

ISSUE

Paul Willie – Requests Final Subdivision approval for Seasons Towns, a 1-lot development located at Morning Vista Drive & Seasons View Drive in an existing Planned Community zone.

BACKGROUND

Existing General Plan Designation:	Planned Community – High Density Residential		
Existing Zoning:	Planned Community		
Existing Land Use:	Undeveloped		
Number of Lots/Units	1		
Adjacent Zoning and Land Use:	North:	PC – ESA/MDR	Undeveloped – Approved concept
	South:	PC – HDR	Morning Vista Road
	East:	PC – HDR	Seasons at Traverse Apartments
	West:	PC – ESA/MDR	Undeveloped – Approved concept
Date of Last DRC Review:	January 27, 2016		

HISTORY

October 13, 2015 – The City Council approved the Seasons Phases 4 and 5 concept which included townhomes on the subject property and single family lots on the property adjacent to the north.

ANALYSIS

The applicant is requesting approval of a 1-lot subdivision located within the Traverse Mountain Area Plan. The purpose of this subdivision is to create a parcel for a proposed townhome project. In this case all of the townhome units will be for rent which does not require individual parcels for each unit. A separate site plan application has been submitted for the townhomes which will require Planning Commission approval. Access to the subject property is from Morning Vista Road. Please consider all DRC comments as a part of the motion.

RECOMMENDATIONS

If approved, the suggested motion would include approval with DRC Redline, Prior to Recording and General Comments.

**Seasons Towns Final Subdivision
DRC Redline Comments**

Paul Willie – Requests Final Subdivision review for Seasons Towns, a 1-lot development located at Morning Vista Drive & 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: 1:55 PM

Time End: 2:00 PM

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. Remove right to farm note (note #1)

Gary – Building/Inspections: No comments

Mike – Public Works: No comments

Ross – Engineering: No comments

Craig (Steve) – Parks: No comments

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat and construction drawings.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Show lot addresses on the final plat.
5. Provide a disc with the final plat and design drawings in dxf format.
6. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
7. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
8. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
9. Provide a signed development agreement (prepared by Lehi City Planning Department).
10. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Keystone Title 801-610-1670
11. Address any comments or conditions from City Council approval.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. 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.
4. 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.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.

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.

6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. 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 or City Council, whichever is applicable.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL FEBRUARY 9, 2016

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