

ISSUE

Glen Lent – Requests Final Subdivision approval for Newman Ranch, a 52-lot residential development located at 1100 West Main Street in R-2 and R-1-22 zones.

BACKGROUND

Existing General Plan Designation:	MDR and VLDRA		
Existing Zoning:	R-2 and R-1-22		
Existing Land Use:	Residential		
Number of Lots/Units	52		
Adjacent Zoning and Land Use:	North:	A-1, County	Residential/Agricultural
	South:	R-1-8, NC, County	Single-family residential
	East:	A-1, R-2, C	Single-family residential
	West:	Utah County	Agricultural, Mink Farm
Date of Last DRC Review:	January 27, 2016		

HISTORY

May 13, 1992 – The Kerry Parker Addition Annexation included the 3.5 acres of property fronting 300 North and was zoned TH-5.

Nov 16, 2000 – The Newman Annexation included the 10 acres of property fronting Main Street and was split zoned – RA-1 for the home and the remainder as TH-5.

Dec 9, 2014 – The Newman Ranch zone change was approved by City Council for R-2 zoning on the southern half of the property along Main Street and R-1-22 zoning on the northern portion of the property along 300 North.

Feb 10, 2015 – The City Council approved the Lindquist annexation with an R-2 zone which is a 3 acre parcel that is included with the proposed subdivision.

March 24, 2015 – The proposed Newman Ranch concept plan included 2 options – a base layout and a PUD layout. The City Council denied the PUD layout which had 64 lots and approved the base layout with 42 lots including the denial of any potential PUD or PRD. The approval was made with the following motion:

Motion: Councilor Johnson moved to approve the Concept Plan for Newman Ranch, a proposed 42-lot subdivision located at approximately 1200 West Main Street in proposed R-2 and R-1-22 zones with denial of a potential PRD or PUD. That the developer comes back with a configuration for standard lots that may be approved in an R-2, which could be duplexes or single family lots. He would encourage the applicant to look at single family lots. That the R-1-22 remains in ½ acre lots. The configuration of the road can be discussed and evaluated during the preliminary design process. Part of the motion includes that the right to farm ordinance is clearly understood by the applicant and any mink farm regulations as applied in the past. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Southwick, Yes; Councilor Johnson, Yes; Councilor Condie, Yes; and Councilor Hancock, Yes. The motion passed unanimously.

December 8, 2015 – The City Council approved the Newman Ranch preliminary subdivision of 53 lots with the following motion:

Motion: Councilor Condie moved to grant Preliminary Subdivision approval for Newman Ranch, a 51-lot residential development located at 1100 West Main Street in R-2 and R-1-22 zones; subject to the completion of all Development Review Committee and Planning Commission comments; and to grant flexibility with the road placement to the east or west on the Preliminary Subdivision as the petitioner works with the adjacent property owners and staff. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Southwick, Yes; Councilor Johnson, Yes; Councilor Condie, Yes; Councilor Revill, Yes; and Councilor Hancock, Yes. The motion passed unanimously.

ANALYSIS

The applicant is requesting approval of a 52-lot single-family subdivision for Newman Ranch. This is a standard subdivision with no PUD or PRD overlay. The applicant has requested a 1 lot density bonus, some reduced setbacks, and reduced lot frontages in lieu of payment from the City for asphalt and right-of-way for Main Street, 1100 West, and 300 North. Also as a part of the density in lieu of payment consideration, an additional 5 feet of right-of-way is proposed along Main Street and 1100 West to allow for additional landscaping to soften the look of the streets. The proposed density bonus is based on the Engineering Department’s evaluation on the value of the improvements and right-of-way.

The lot sizes of the proposed subdivision range from 7,000 to 20,000 square feet in size. There is a mixture of lot sizes within the subdivision, and lot sizes within the R-1-22 zoned area are larger with most of them at 20,000 square feet. In the R-2 zoned area there are some lot sizes over 10,000 square feet that could potentially allow for some duplexes or accessory apartments to be approved; however, the City has agreed to accept water shares on the R-2 zoned portion of the property at the rate of an R-1-8 zone which would exclude any of the lots from being allowed to have a duplex. It is possible for a property owner of one of the 10,000+ square foot lots in the R-2 zone to come back later and dedicate additional water shares and get a duplex or accessory apartment approved. The overall density of the project is shown at 3.12 units per acre.

The DRC recommended that the developer should dedicate 5 feet of additional right-of-way (not an easement) on 1100 West and Main Street for the proposed design considerations. The DRC also commented that a landscape and irrigation plan must be provided and that there is a 20% minimum xeriscaping requirement. Please consider other DRC comments as part of the motion.

RECOMMENDATIONS

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

**Newman Ranch Final Subdivision
DRC Redline Comments**

Glen Lent – Requests Final Subdivision review for Newman Ranch, a 52-lot residential development located at 1100 West Main Street in R-2 and R-1-22 zones.

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

Representatives of the Applicant Present: Jason Barker, Rob McNeil, Poley Peters, and Korky Johnson

Date of Plans Reviewed: 1/21/16

Time Start: 2:50 PM

Time End: 3:30 PM

DRC REDLINE COMMENTS:

Brent (Glade) – Power: No comments

Kerry – Fire: No comments

Greg – Water/Sewer:

1. Show the sewer easement as 20' on the plat.
2. C3 - Provide a temporary 4" blow-off on the end of the culinary line to the west.
3. C3 - Show valve symbols on the hot taps in 1100 West

Todd – Public Works: No comments

Kim – Planning:

4. On the Main Street cross section, show the same planter and sidewalk layout as what is shown on 1100 West. The layout should match what was built along 2300 West between Main Street and 300 North. The rear yard setback can be reduced in order to take into account the park strip area.

Gary – Building/Inspections:

5. Provide a note on the plat that floor slabs are not allowed deeper than 1 foot below existing grade.
6. Update the 20,000 square foot plus setback detail and indicate only the lots it applies to.

Mike – Public Works:

7. Ensure that all cross slopes along Main Street meet the 1.5%-4% requirement.

Ross – Engineering:

8. End of 150 North - the width on the half road must be 41'.

Craig (Steve) – Parks:

9. Show arterial road fence type including a mow strip for 1100 West and Main Street.
10. L1 - Use Lehi standard details.

PRIOR TO RECORDING OF PLAT:

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. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
4. Include surveyor's and engineer's stamps and signatures on the plat and construction drawings.
5. Submit a title report to be reviewed by Lehi City Attorney.
6. Provide evidence that all property taxes (including rollback taxes) are paid. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the greenbelt taxes have been paid.
7. Show lot addresses on the final plat.
8. Provide a disc with the final plat and design drawings in dxf format.
9. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
10. New property line adjacent to existing roads must be staked and reviewed by the City.
11. Provide written and recorded easements for drainage and temporary turnarounds
12. Provide irrigation company approval letter.
13. New project startup form for Lehi City Storm Water
14. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.

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.

15. 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.
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.
8. The developer will need to acquire slope easements on the adjacent properties or the developer must build a wall.
9. C5 - Recommend moving the construction entrance to the 1100 West access.

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

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