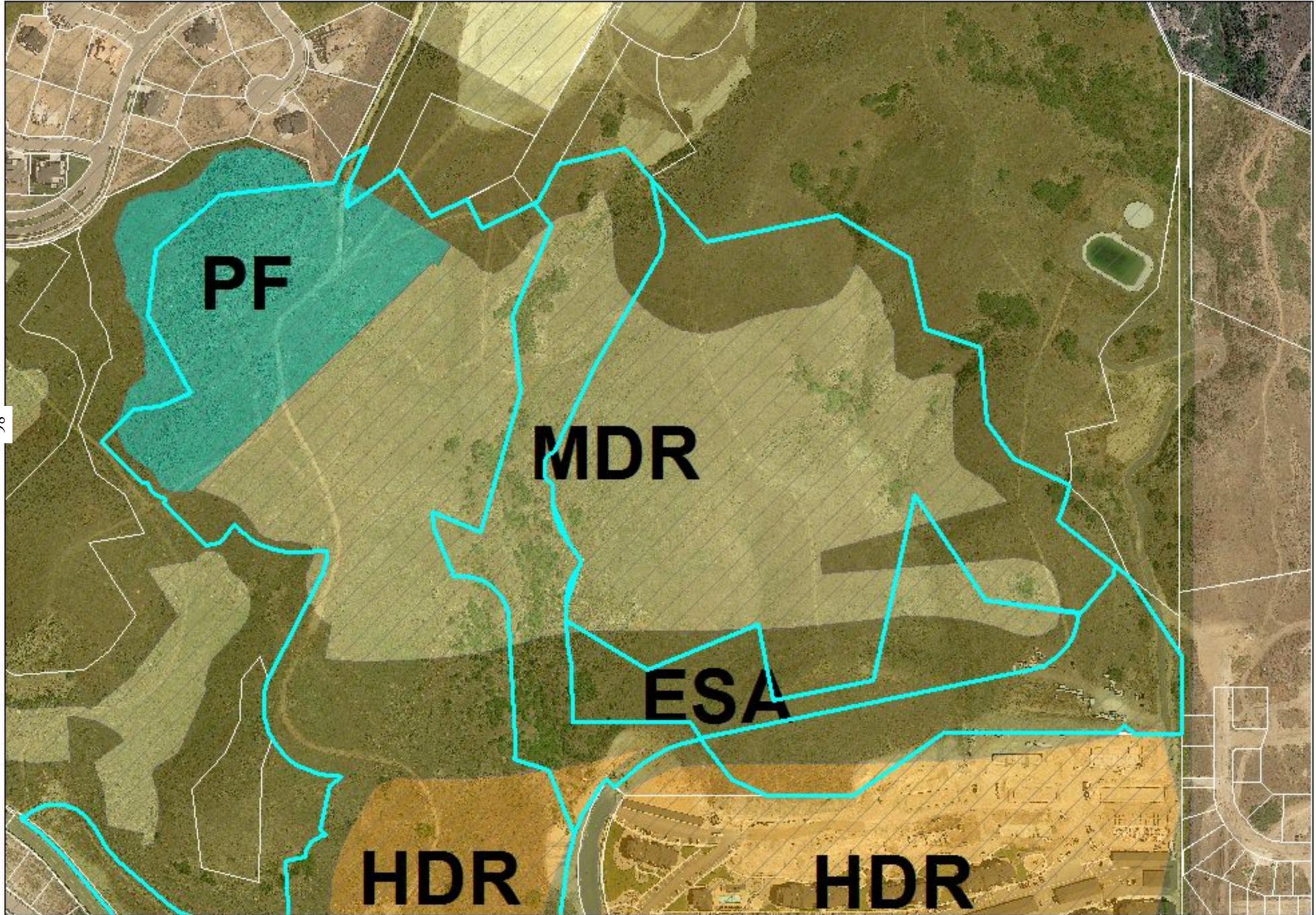


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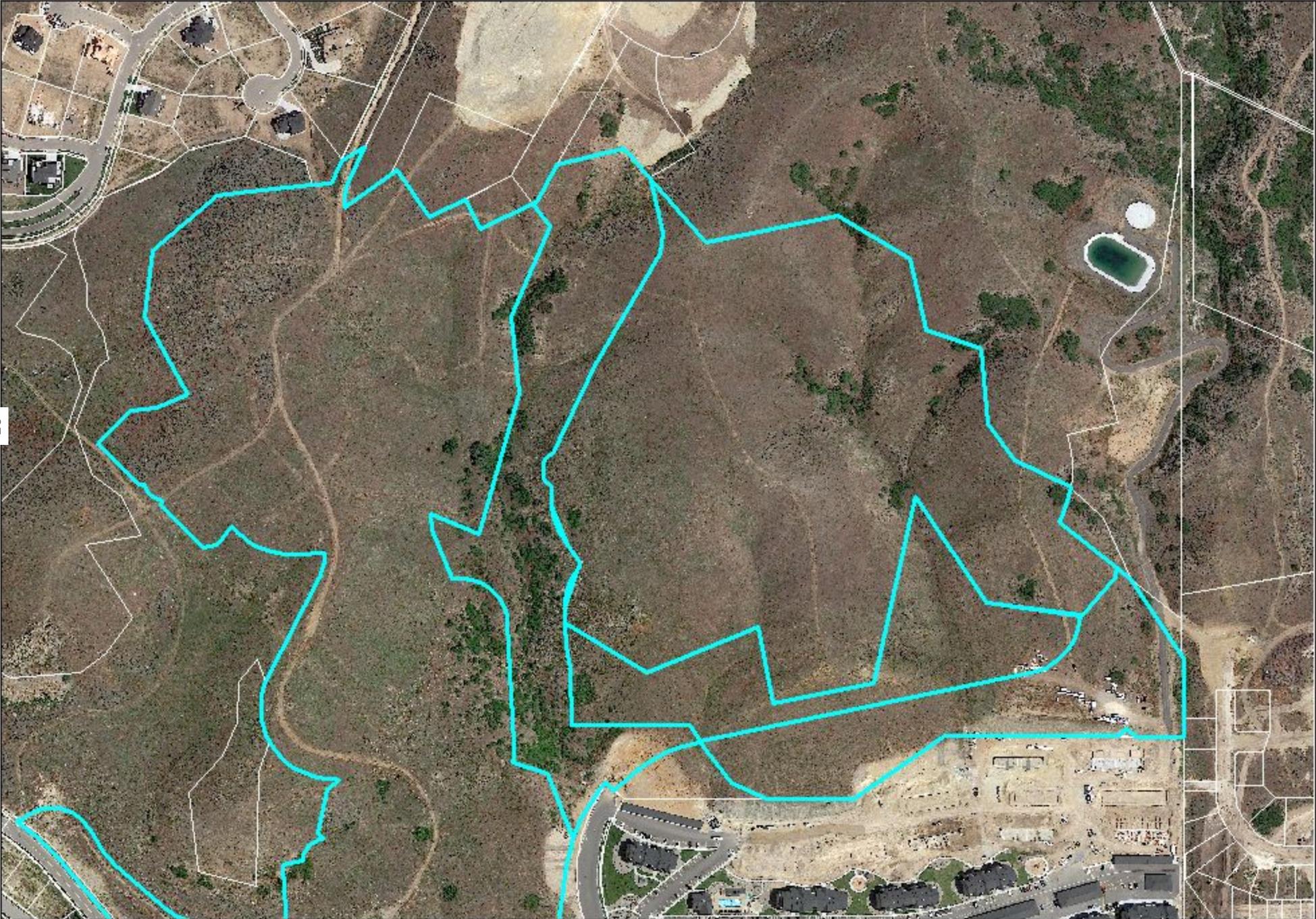
**Traverse Estates
General Plan**



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Traverse Estates

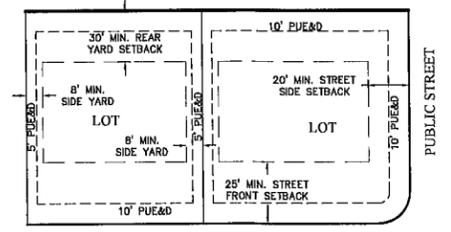
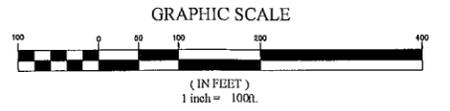
Aerial



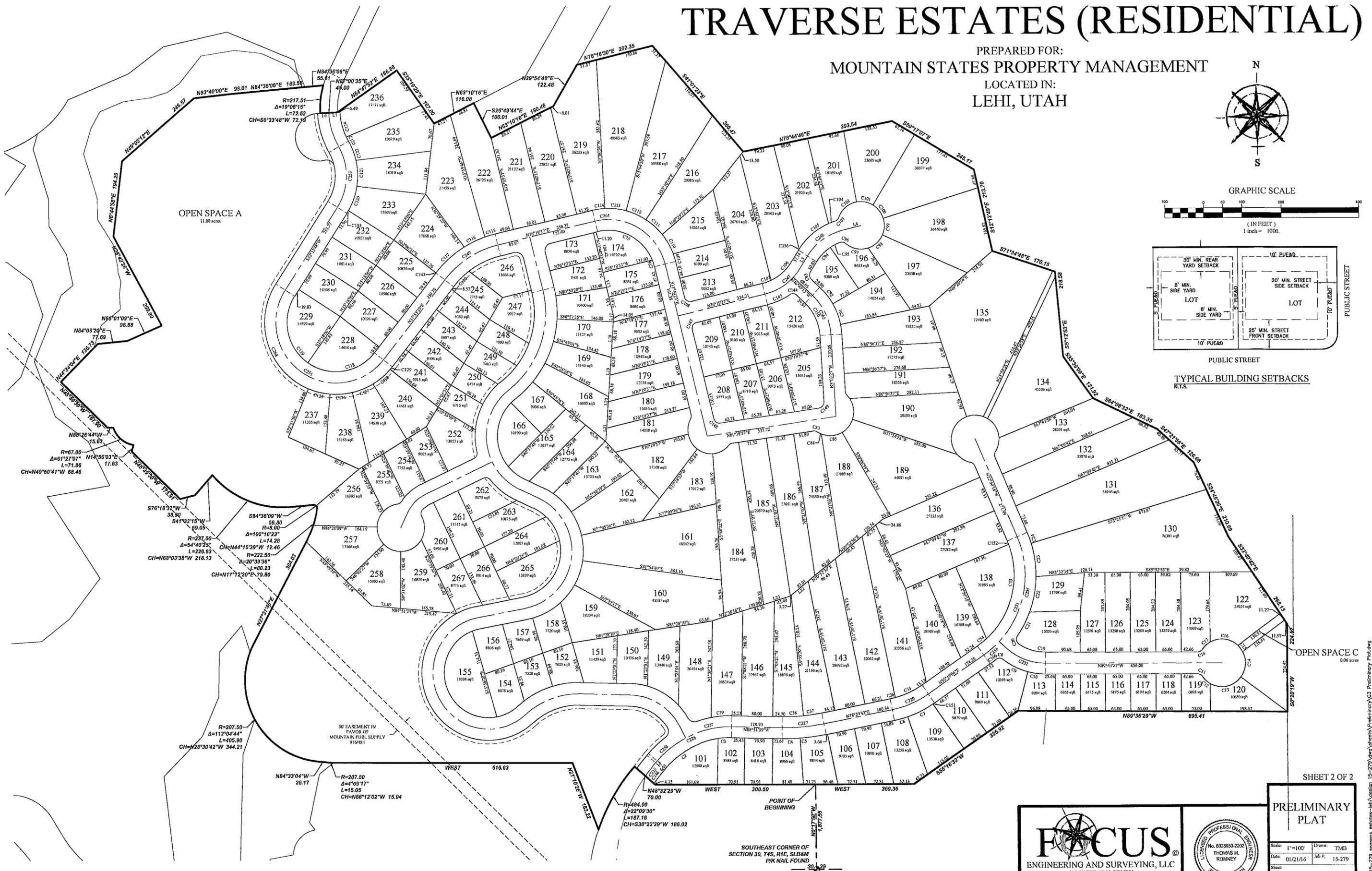
-87-

TRAVERSE ESTATES (RESIDENTIAL)

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



TYPICAL BUILDING SETBACKS
N.T.S.



OPEN SPACE A
11.00 acres

OPEN SPACE C
0.06 acres

SHEET 2 OF 2

FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com



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

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Mountain Point Village Subdivision Review Planning Commission Report		
Applicant:	Rob Clauson – The 3 N’s	
Requested Action/Purpose:	Review and recommendation for a proposed preliminary subdivision	
Location:	4800 North Traverse Mountain Boulevard	
Existing General Plan Designation:	HDR	
Existing Zoning:	Planned Community	
Existing Land Use:	Undeveloped	
Number of Lots/Units	37 units	
Adjacent Zoning and Land Use:	North:	PC Single family residential
	South:	PC Traverse Mountain Elementary
	East:	PC Single family residential
	West:	PC Church/Traverse Mountain Boulevard
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.

July 30, 2015 – The Planning Commission reviewed the Mountain Point Village concept plan and made the following motion:

Paige Albrecht moved to recommend approval of Rob Clauson’s request for Concept for Mountain Pointe Village, a proposed residential subdivision with 4 single family units and 48 townhouse units to be located at 4897 North Ravencrest Lane in an existing Planned Community zone including DRC comments, in particular redline comment ‘A’ about the retaining walls, with the findings that this is an appropriate use for the property and is in compliance with the master plan and is not detrimental to the health, safety or welfare of the surrounding citizens and add striking DRC comment ‘C’. Second by Donna Barnes. Motion carried unanimous.

August 25, 2015 – The City Council reviewed and approved the concept plat for Mountain Point Village.

ANALYSIS

The applicant is requesting review and recommendation for a proposed preliminary subdivision for Mountain Point Village located at Traverse Mountain and Fox Canyon Road. The proposed subdivision includes 33 townhome lots and 4 single family lots. The Area Plan designates this property as HDR B with a maximum of 66 units allowed. The townhome lots range in size from 1,144 to 1,408 square feet and the single family lots range from 13,940 to 25,821 square feet. The previous concept plan that was submitted included 48 townhome lots and was reduced for the preliminary plat to 33 townhome lots.

The plan shows 2.71 acres of open space which accounts for 42% of the overall site. Parking is shown with two stalls per unit within an enclosed garage and there are 20 surface parking stalls for a total of 86 stalls which meet the parking requirements. The units along Traverse Mountain Boulevard and Fox Canyon Road are oriented to the street with rear-loading garages and front entrances which meets the requirements of the Development Code.

The building elevations on the townhomes show the use of fiber cement and stone for exterior materials which meet the hard surface material requirement 100%. The elevations also show extensive use of pop-outs, roof line variations, dormer windows, entryway awning features, and columns. It seems that the elevations meet and exceed the architectural variations requirements.

Proposed amenities include 2 playgrounds, a sports court, and 4 picnic areas which meet the multi-family amenities requirements of the Development Code.

Please consider 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.

**Mountain Point Village Preliminary Subdivision
DRC Redline Comments**

Rob Clauson/The 3Ns – Requests Preliminary Subdivision review of Mountain Point Village, a 37-lot residential development located at 4800 North Traverse Mountain Boulevard in an existing Planned Community zone. (second submittal – date of last review 1/13/16)

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

Representatives of the Applicant Present: Matt Brown, AJ Delpivo, Rob Clauson, Dave Scoville

Date of Plans Reviewed: 1/21/16

Time Start: 11:30

Time End: 12:00

CRITICAL ISSUE: 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:

Glade – Power: No comments

Kerry – Fire: No comments

Greg – Water/Sewer: No comments

Todd – Public Works: No comments

Kim – Planning:

1. Address the revegetation of the slope areas that will not be landscaped. Must meet the revegetation standards specified in the TM Area Plan.
2. Relabel open space area lots 1 and 2 to make it clear that it is open space and use a different label to differentiate from building lots

Gary – Building/Inspections: No comments

Mike – Public Works: No comments

Ross – Engineering: No comments

Steve – Parks:

3. Provide irrigation plan including overall irrigated area

DRC GENERAL COMMENTS:

1. Maintain all PUEs
2. PI and culinary impact fees need to be paid up front with certificates issued
3. Locate the existing power equipment on the drawing and show existing locations
4. At the time of final plat, label the backyard sewer as private for the single family lots
5. At final, provide an erosion control plan with BMPs
6. Staff would support small changes to the building elevations that allow for variety in product while still maintaining the overall theme and compliance with the Design Standards for Chapter 37

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.



MEMO

To: Lehi City
Date: December 30, 2015
Subject: Mountain Point Village

The Mountain Point Village Subdivision will be a new 37 lot residential subdivision on the northeast corner of Traverse Mountain Blvd and Fox Canyon Road. It will consist of 4 single-family lots and 33 townhome units. The single-family lots will have driveway accesses onto Ravencrest Lane and the townhomes will have new streets with an access onto Traverse Mountain Blvd and Fox Canyon Road. The current zoning of the parcel is PC. The new subdivision will have driveways, sidewalks, curb and gutter, recreation areas and open space. There will be two phases, with the townhomes in one phase and the single-family homes in another phase.

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Mountain Pointe Village

Description:

Travers Mountain, Eagle Summit phase 2 lot #296, 6.4 acres, tax identification number 38 - 366 - 0296/.

Mountain Pointe Village is a planned development within Travers Mountain witch has vested rights of 66 dwelling units.

The project will be for 33 townhomes. 37 in phase 1, 11 in phase 2 and 4 single-family lots.

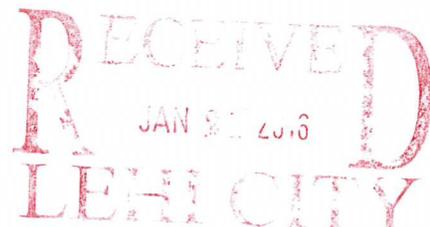
The property is on the corner of Travers Mountain Boulevard and Fox Canyon Road the property is vacant with no structures on site. The property is just north of the elementary school on Travers Mountain Boulevard and South of the LDS church.

The project for the 5 single-family homes is located on Raven Crest Road. Lot number 5 with the trail will be sold to the TM HOA.

Mountain Pointe Village will be a private community with a significant amount of amenities for the homeowners. All owners shall be members of Travers Mountain homeowners Association/Mountain pointe Village homeowners Association. Which will maintain all on-site amenities. Amenities will be built by the developed to the standards of Lehi city with landscaped areas,4 picnic areas, one sport court 25'x20', and 2 playground's.

Mountain Pointe Village will maintain a high standard of building material meeting and exceeding the city's architectural standard chapter 37.040 A -3 of 51% or more of each facade shall be constructed of the following exterior building material: brick, stone, fiber/cement siding, hardy board or other durable material. See attached for some proposed building elevations and floor plans. Units 5 thur 12, 19 thur 25 will be stepped to reduce the impact of retaining walls. The Middle units building envelope will be 26 x 48 1,248 square foot with a design landscaped courtyard. The end units building envelope will be 30 x 48 1,440 square foot with a design landscape courtyard. (see attach 1 photo and renderings)

Unit entrance are oriented towards the street like Fox Canyon and Traverse Mountain Boulevard will have read-loading garages. (See attach 2 photo's). Standards chapter 37.040 A-5



Amenities:

Street lighting shall be patterned after subdivisions existing in Traverse Mountain. Within the proposed site we will have quality Street furnishings park benches drinking fountain. The landscaping of pocket parks and open areas will be landscape within the design patterns of Traverse Mountain HOA and the city of Lehi design standards. One sports court 25 x 20, 2- Tod lots will be 5 to 12-year-old age, for 15 to 25 kids with softfall underneath. (See attached 3 photo). Community picnic pavilion area (15x10) and a mailbox will have the same design theme with arching roofs, community logo or brand, matching brick or stone used throughout the community and a community barbecue (See attached 4 sketch) community mailbox will have a similar to the community picnic pavilion area community brand logo on the side and recessed lighting (see attached 4 sketch). Fencing will match existing fence styles within Travers Mountain wrought iron with stone pillars in between (see attach 5 photo).

The project will have over 1400 ft.² of trail. currently along Travers Mountain Boulevard there is 645 ft.² of 8 foot wide asphalt trail. Up Fox Canyon Road is approximately 500 ft.² of eight-foot wide asphalt trail. (see attach 6 photos)

Any areas that will require of retaining shall be certified by a licensed engineer and proper permits from the city of Lehi. Any wall design will match existing wall standards within Travers Mountain (see attached 7 photo).

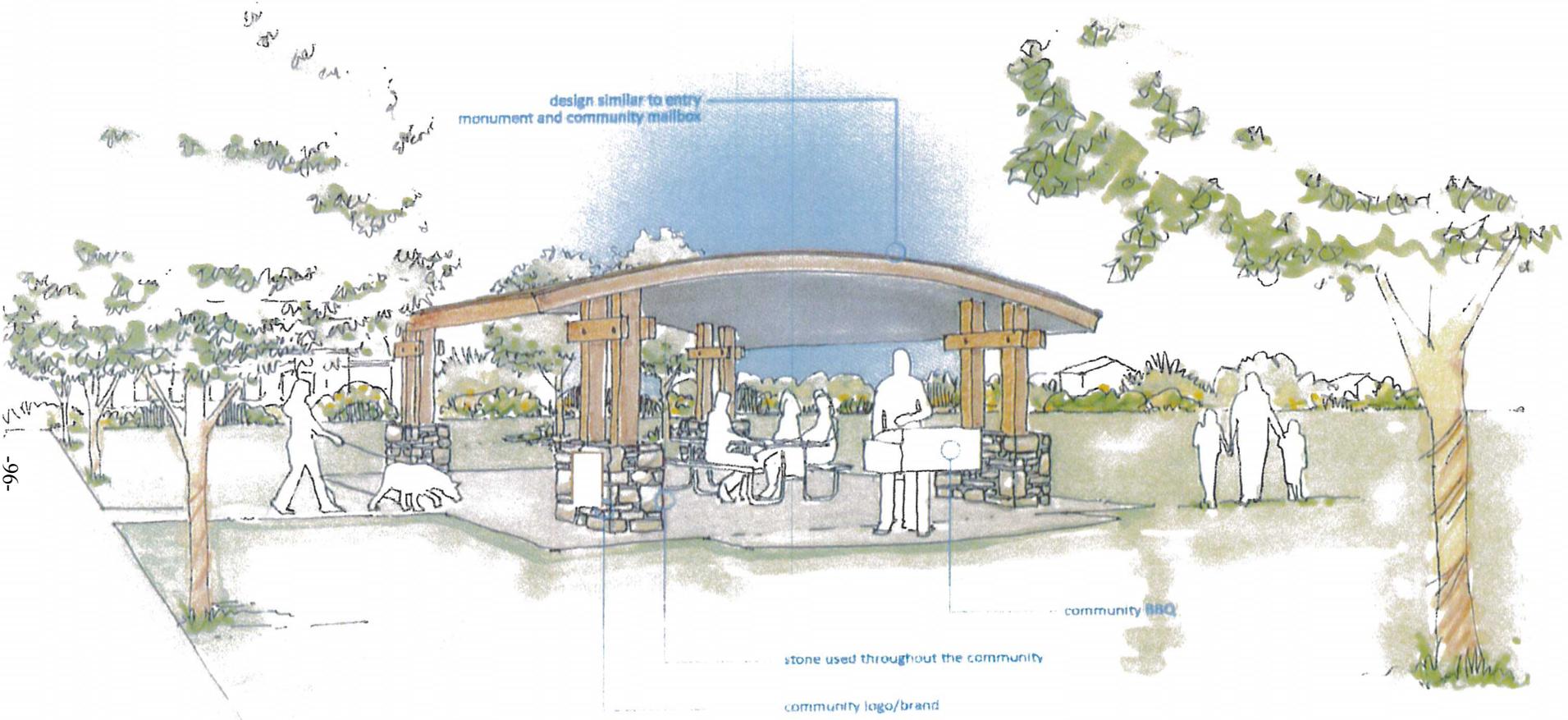
The project will have guest parking stalls to accommodate 33 Townhome units.

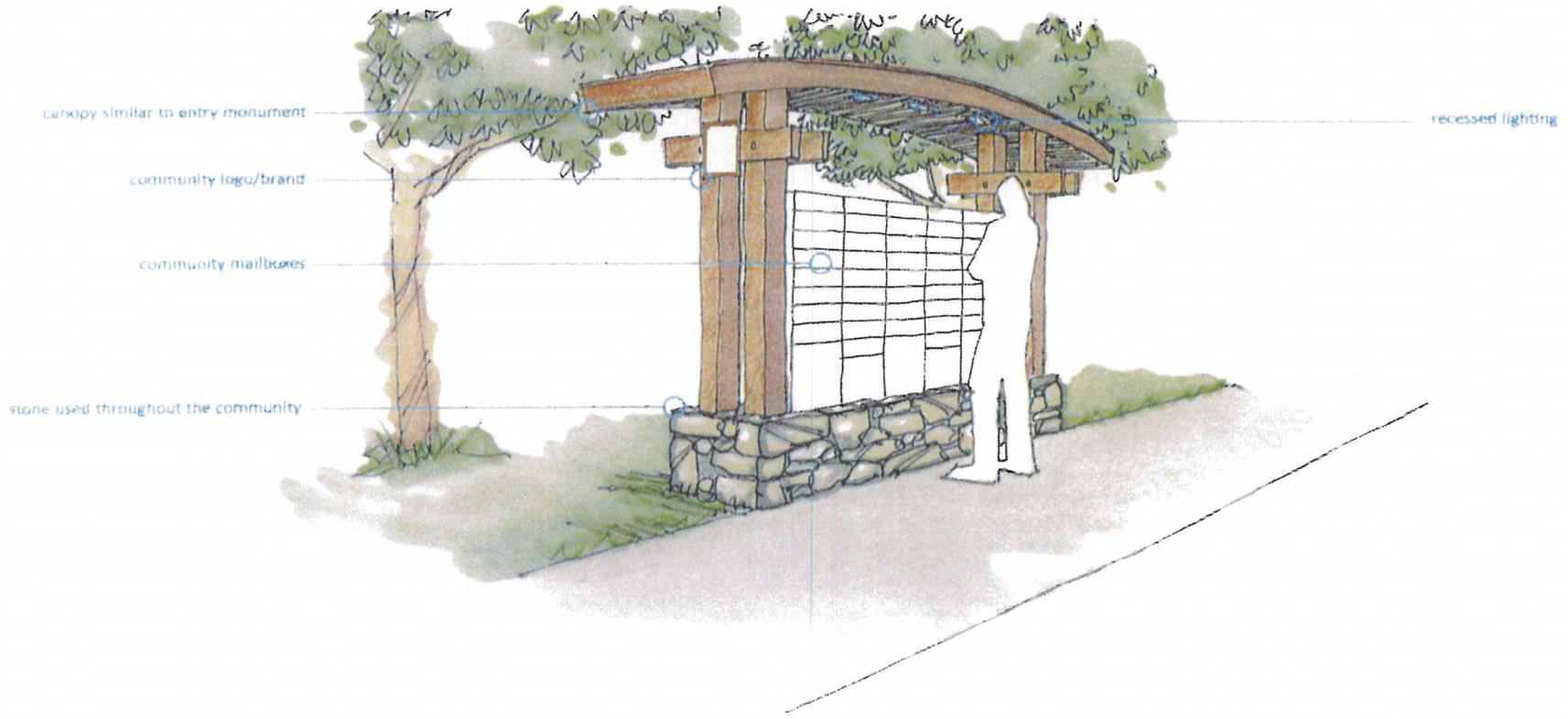
The project will have two landscape monuments one on the corner of Fox Canyon and Travers Mountain Boulevard. The other will be on the main entry off of Travelers Mountain Boulevard (see attached 8 photo).

Attach 9 area photo



sample of playground equipment





community mailbox



sample of picnic area



If any fencing is required we'll match what was currently within Traverse Mountain



Asphalt trail on Travers Mountain Boulevard and Fox Canyon Road over 1200 ft.² of trails by 8 feet wide. picture above is on Travers Mountain Boulevard picture below is on Fox Canyon Road





Retaining walls matching what is currently in Travers Mountain.



Entry monuments on the corner of Fox Canyon and Travers Mountain Boulevard





1 Mountain Pointe Village Traverse Mountain Boulevard and Fox Canyon Road

Utah County Parcel Map

369880025



-105-

36 366 0296
MOUNTAIN HOME ELEMENTARY
100 W RAVENORE PLACE
MOUNTAIN VIEW 84057-7001 0.4 acres

33 432 3001
MOUNTAIN EDUCATION CENTER
1000 W RAVENORE PLACE
MOUNTAIN VIEW 84057-7001 1.0 acres



single-family lots Raven Crest



**TABLE 37.080
MULTI-FAMILY DEVELOPMENT AMENITIES REQUIREMENTS**

# UNITS	PICNIC AREA	SPORTS COURT	PLAYGROUND	CLUB HOUSE	POOL/TENNIS COURT/SPLASH PAD
10-30	2	1	1	-	-
30-50	4	1	2	-	-
50-100	6	1	2	1 – Min 750 Sq. Ft.	-
100-200	8	1	3	1 – Min 750 Sq. Ft.	1
200-300	10	2	4	1 – Min 750 Sq. Ft.	1
300-400	12	2	5	1 – Min 1,500 Sq. Ft.	2
400-500	14	2	6	1 – Min 1,500 Sq. Ft.	2
500+	16	2	7	1 – Min 2,000 Sq. Ft.	2

*Amenities may be combined into upgraded amenities at the discretion of the Planning Commission.

-109-



#5.4





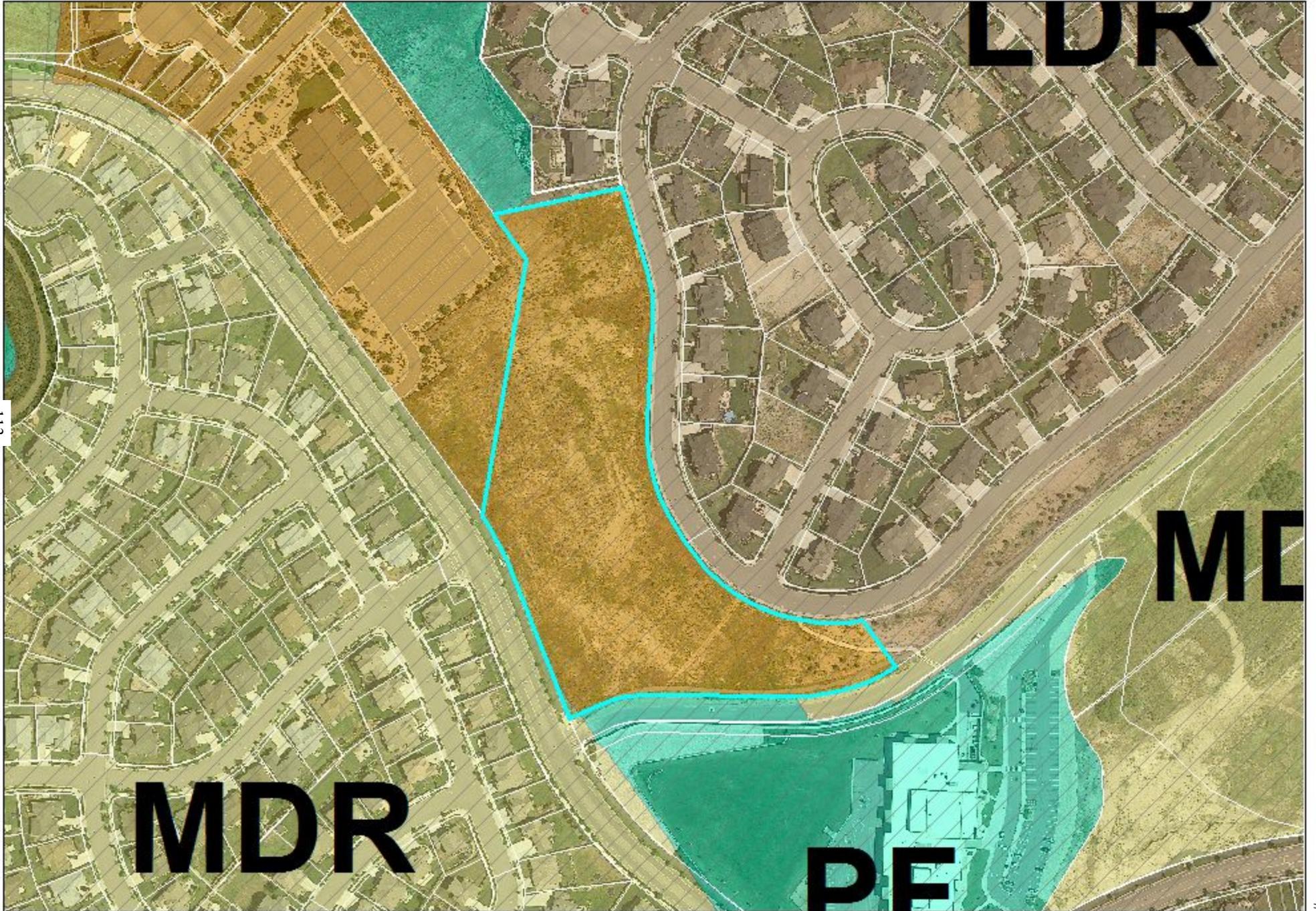
-11-

#5.4



-112-

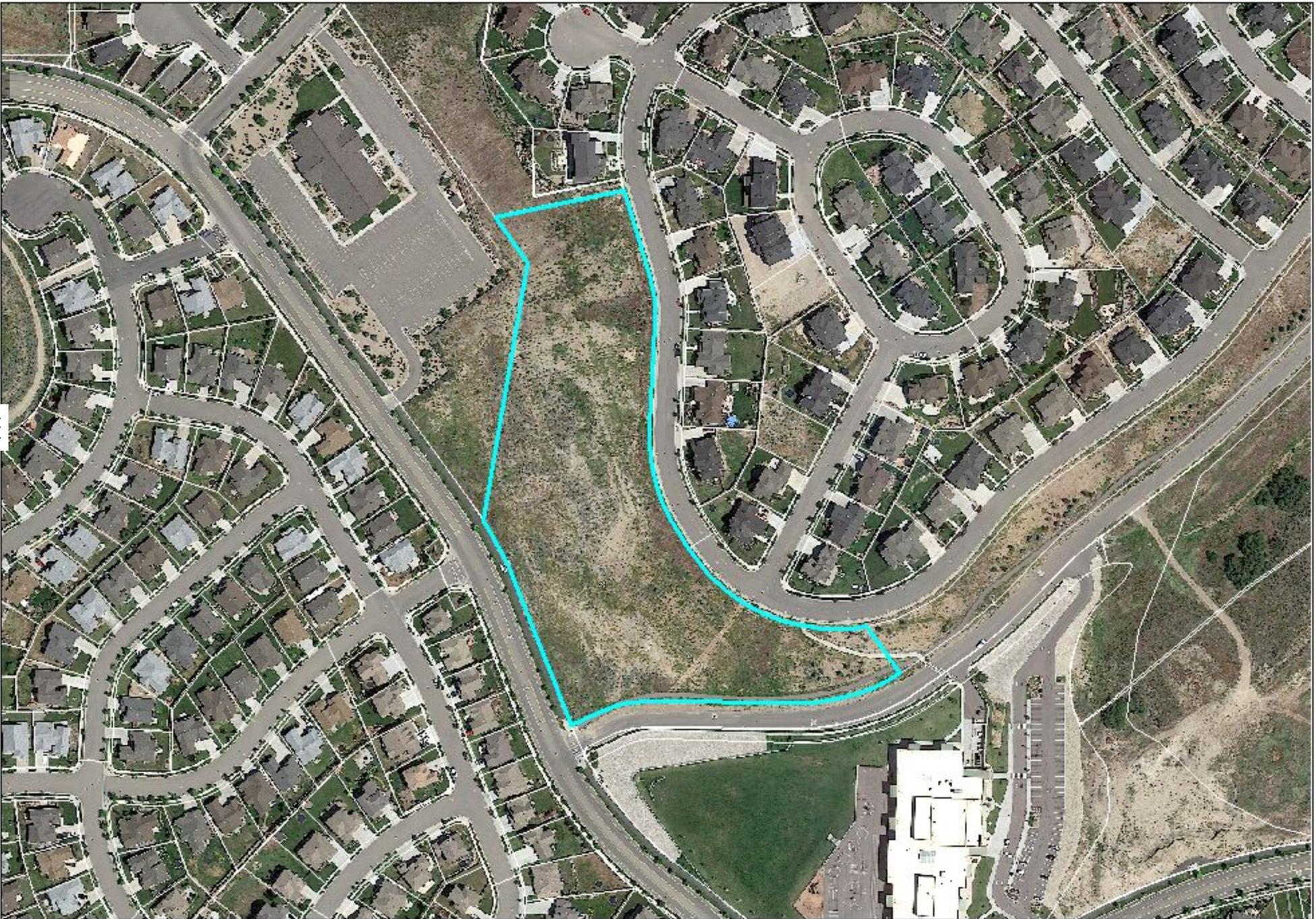
Mountain Point Village
General Plan



-113-

Mountain Point Village

Aerial



MOUNTAIN POINT VILLAGE

A RESIDENTIAL SUBDIVISION

LOCATED IN A PORTION OF SECTIONS 30 & 31,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

DECEMBER 30, 2015

ZONE: PC

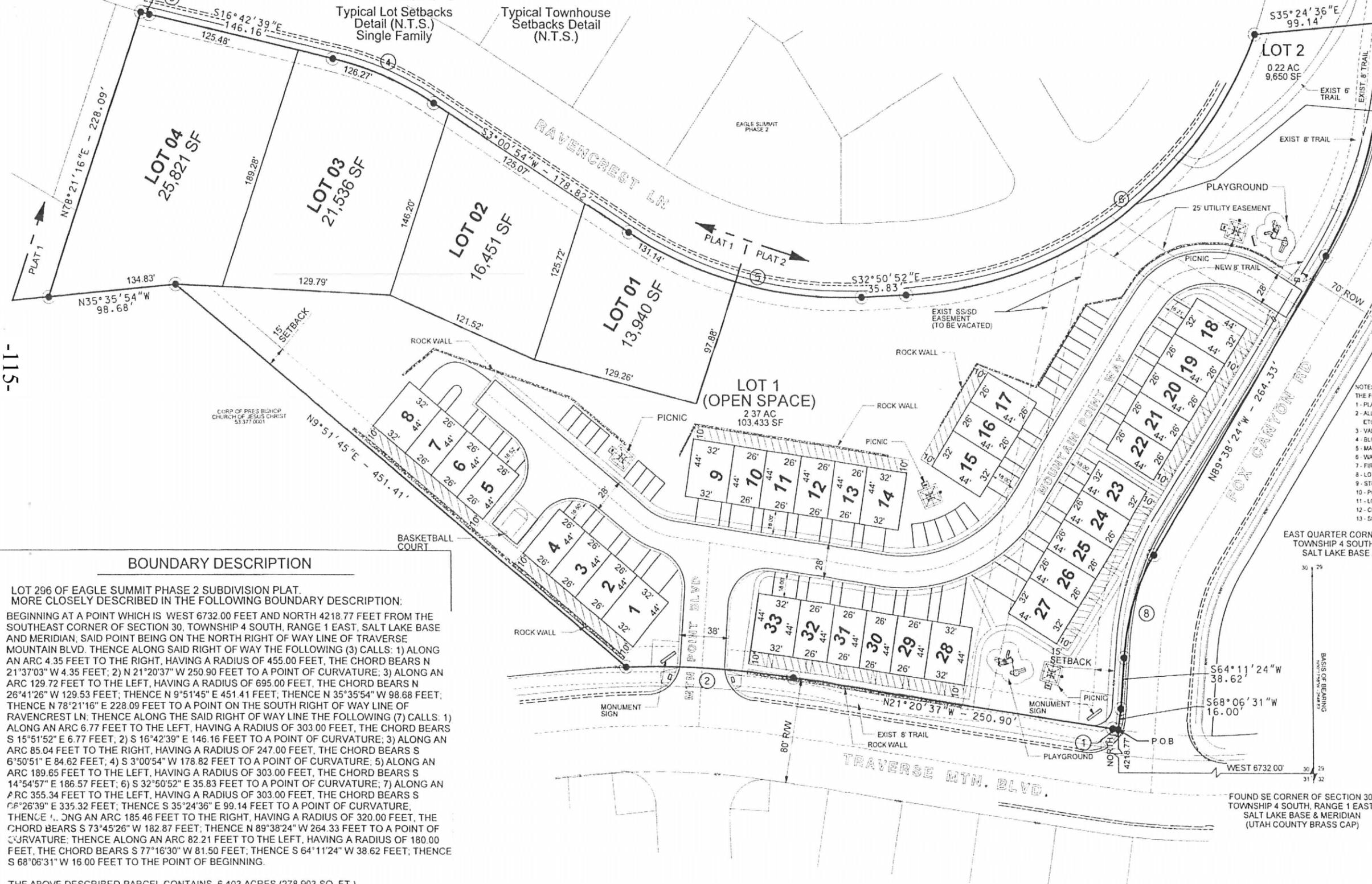
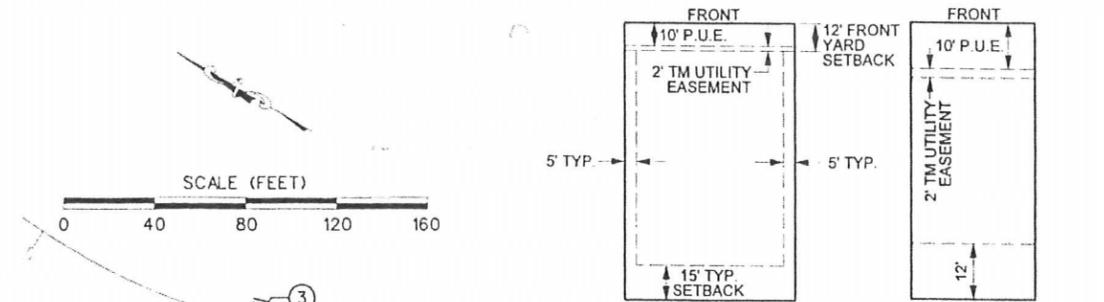
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	0° 32' 52"	455.00	4.35	4.35	N 21° 37' 03" W
2	10° 41' 38"	695.00	129.72	129.53	N 26° 41' 26" W
3	1° 16' 46"	303.00	6.77	6.77	S 15° 51' 52" E
4	19° 43' 35"	247.00	85.04	84.62	S 6° 50' 51" E
5	35° 51' 43"	303.00	189.65	186.57	S 14° 54' 57" E
6	67° 11' 35"	303.00	355.34	335.32	S 66° 26' 39" E
7	33° 12' 21"	320.00	185.46	182.87	S 73° 45' 26" W
8	26° 10' 09"	180.00	82.21	81.50	S 77° 16' 30" W



MW BROWN ENGINEERING, INC.
Office: (801) 377-1700 Fax: (801) 377-1780
578 East 770 North, Orem UT 84057



REV.	DATE	DESCRIPTION



VICINITY MAP

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- NOTES
- THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW
 - PLAN & PROFILE CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
 - ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE ETC.)
 - VALVES
 - BLOWOFFS INCLUDING SIZE TYPES & PROTECTION
 - MAN-HOLES, BOXES AND RELATED DETAILS
 - WATER & SEWER SERVICES DETAILS
 - FIRE HYDRANTS
 - LOT LINE UTILITY EASEMENTS
 - STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS
 - POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS
 - LOT ADDRESSES
 - CBR VALUES AND ROAD SUB-BASE
 - SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS

EAST QUARTER CORNER OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

NOTE:
THE EASEMENTS WILL BE SHOWN ON THE PLAT.

SITE PLAN AREAS	
TOTAL ACREAGE	6.403 ACRES
NUMBER OF LOTS	33 LOTS
UNITS PER ACRE	6.09 UNITS
OPEN SPACE	2.37 AC

LEGEND	
	SUBDIVISION BOUNDARY
	LOT LINE
	2' TM UTILITY EASEMENT
	PUBLIC UTILITY EASEMENT
	FOUND SECTION CORNER
	SUBDIVISION BOUNDARY CORNER
	UNIMPROVED COMMON AREA

BOUNDARY DESCRIPTION

LOT 296 OF EAGLE SUMMIT PHASE 2 SUBDIVISION PLAT. MORE CLOSELY DESCRIBED IN THE FOLLOWING BOUNDARY DESCRIPTION:
BEGINNING AT A POINT WHICH IS WEST 6732.00 FEET AND NORTH 4218.77 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF TRAVERSE MOUNTAIN BLVD. THENCE ALONG SAID RIGHT OF WAY LINE OF TRAVERSE MOUNTAIN BLVD. THENCE ALONG SAID RIGHT OF WAY LINE OF THE FOLLOWING (3) CALLS: 1) ALONG AN ARC 4.35 FEET TO THE RIGHT, HAVING A RADIUS OF 455.00 FEET, THE CHORD BEARS N 21° 37' 03" W 4.35 FEET; 2) N 21° 20' 37" W 250.90 FEET TO A POINT OF CURVATURE; 3) ALONG AN ARC 129.72 FEET TO THE LEFT, HAVING A RADIUS OF 695.00 FEET, THE CHORD BEARS N 26° 41' 26" W 129.53 FEET; THENCE N 9° 51' 45" E 451.41 FEET; THENCE N 35° 35' 54" W 98.68 FEET; THENCE N 78° 21' 16" E 228.09 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RAVENCREST LN; THENCE ALONG THE SAID RIGHT OF WAY LINE OF THE FOLLOWING (7) CALLS: 1) ALONG AN ARC 6.77 FEET TO THE LEFT, HAVING A RADIUS OF 303.00 FEET, THE CHORD BEARS S 15° 51' 52" E 6.77 FEET; 2) S 16° 42' 39" E 146.16 FEET TO A POINT OF CURVATURE; 3) ALONG AN ARC 85.04 FEET TO THE RIGHT, HAVING A RADIUS OF 247.00 FEET, THE CHORD BEARS S 6° 50' 51" E 84.62 FEET; 4) S 3° 00' 54" W 178.82 FEET TO A POINT OF CURVATURE; 5) ALONG AN ARC 189.65 FEET TO THE LEFT, HAVING A RADIUS OF 303.00 FEET, THE CHORD BEARS S 14° 54' 57" E 186.57 FEET; 6) S 32° 50' 52" E 35.83 FEET TO A POINT OF CURVATURE; 7) ALONG AN ARC 355.34 FEET TO THE LEFT, HAVING A RADIUS OF 303.00 FEET, THE CHORD BEARS S 66° 26' 39" E 335.32 FEET; THENCE S 35° 24' 36" E 99.14 FEET TO A POINT OF CURVATURE, THENCE ALONG AN ARC 185.46 FEET TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, THE CHORD BEARS S 73° 45' 26" W 182.87 FEET; THENCE N 89° 38' 24" W 264.33 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC 82.21 FEET TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, THE CHORD BEARS S 77° 16' 30" W 81.50 FEET; THENCE S 64° 11' 24" W 38.62 FEET; THENCE S 68° 06' 31" W 16.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.403 ACRES (278,903 SQ. FT.)

DEVELOPER: LAND OWNERS
THE 3 N'S
ROB CLAUSON
3940 N TRAVERSE MTN BLVD
SLUTE 200
HIGHLAND, UT 84003
PHONE: 801-368-0349

ENGINEER / SURVEYOR
M. W. BROWN ENGINEERING
MATT BROWN
578 E. 770 N.
OREM, UT 84057
PHONE: 801-377-1700

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PROJECT NO. 2015-056
SHEET NO. 1.00

MOUNTAIN POINT VILLAGE
TRAVERSE MOUNTAIN, LEHI UTAH
PRELIMINARY PLAT

#5.4



-117-



#5.4



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Art City
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Springville, Utah

11/13/2015 10:36:50 AM

PROJECT #Project Number



Cover Sheet

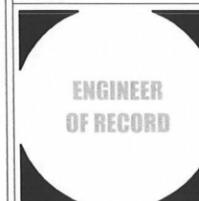
DRAWING TITLE:

SCALE:

1 3D View 3
A-1 WHEN PRINTED ON 24"x36"

Art City Townhomes

Springville, Utah

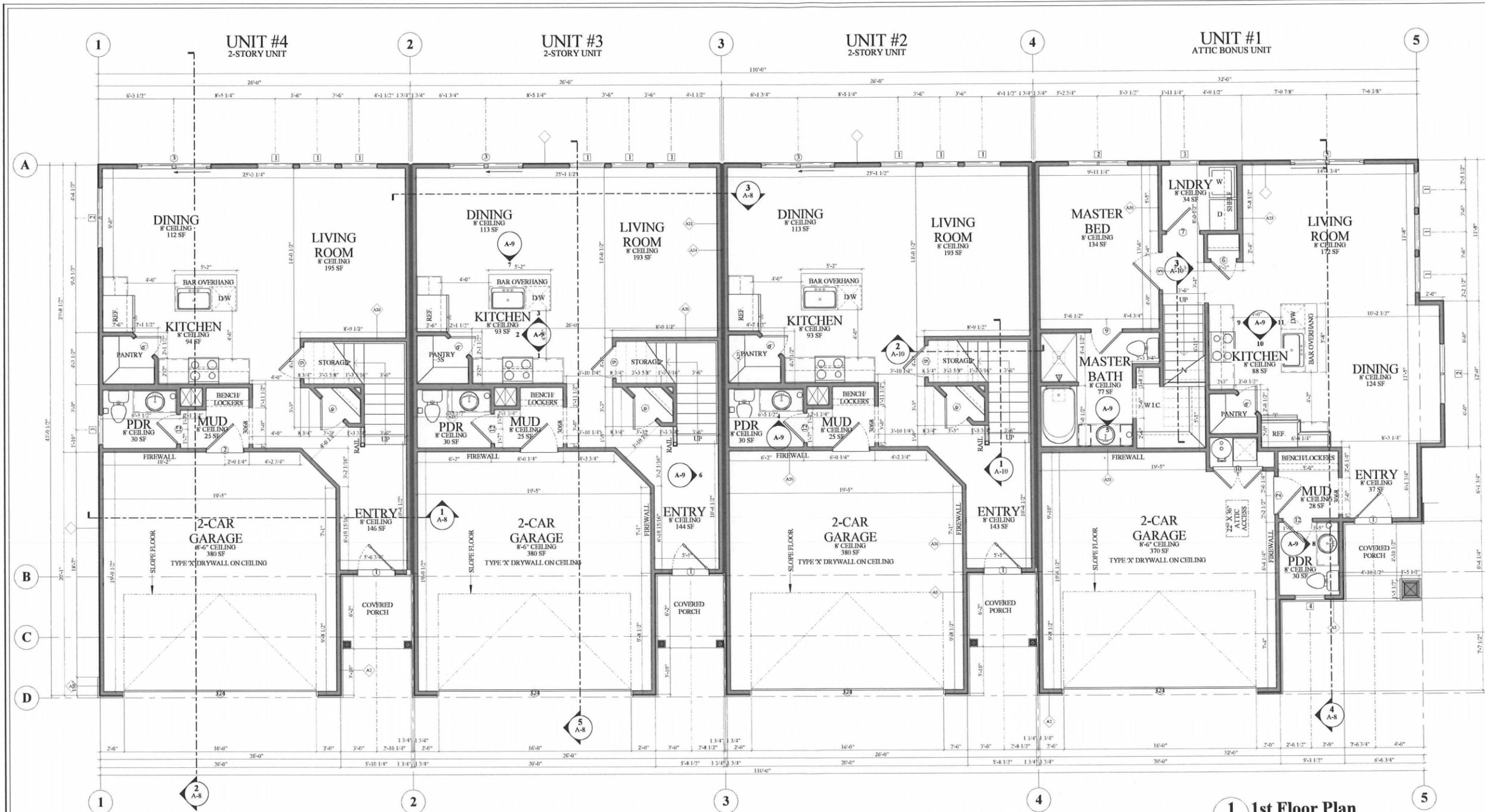


DATE	REVISION

Drawn: Author | Checked: JDC

SHEET:

A-1



1 1st Floor Plan
A-4 1/4" = 1'-0" WHEN PRINTED ON 24"x36"

Door Schedule						
Type Mark	Type	Description	Swing	Width	Rough Width	Height
1	Door_Exterior Single Swing 1/3 Lite 3068	Ext. Single Swing Door - 1/3 Lite		3'-0"	3'-2"	6'-8"
2	Door_Exterior Single Swing Fire Rated 3068	Ext. Single Swing Fire Rated Door		3'-0"	3'-2"	6'-8"
3	Door_Exterior Sliding Glass 6068	Ext. Sliding Glass Door		3'-0"	6'-2"	6'-8"
5	Door_Interior Single Swing 3068	Int. Single Swing Door	L	3'-0"	3'-2"	6'-8"
6	Door_Interior Single Swing 2068	Int. Single Swing Door		2'-0"	2'-2"	6'-8"
7	Door_Interior Single Swing 2868	Int. Single Swing Door	L	2'-8"	2'-10"	6'-8"
8	Door_Interior Single Swing 1668	Int. Single Swing Door	L	1'-6"	1'-8"	6'-8"
9	Door_Interior Single Swing 2668	Int. Single Swing Door		2'-6"	2'-8"	6'-8"
10	Door_Exterior Double Swing 2068	Ext. Double Swing Door		4'-0"	4'-2"	6'-8"
12	Door_Interior Single Swing 2468	Int. Single Swing Door		2'-4"	2'-6"	6'-8"
13	Door_Interior Double Swing 2668	Int. Double Swing Door		2'-6"	5'-2"	6'-8"
324	Garage Door_Carriage Style w/ Lite 16080	2 Car Garage Door - Carriage Style w/ Lite		16'-0"	16'-3"	8'-0"

Window Schedule			
Type Mark	Type	Description	Count
1	Window_Single Hung 3050	Single Hung Window	14
2	Window_Glider 5050	Glider Window	3
3	Window_Single Hung 2640	Single Hung Window	3
4	Window_Fixed 2626	Fixed Window	1
5	Window_Single Hung 3650	Single Hung Window	4
6	Window_Glider 3010	Glider Window	3
7	Window_Glider 5046	Glider Window	4
8	Window_Single Hung 3046	Single Hung Window	1
9	Window_Glider 4040	Glider Window	3
10	Window_Twin Fixed 2010	Twin Fixed Window	3
11	Vent_Round Louver - 12"x18"	Louver Vent - Square	6
12	Vent_Foundation 24"x12"	Foundation Vent - Square	6
13	Vent_Foundation 12"x6"	Foundation Vent - Square	6

Wall Schedule	
Type Mark	Type
A1	Ext_2x4 Hardie - Gypsum
A2	Ext_2x4 Hardie - Gypsum Band
A3	Ext_2x4 Hardie - Unfinished
A4	Ext_2x4 Hardie Siding - Unfinished
	Ext_2x4 Shake - Gypsum
A5	Ext_2x4 Stone - Gypsum
A6	Ext_2x4 Stone - Unfinished
	Ext_2x4 Stucco - Gypsum
A7	Ext_2x4 Vertical - Gypsum
A8	Ext_2x4 Vertical - Unfinished
A9	Ext_2x4 Vertical - Unfinished Bottom Band

Wall Schedule	
Type Mark	Type
A13	Ext_2x6 Hardie - Unfinished
A17	Fndn Footing_8x20
	Fndn Footing_10x20
A18	Fndn Wall_Bin
A19	Fndn Wall_10In
A20	Int_2x4 Gypsum - Gypsum
A21	Int_2x4 Gypsum - Unfinished
	Int_2x4 Unfinished
A22	Int_2x4 Unfinished - Gypsum
A23	Int_2x6 Gypsum - Gypsum
A24	Shaft Liner

SQUARE FOOTAGE	
Unit #1	
1st Floor Livable	893 SF
2nd Floor Livable	488 SF
Unit #2	
1st Floor Livable	893 SF
2nd Floor Livable	893 SF
Unit #3	
1st Floor Livable	893 SF
2nd Floor Livable	1666 SF
Unit #4	
1st Floor Livable	684 SF
2nd Floor Livable	1005 SF
Grand Total	5402 SF



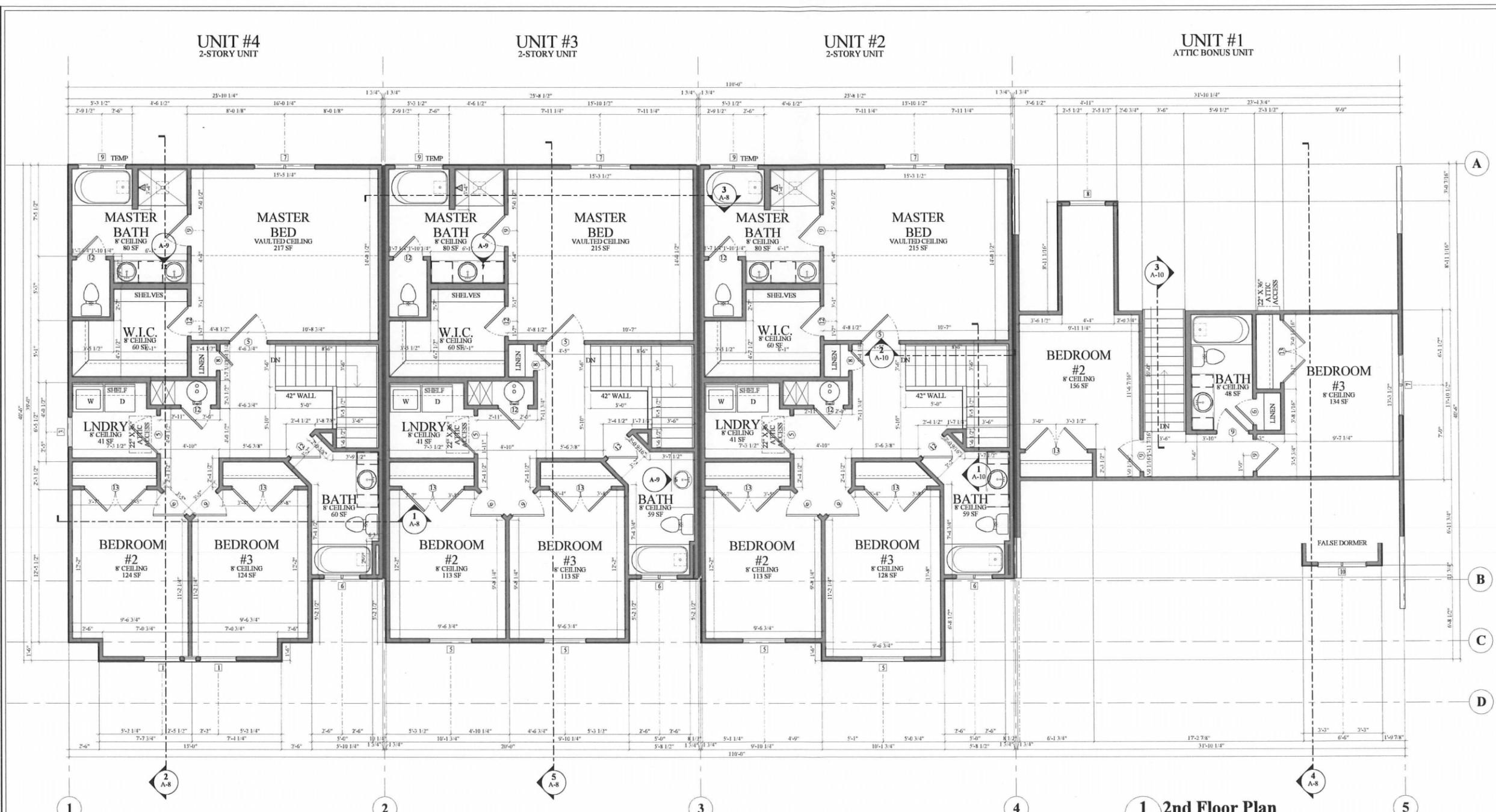
NEW RESIDENCE FOR:
Art City Townhomes
ADDRESS:
Approx. 700 North 100 East
Springville, Utah
11/13/2015 10:36:52 AM
PROJECT #Project Number

DRAWING TITLE:
1st Floor Plan
SCALE:
1/4" = 1'-0"



DATE	REVISION

Drawn: Author | Check: Checker
SHEET:
A-4



Door Schedule

Type Mark	Type	Description	Swing	Width	Rough Width	Height	Count
1	Door_Exterior Single Swing 1/3 Lite 3068	Ext. Single Swing Door - 3/4 Lite		3'-0"	3'-2"	6'-8"	4
2	Door_Exterior Single Swing Fire Rated 3068	Ext. Single Swing Fire Rated Door		3'-0"	3'-2"	6'-8"	4
3	Door_Exterior Sliding Glass 6068	Ext. Sliding Glass Door		3'-0"	6'-2"	6'-8"	4
5	Door_Interior Single Swing 3068	Int. Single Swing Door	L	3'-0"	3'-2"	6'-8"	7
6	Door_Interior Single Swing 2068	Int. Single Swing Door		2'-0"	2'-2"	6'-8"	6
7	Door_Interior Single Swing 2868	Int. Single Swing Door	L	2'-8"	2'-10"	6'-8"	1
8	Door_Interior Single Swing 1668	Int. Single Swing Door	L	1'-6"	1'-8"	6'-8"	3
9	Door_Interior Single Swing 2668	Int. Single Swing Door		2'-6"	2'-8"	6'-8"	19
10	Door_Exterior Double Swing 2068	Ext. Double Swing Door		4'-0"	4'-2"	6'-8"	1
12	Door_Interior Single Swing 2468	Int. Single Swing Door		2'-4"	2'-6"	6'-8"	16
13	Door_Interior Double Swing 2668	Int. Double Swing Door		2'-6"	5'-2"	6'-8"	8
324	Garage Door_Carriage Style w/ Lite 16080	2 Car Garage Door - Carriage Style w/ Lite		16'-0"	16'-3"	8'-0"	4

Window Schedule

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9	Window_Glider 4040	Glider Window	3
10	Window_Twin Fixed 2010	Twin Fixed Window	3
11	Vent_Round Louver - 12"x18"	Louver Vent - Square	6
12	Vent_Foundation 24"x12"	Foundation Vent - Square	6
13	Vent_Foundation 12"x6"	Foundation Vent - Square	6

Wall Schedule

Type Mark	Type
A1	Ext_2x4 Hardie - Gypsum
A2	Ext_2x4 Hardie - Gypsum Band
A3	Ext_2x4 Hardie - Unfinished
A4	Ext_2x4 Hardie Siding - Unfinished
A5	Ext_2x4 Stone - Gypsum
A6	Ext_2x4 Stone - Unfinished
A7	Ext_2x4 Stucco - Gypsum
A8	Ext_2x4 Vertical - Gypsum
A9	Ext_2x4 Vertical - Unfinished Bottom Band

Wall Schedule

Type Mark	Type
A13	Ext_2x6 Hardie - Unfinished
A17	Fndn Footing_Bx20
A18	Fndn Wall_8in
A19	Fndn Wall_10in
A20	Int_2x4 Gypsum - Gypsum
A21	Int_2x4 Gypsum - Unfinished
A22	Int_2x4 Unfinished - Gypsum
A23	Int_2x6 Gypsum - Gypsum
A24	Shaft Liner

SQUARE FOOTAGE

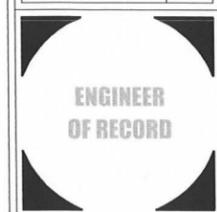
Unit	Room	Area
Unit #1	1st Floor Livable	883 SF
	2nd Floor Livable	488 SF
Unit #2	1st Floor Livable	883 SF
	2nd Floor Livable	883 SF
Unit #3	1st Floor Livable	883 SF
	2nd Floor Livable	883 SF
Unit #4	1st Floor Livable	883 SF
	2nd Floor Livable	883 SF
Grand Total		6402 SF

1 2nd Floor Plan
A5
1/4" = 1'-0" WHEN PRINTED ON 24"x36"



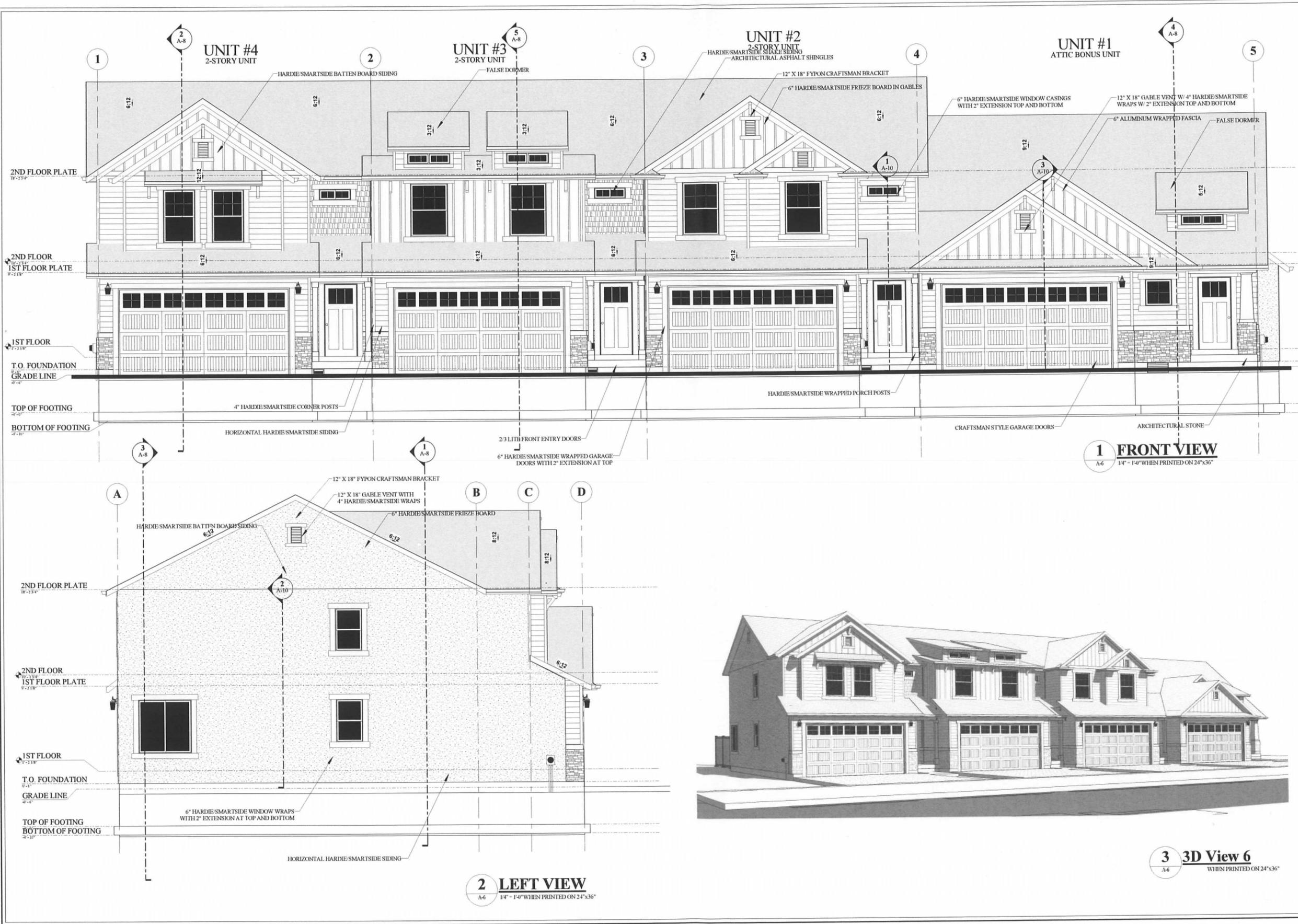
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Art City Townhomes
ADDRESS:
Approx. 700 North 100 East
Springville, Utah
11/13/2015 10:36:53 AM
PROJECT #Project Number

2nd Floor Plan
DRAWING TITLE:
SCALE: 1/4" = 1'-0"



DATE	REVISION

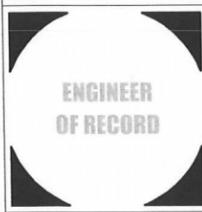
Drawn: Author | Check: Checker
SHEET: A-5



NEW RESIDENCE FOR:
Art City Townhomes
 ADDRESS:
 Approx. 700 North 100 East
 Springville, Utah
 11/13/2015 10:36:58 AM
 PROJECT #Project Number

DRAWING TITLE: Elevations

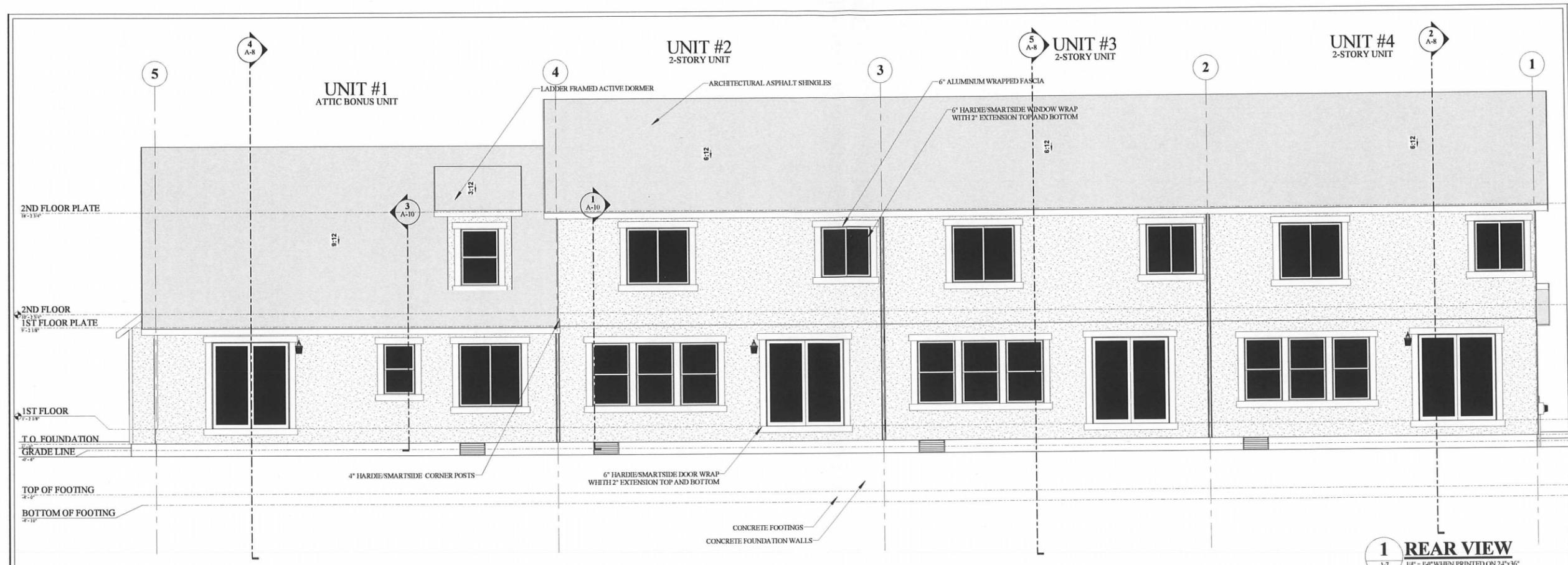
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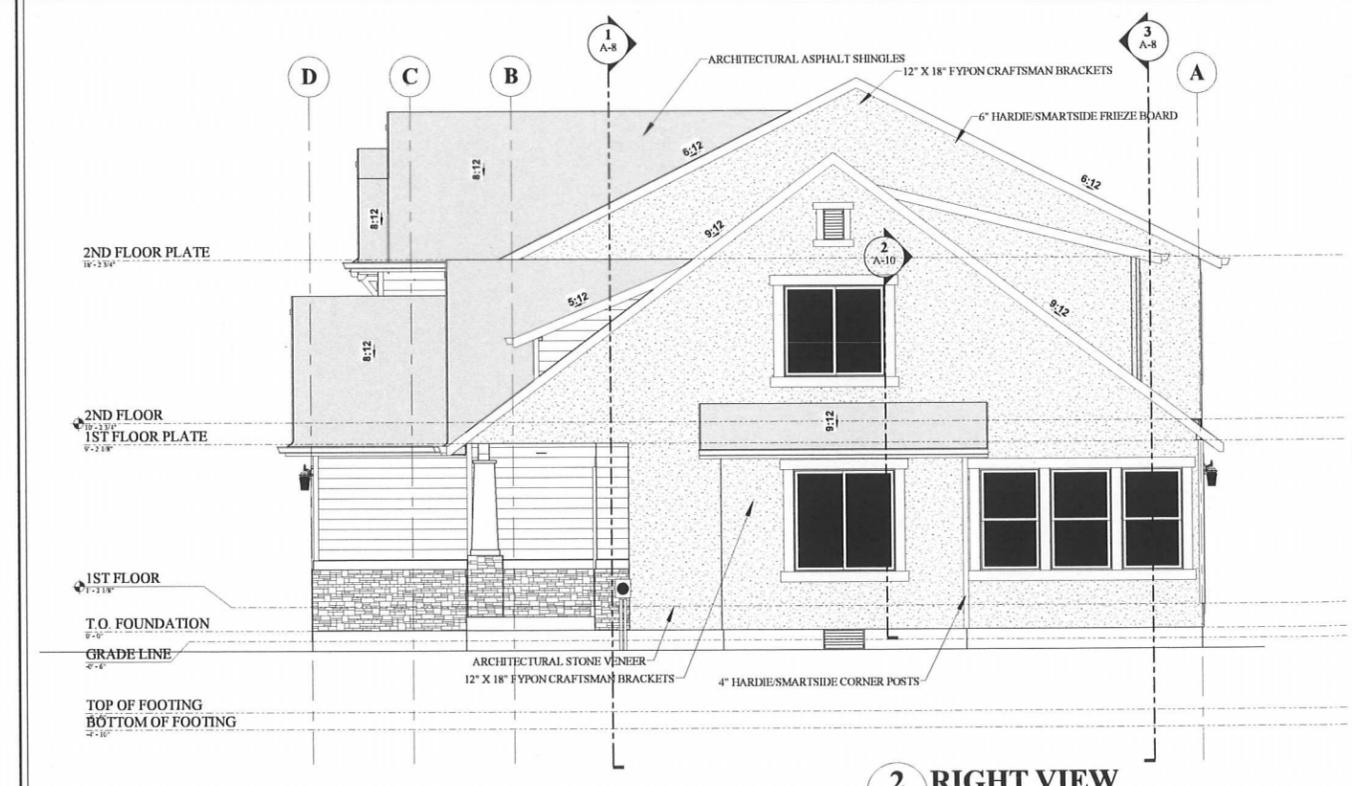
DATE	REVISION

Drawn: Author | Check: Checker

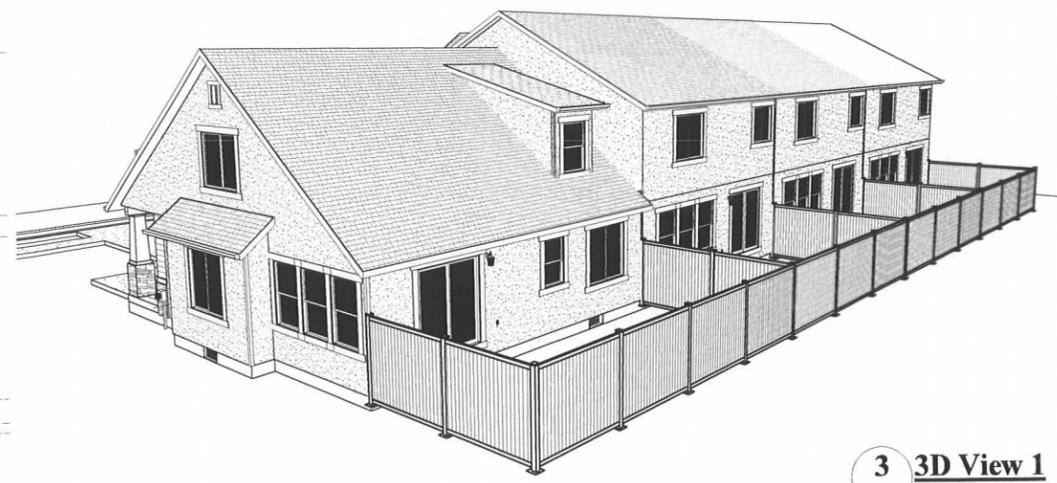
SHEET:
A-6



1 REAR VIEW
A-7 1/4" = 1'-0" WHEN PRINTED ON 24"x36"



2 RIGHT VIEW
A-7 1/4" = 1'-0" WHEN PRINTED ON 24"x36"



3 3D View 1
A-7 WHEN PRINTED ON 24"x36"

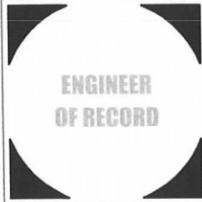


NEW RESIDENCE FOR:
Art City Townhomes
ADDRESS:
Approx. 700 North 100 East
Springville, Utah
11/13/2015 10:37:00 AM
PROJECT #Project Number

Elevations

DRAWING TITLE:

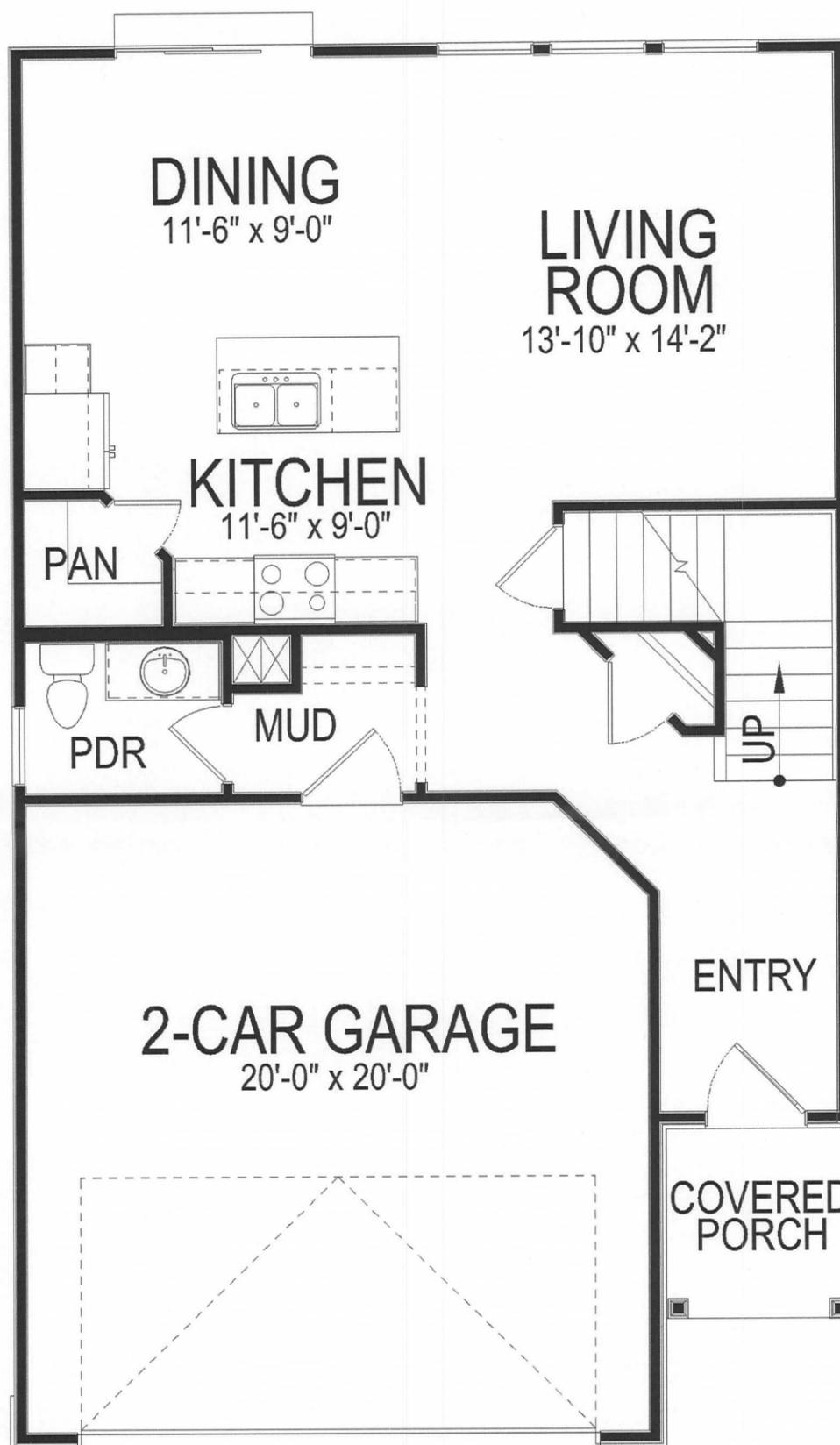
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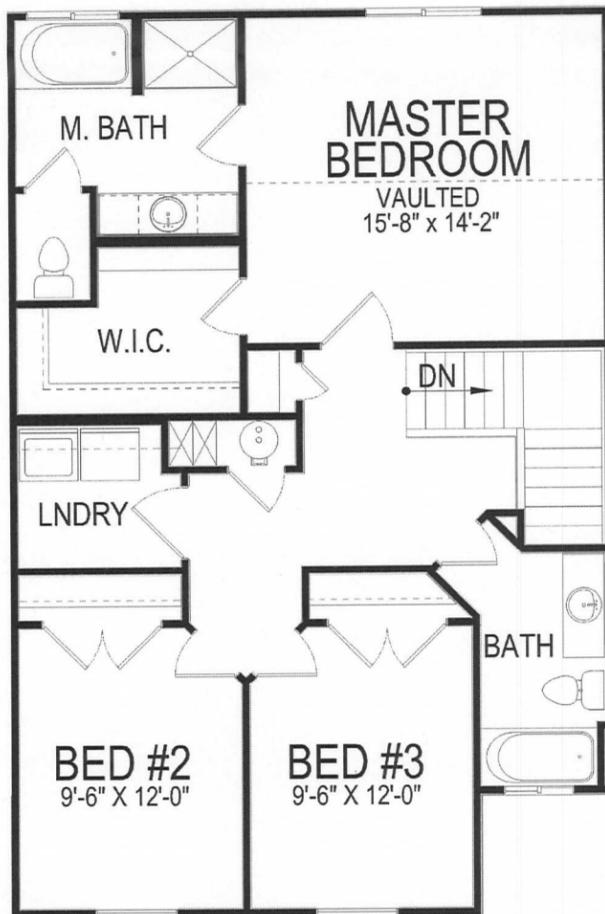
DATE	REVISION

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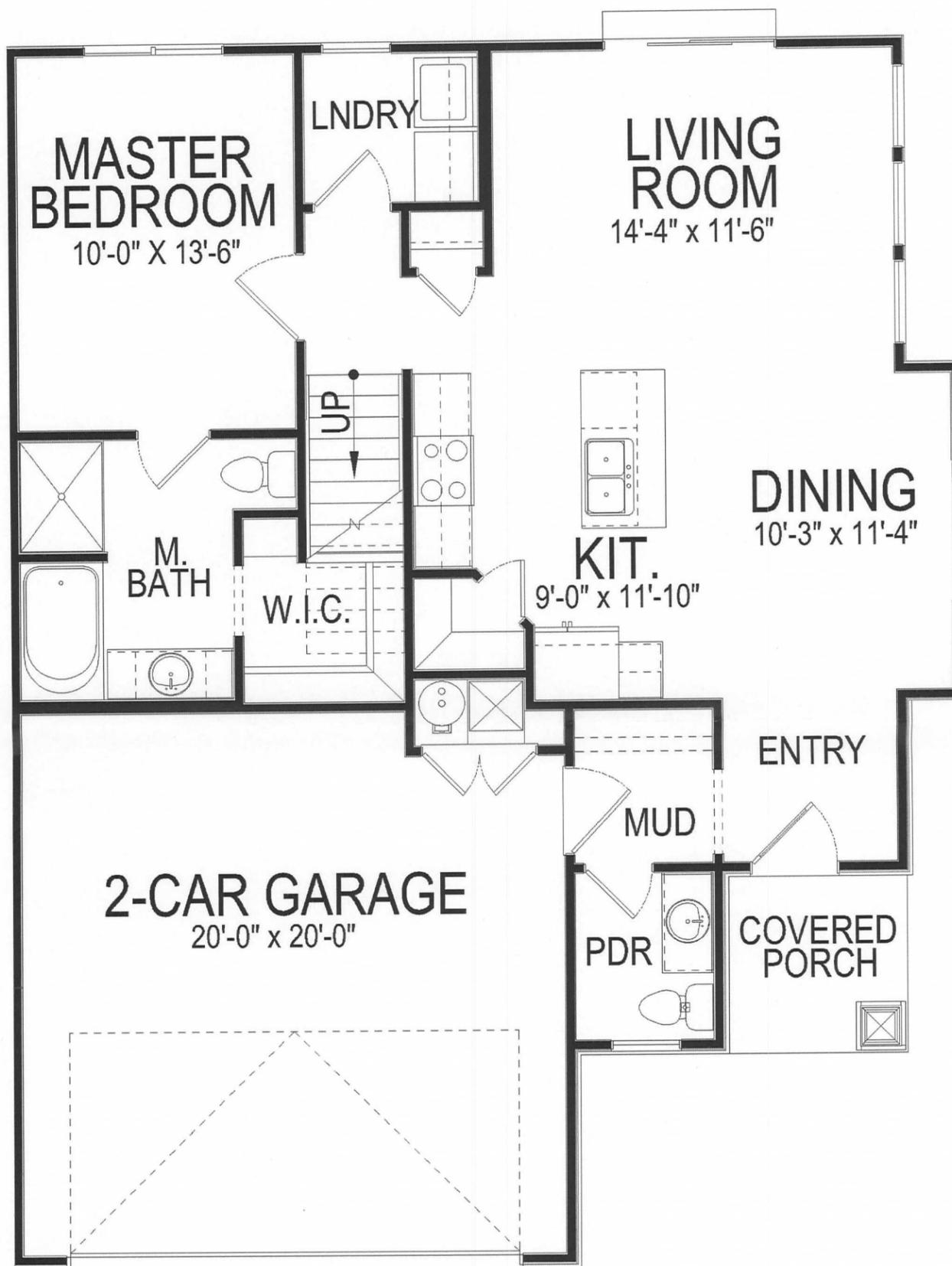
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A-7



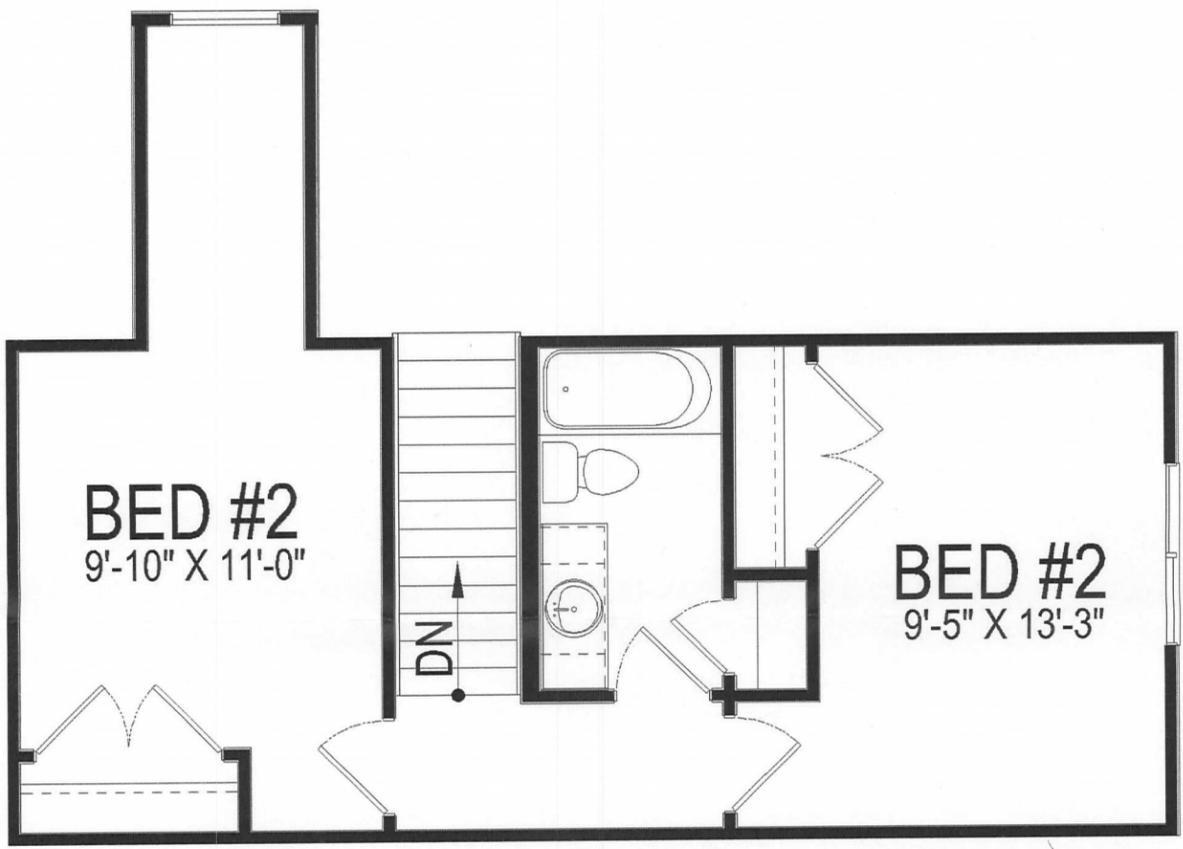
MAIN FLOOR
683 SQ. FT.



SECOND FLOOR
983 SQ. FT.



MAIN FLOOR
893 SQ. FT.



SECOND FLOOR
488 SQ. FT.







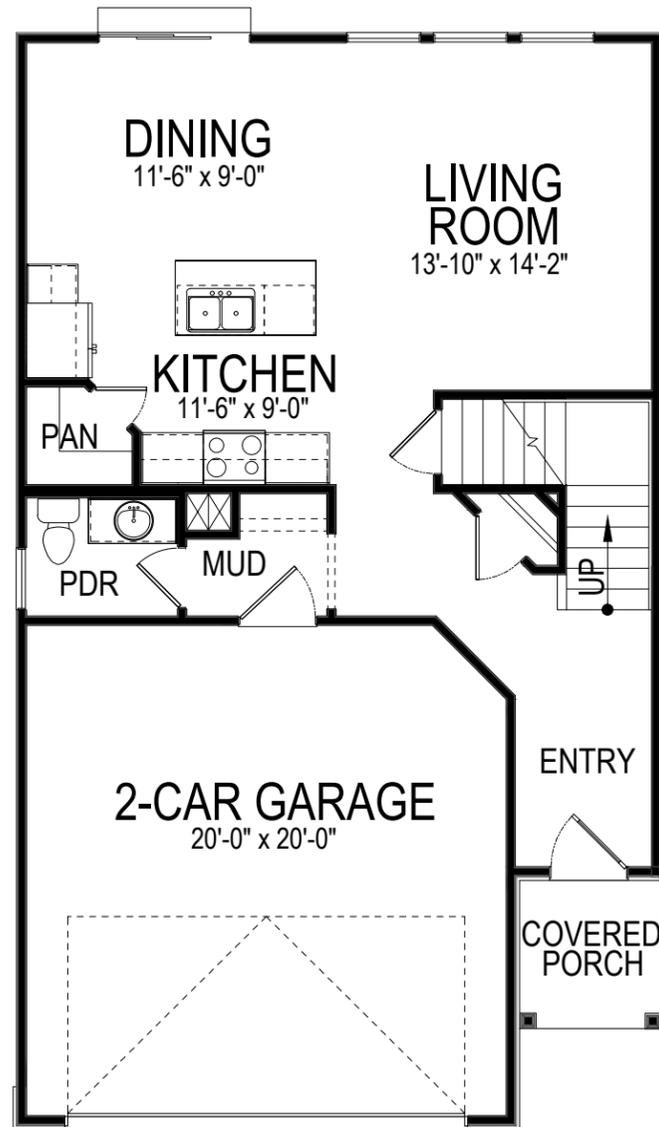
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Front Elevation

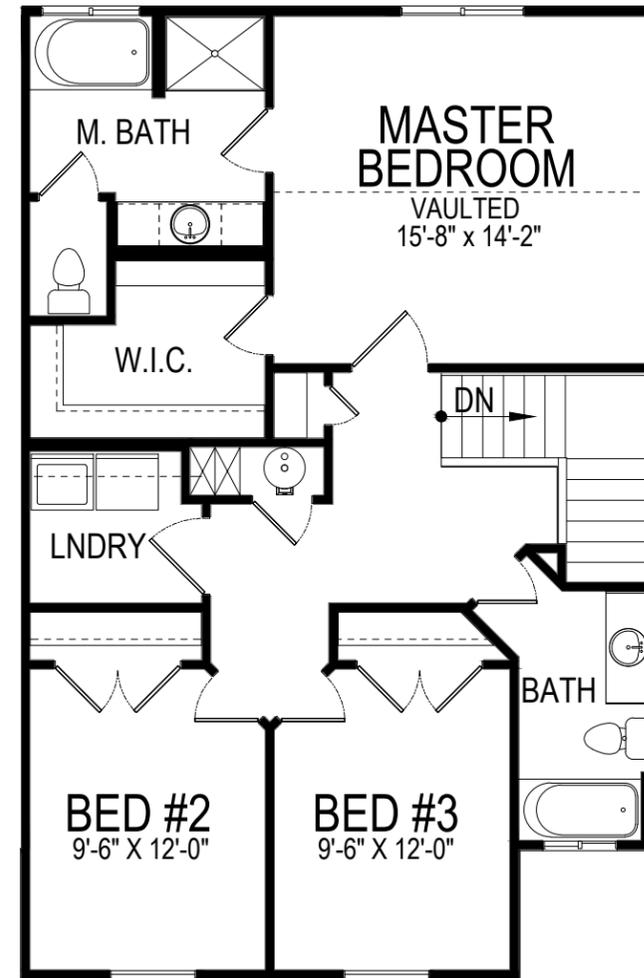
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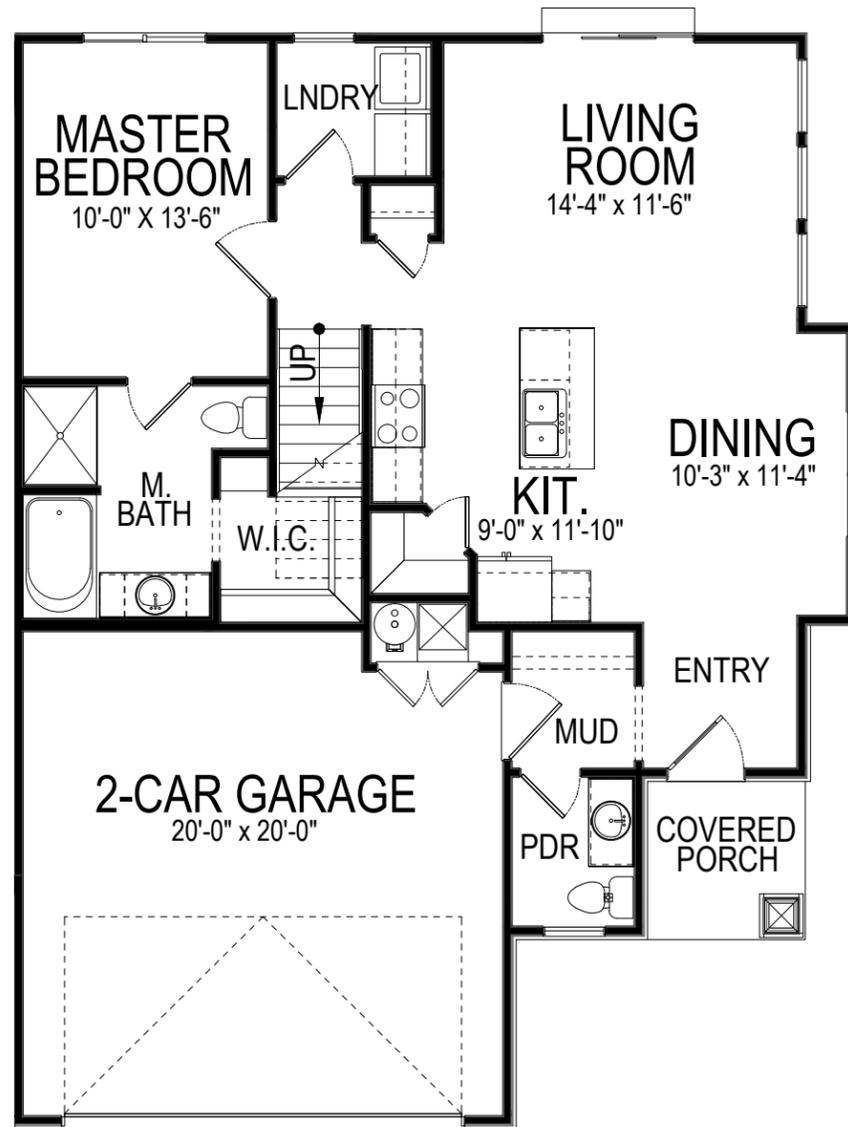
Front Elevation



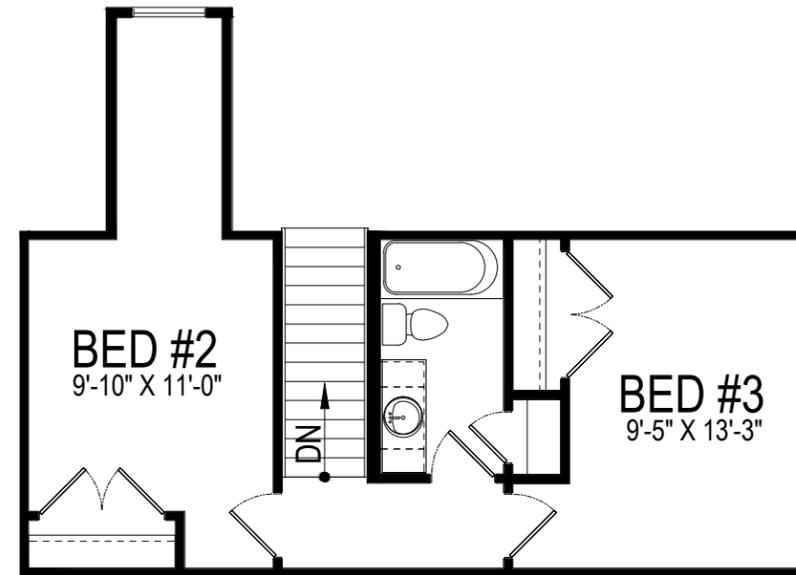
MAIN FLOOR
683 SQ. FT.



SECOND FLOOR
983 SQ. FT.



MAIN FLOOR
893 SQ. FT.



SECOND FLOOR
488 SQ. FT.



-133-

Front Elevation



Front Elevation

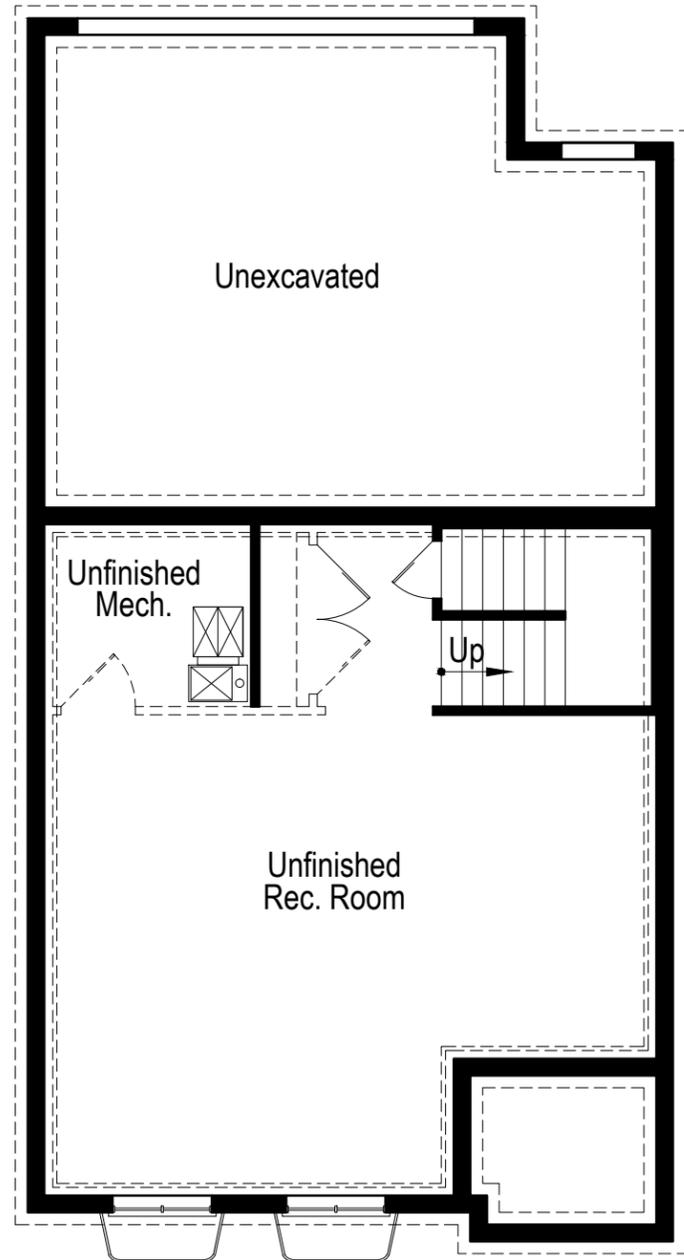


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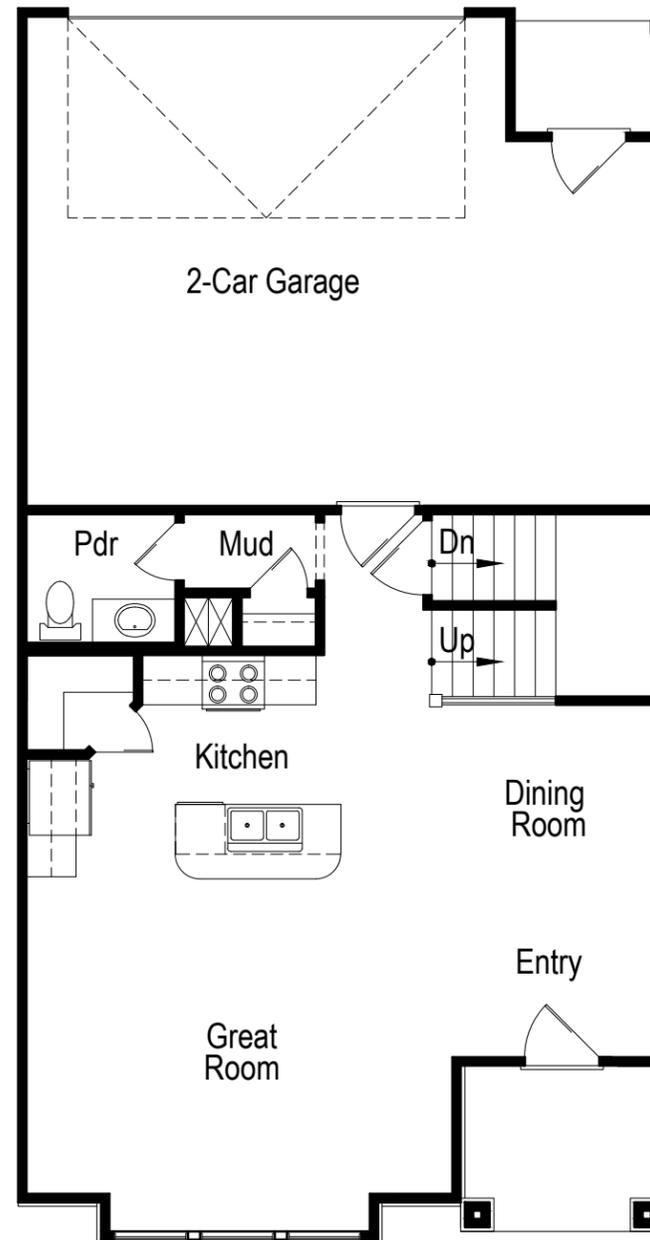
Front Elevation



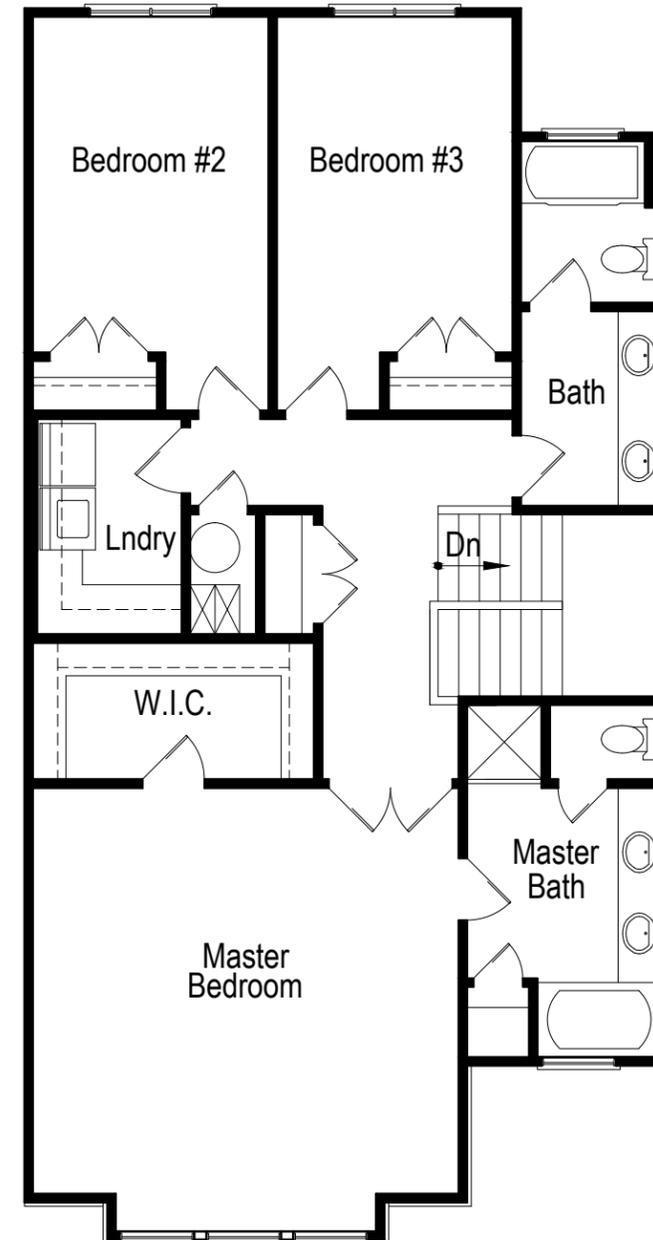
Rear Elevation



Basement Floor Plan
692 Sq. Ft.



Main Floor Plan
700 Sq. Ft.



Second Floor Plan
1189 Sq. Ft.