



Lehi City Planning Commission Agenda

February 25, 2016

Notice is hereby given that there will be a Lehi City Planning Commission meeting held February 25, 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 February 4, 2016 meeting.
 - 3.2 Approval of minutes from the February 11, 2016 meeting.
4. REGULAR AGENDA
 - 4.1 *Ivory Development – Requests Concept Plan review and recommendation for Willow Cove Phase 2, a 20-lot residential development located at 900 West 300 South in a proposed R-1-Flex zone.
5. PUBLIC HEARINGS
 - 5.1 *Paul Willie – Requests review and recommendation of a Grading Permit for Seasons Towns/Traverse Estates on 108.6 acres of property located at 1400 West Morning Vista Road.
 - 5.2 *Lehi City – Requests review and recommendations of an amendment to the Lehi City Development Code, Chapter 36-B, Jordan River Protection Overlay Zone.
6. CITY BUSINESS

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.

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 **Work Session** of the **Planning Commission** held Thursday, **February 4, 2016**, at 5:30 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
Jared Peterson, Commissioner
Steve Roll, Commission Chair

Excused: Janys Hutchings, Commissioner

Others Present: Kim Struthers, Planning Director, Tippe Morlan, City Planner, Mike West, City Planner; Morgan Cummings, Assistant City Attorney; Teisha Wilson, Deputy Recorder; and 5 citizens.

Chair Roll welcomed the Commissioners and noted that all Commissioners were present expect for Janys Hutchings, who is excused.

Chair Roll stated that a new Vice Chair needs to be selected due to the expiration of Donna Barnes’s term. Chair Roll opened the nomination. Matt Hemmert nominated Commissioner Peterson for Vice Chair. There were no other nominations.

Motion: Commissioner Hemmert moved to approve Commissioner Peterson as the Vice Chair. Motion was seconded by Commissioner Dean.

Motion passed unanimously.

1. Annual training on the Utah Open and Public Meetings Act.

Morgan Cummings, City Attorney, conducted the training on the Utah Open and Public Meetings Act. He said that this training is required once a year, and that its purpose is to ensure that actions and deliberations are done openly. There was discussion regarding transmittal of electronic communications, and that emailing is allowed. Mr. Struthers stated that their by-laws have a stricter standard for electronic communication. Mr. Cummings advised to err on the side of being public. He also said that a chance meeting or social meetings are exceptions to the Act. Mr. Cummings also covered the noticing requirements, agendas, minutes and recordings.

2. Land Use Academy of Utah (LUAU) training.

Tippe Morlan, City Planner, informed the Commission that the State of Utah created a website that provides training videos for citizens that would like to learn more about Land Use. She said that this website is a great resource of information for Planning Commissions. She said the website is <http://luau.utah.gov/>, and showed some of the videos to the Planning Commission.

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There was discussion regarding Planning staff making recommendations to the Planning Commission and how a recommendation may be helpful.

3. Discussion of future work session topics.

Kim Struthers, Planning Director, presented some options for the Planning Commission to consider as future work session topics. The list included connectivity standards, re-evaluating the mixed use zone, SOBs, update to the development code, updating the moderate income housing element of the General Plan and other topics. Commissioner Peterson suggested that the Planning Staff prioritize these topics and begin having discussions in work sessions.

There was also discussion about coordinating a joint Planning Commission and City Council work session. Mr. Struthers suggested touring some of the recently constructed buildings.

Ms. Morlan informed the Commission that the Planning Department staff has each been assigned a region within the city in which they will follow all applications within their assigned region through the entire planning process.

4. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Peterson moved to adjourn the meeting. Commissioner Ash seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:08 p.m.

Approved: February 25, 2016

Attest:

Steve Roll, Chairman

Teisha Wilson, Deputy City Recorder



LEHI CITY

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

Minutes from the Lehi City Planning Commission meeting held on Thursday, February 11, 2016 in the Lehi City Council Chambers.

Members Present: Scott Dean
Jared Peterson
Matthew Hemmert
Janys Hutchings
Steve Roll
Kelly Ash

Members Excused: Mark Hampton

Others Present: Kim Struthers, Tippe Morlan, Brad Kenison, Noreen Edwards, Morgan Cummings, Mike West

1. CALL TO ORDER

Steve Roll called the meeting to order at 7:00 p.m.

Steve Roll thanked Donna Barnes for her service on the commission and Kim Struthers presented her with a Thank You gift from the Planning Staff.

2. OPENING OF PUBLIC HEARING ITEMS

Public Hearing items opened at 7:05 p.m.

3. CONSENT AGENDA

3.1 Approval of minutes from the January 28, 2016 meeting.

Janys Hutchings moved to accept the minutes from the Jan 28th meeting. Second by Jared Peterson. Motion carried unanimous.

4. REGULAR AGENDA

4.1 STEVE SORENSON – 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.

Tippe Morlan presented the request and stated that the applicant is requesting an expansion to the Blender Bottle building. There will be two additional buildings that will go to the east of the existing one. The design will match the existing building. She stated that the one row of parking will require an exception to allow parking between the building and the street. The loading docks

46 and truck parking that they need will make it so they have to have parking in the front which will
47 require a Conditional Use permit. There are several critical issues mentioned by DRC.

48
49 Brad Kenison addressed some of the critical issues regarding the water for the fire flows but he
50 couldn't address the power issues.

51
52 Kelly Ash asked about the internal circulation on the site and if there is an advantage to
53 connecting the site on the west side. He wondered if they had looked at the turning radius for
54 trucks on the back of those buildings.

55
56 Brad Kenison said that may be a little difficult because we have wetland areas there.

57
58 Andrew Bollschweller with Arubia Architects was present for the request and stated that they
59 had looked at the layout both ways; there is plenty of room for semi's to turn around.

60
61 **Motion:** *Janys Hutchings moved to approve Steve Sorenson's request for Concept Plan for*
62 *an expansion of Blender Bottle, a 10.1 acre commercial development located*
63 *at 350 South 850 East in an existing Commercial zone including all DRC comments*
64 *noting that it falls within the general concept plan of Lehi City and also conforms to the*
65 *goals and policies of the City and is not detrimental to the health, safety or*
66 *welfare of the City. Second by Kelly Ash. Motion carried unanimous.*

67
68 Shawn Cochran lives on the property on the other side of this and is concerned with the drainage.

69
70 **4.2 PAUL WILLIE – REQUESTS SITE PLAN APPROVAL FOR SEASONS TOWNS,**
71 **A 14.52 ACRE DEVELOPMENT LOCATED AT MORNING VISTA DRIVE AND**
72 **MORNING VIEW WAY IN AN EXISTING PLANNED COMMUNITY ZONE.**

73
74 Tippe Morlan presented the request and stated that this was reviewed as a concept plan and was
75 approved. They have 7 less units than at the concept stage. The grading is tied to the rest of East
76 Canyon. This has been submitted with Traverse Estates which is the single family lots.

77
78 Matt Hemmert asked about the critical issue about the water source deficiency and if we have a
79 time frame of when that will be resolved.

80
81 Brad Kenison said that we drilled two wells last year and they should be up and going soon. We
82 have also done some improvements up in Traverse Mountain so we will have more source come
83 April; the reservoir and tank that were up there were sized for this.

84
85 Janys Hutchings asked about the grading plan and if we need to make this contingent on that
86 getting approved.

87
88 Kim Struthers said that you would have to make it contingent on that.

89
90 Kelly Ash asked about garbage collection and pick up and if that is an issue that the City is
91 concerned about.

92
93 Kim Struthers said that they have a trash compactor.

94
 95 Thomas Romney with Focus was present for the request and stated that nothing has changed
 96 from the general layout of the concept other than a few less units. We are under the number of
 97 units allowed for this area and we are aware of the mass grading that will be coming through
 98 after this approval. There is 10 acres of open space. We will have to coordinate the garbage pick-
 99 up with a provider. He said that their concern with doing dumpsters is that people have to travel
 100 to get to them so we are looking at individual pick up. The open space would all be maintained
 101 by the HOA for the Seasons.

102
 103 Scott Overman, partner with Paul Willie, discussed the clubhouse layout and the amenities. He
 104 said there will be a splash pad and a spa on the exterior. We're looking to see if a theater will
 105 work with this.

106
 107 Kim Struthers said that the elevations need to meet the Design Standards but that is addressed in
 108 the DRC comments.

109
 110 **Motion:** *Jared Peterson moved to grant final approval of Paul Willie's request for Site*
 111 *Plan for Seasons Towns, a 14.52 acre development located on Morning Vista Drive*
 112 *and Morning View Way in an existing Planned Community zone including DRC*
 113 *comments with a special note that the elevations seen tonight need to be reviewed*
 114 *by staff; that all architectural requirements are met; also that the approval is*
 115 *conditional on the approval of the grading permit which is in process; finding*
 116 *that it meets the requirements of the Lehi City Development Code as well as the*
 117 *Traverse Mountain Area Plan and is not detrimental to the health, safety or*
 118 *welfare of the City. Second by Matt Hemmert. Motion carried unanimous.*
 119

120 **5. PUBLIC HEARINGS**

121 **5.1 THE BOYER COMPANY – REQUESTS REVIEW AND RECOMMENDATION**
 122 **OF A GENERAL PLAN AMENDMENT ON 8.2 ACRES OF PROPERTY**
 123 **LOCATED AT APPROXIMATELY 2500 WEST MAIN STREET CHANGING**
 124 **THE LAND USE DESIGNATION FROM VLDRA TO LDR.**
 125

126 Tippe Morlan presented the request and stated that this is currently the Evans Family Farm. This
 127 would be a good transition from the surrounding areas.

128
 129 Jared Peterson asked about the subdivisions next to this.

130
 131 Tippe Morlan said that there is an R-2 and an R-1-22 with a PRD overlay.

132
 133 Spencer Moffatt was present for the request and said that they are under the acreage for a PRD so
 134 we are seeking this amendment.

135
 136 Jared Peterson asked about the little piece to the east.

137
 138 Tippe Morlan said it's about 3 acres.

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 140 Kim Struthers said it's a hydroponics farm.

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Spencer Moffat said that we may look at the R-1-Flex zoning.

Public Hearing closed at 7:40 p.m.

Janys Hutchings said that she is fundamentally opposed to going to smaller lots along there. She asked if they would get density bonuses with the road on Main Street.

Brad Kenison said that they will have to grant right of way but we can choose to not grant an extra lot; we can just pay them for that right of way.

Janys Hutchings would feel more comfortable with VLDR because with LDR they could come in with an R-1-8 request for zoning.

Kim Struthers said that R-1-Flex is the only option on this piece of property.

Spencer Moffat said that their intent is to have the R-1-Flex. We can look at payment for the right of way instead of density.

Sue Spencer is the owner of the property and stated that she feels that her property should match what's around this.

Janys Hutchings said that she does feel that this would be a good mix to this piece but she hates taking anything out of the VLDR.

Scott Dean said that the only ones that really fight this are the neighbors who don't want to see the smaller lots but want the larger lots with animal rights.

Motion: *Kelly Ash moved to recommend approval of The Boyer Company's request for a General Plan Amendment on 8.2 acres of property located at approximately 2500 West Main Street changing the land use designation from VLDR to LDR finding that it is consistent with the surrounding land uses and is not detrimental to the health, safety or welfare of the community; also noting that the developer has expressed agreement to the R-1-Flex and include DRC comments. Second by Scott Dean. Motion carried 4-2 with Janys Hutchings and Jared Peterson opposed.*

Brad Kenison asked about the statement on the dedication of the right of way.

Spencer Moffat said he is not offering the right of way – he would work with the City for payment.

5.2 ANDRADE CHRISTENSEN – REQUESTS REVIEW AND RECOMMENDATION OF A ZONE CHANGE ON APPROXIMATELY 12.518 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1500 NORTH 2950 WEST FROM A TH-5 TO AN R-1-22 ZONE.

Tippe Morlan presented the request.

189 Tony Trane was present for the request.

190

191 Public Hearing closed at 7:58 p.m.

192

193 **Motion:** *Janys Hutchings moved to recommend approval of Andrade Christensen’s request*
194 *for a Zone Change on approximately 12.518 acres of property located at*
195 *approximately 1500 North 2950 West from a TH-5 to an R-1-22 zone seeing it*
196 *meets with the General Plan and the Concept does not affect the health, safety, welfare*
197 *or morals of the City. Second by Jared Peterson. Motion carried unanimous.*
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200 **5.2a ANDRADE CHRISTENSEN – REQUESTS CONCEPT PLAN REVIEW AND**
201 **RECOMMENDATION FOR RIVER PARK, A 20-LOT RESIDENTIAL**
202 **DEVELOPMENT LOCATED AT APPROXIMATELY 1500 NORTH 2950 WEST**
203 **IN A PROPOSED R-1-22 ZONE.**

204

204 Tippe presented the request and stated that as per the Jordan River Overlay which is in the
205 works, there should be no houses on the side of the trails.

206

207 Tone Trane was present for the request and stated that staff has given good suggestions to shift
208 the road. He mentioned that there would also be animal rights on these lots.

209

210 Public Hearing closed at 8:02 p.m.

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212 **Motion:** *Janys Hutchings moved to recommend approval of Andrade Christensen’s request*
213 *for a Concept Plan for River Park, a 20-lot residential development located at*
214 *approximately 1500 North 2950 West in a proposed R-1-22 zone and that this is*
215 *contingent on City Council’s approval of item 5.2, including all DRC comments;*
216 *including the DRC comment especially about the moving of the road towards the*
217 *Jordan River Trail; noting that this does not adversely affect the health, safety*
218 *welfare of the City and it fits in with the General Plan. Second by Scott Dean.*
219 *Motion carried unanimous.*
220

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222 **5.3 PAUL WILLIE – REQUESTS PRELIMINARY SUBDIVISION REVIEW AND**
223 **RECOMMENDATION FOR TRAVERSE ESTATES, A 167-LOT RESIDENTIAL**
224 **DEVELOPMENT LOCATED OFF SEASONS VIEW DRIVE IN AN EXISTING**
225 **PLANNED COMMUNITY ZONE.**

226

226 Tippe Morlan presented the request and stated that this is within what is allowed for density.
227 This is also tied to the mass Grading for the East Canyon. There will be 17.9 acres of open space
228 and there will be a City rec center that will go there in the future. There will be an 8 foot trail that
229 ties into Morning Vista Road.

230

231 Discussed the lot boundaries and the footprint of the Area Plan.

232

233 Jared Peterson asked about the long large lots and the buildable area.

234

235 Mike West said that there are 30% slopes there so they would not be able to build a structure on
236 those areas of the lots.

237
 238 Thomas Romney was present and stated that they brought this through as a concept so it wasn't a
 239 surprise when it came through for subdivision. Every lot will be limited by topography. The
 240 mass grading permit is coming through. There will be a building pad for the lots but there will be
 241 an easement that will restrict any other building on the other areas of the lot. We've reduced our
 242 lot count and we will be grading the 13 acre park. There will be an 8% road from the Seasons to
 243 Violetto.

244
 245 Discussed whether they would be able to put in a fence on the easement areas and that there will
 246 be a note on the final plat to say they could not build in certain areas.

247
 248 Kelly Ash asked about an easement between lots 133 and 134.

249
 250 Thomas Romney said that is an access to the trail and there would be others depending on the
 251 topography. These will provide access to biking and hiking trails.

252
 253 Brad Kenison asked that the motion include a comment about the water source and storage at the
 254 final plat stage – it needs to be evaluated at time of final plat.

255
 256 Rob Ludlow lives in Traverse Mountain and said that this will increase the density by 17%. He
 257 said we need to encourage mass grading responsibly and we need to do it in a narrow period of
 258 time. He said that the impact fees tie into west canyon and we need to figure out an interim plan
 259 that allows for that park to be built.

260
 261 Brandon Floyd lives in Traverse Mountain and agreed with Rob's comments.

262
 263 Public Hearing closed at 8:30 p.m.

264
 265 Scott Dean mentioned Mr. Ludlow's comments and asked about the scarring from grading in the
 266 past.

267
 268 Kim Struthers said that with the new Area Plan there is a standard that talks about revegetation;
 269 they can't drag the grading out, they have to do it in two seasons.

270
 271 Scott Dean said that the other point was the City Park there and wonders what condition that
 272 property will be in when we get ready to put in the park.

273
 274 Kim Struthers said that it will have to be graded. There will be a conceptual plan laid out for the
 275 park and it will have to be revegetated until we actually build it.

276
 277 **Motion:** *Scott Dean moved to recommend approval of Paul Willie's request for*
 278 *Preliminary Subdivision for Traverse Estates, a 167-lot residential development*
 279 *located off Seasons View Drive in an existing Planned Community zone subject to DRC*
 280 *comments; subject to the representations of the developer and subject also to a*
 281 *special note from staff relative to water sources and storage that it be thoroughly*
 282 *vetted at the time of each individual plat coming forward and the access trails*
 283 *that the developer alluded to may be added to the plat to make it more inclusive to the*
 284 *connectivity and that there be a clear designation on the plat for no-build areas*

285 *on the lots which would include no building of fences finding that it is a health*
 286 *benefit to the management of the City and is contingent on the grading permit being*
 287 *approved. Second by Matt Hemmert. Motion carried unanimous.*
 288

289 **5.4 ROB CLAUSON/THE 3N’S – REQUESTS PRELIMINARY SUBDIVISION**
 290 **REVIEW AND RECOMMENDATION OF MOUNTAIN POINT VILLAGE, A 37-**
 291 **LOT RESIDENTIAL DEVELOPMENT LOCATED AT 4800 NORTH**
 292 **TRAVERSE MOUNTAIN BLVD IN AN EXISTING PLANNED COMMUNITY**
 293 **ZONE.**
 294

295 Tippe Morlan presented the request and stated that this also came through as a concept. The
 296 Area Plan designated this area as HDR-B which allows for townhome units and they are within
 297 the density allowed. This meets the parking standards and the elevations exceed the
 298 requirements. They also meet the amenity requirements.
 299

300 Rob Clauson was present for the request and stated that there is a trail that will be deeded back to
 301 the HOA. The play area will be fenced and there is a topography difference.
 302

303 Jill Smith urged the commission to look at this space stating that this is an interesting corner to
 304 put a playground. She doesn’t feel that this is planned well. There will be a huge amount of
 305 people on that road. You can’t create this environment and give it an ok without thinking about
 306 the children. There is a school right next to this and a church on the other side. Think about what
 307 is best for the children at that school and the ones that walk to the school. She doesn’t feel that
 308 this is the best plan for this land.
 309

310 Brandon Floyd went over the surrounding developments and traffic in the area. He is concerned
 311 with the density and the volume of people that go through that 4-way stop.
 312

313 Rob Ludlow stated that there will be a back flow of traffic and East Canyon channels back in and
 314 exits through Fox Canyon. He said to put a park at that intersection is not the best planning. He
 315 would suggest relooking at this – also look again at the grading for this.
 316

317 Laurie Todd mentioned the traffic flow and she wonders about a north exit. She is concerned
 318 with fire safety.
 319

320 Public Hearing closed at 8:59 p.m.
 321

322 Janys Hutchings asked about the northern access.

323 Brad Kenison said that we’re working through the budgeting right now so it should go on the
 324 budget in the next year and a half. There is a fire station going in up there and they are hoping it
 325 will open in 2018.
 326

327 Scott Dean asked about the process with the new residents up there now and putting a hold on
 328 the building up there at this point.
 329

330 Kim Struthers said as long as they are operating within the confines of the Traverse Mountain
 331 Area Plan you can’t just shut it off and they are operating within those limits, in fact they are
 332 requesting lower density that what is approved up there.

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Scott Dean asked about a traffic study to address the concerns.

Kim Struthers said that when Hidden Canyon came in they did do a study showing when improvements needed to go in.

Brad Kenison said that the Area Plan does address traffic signals, etc. He doesn't know if there has been warranted a study to be done on this intersection yet or not.

Kim Struthers said that the parks and connections are in the Area Plan.

Discussed if a light went in at the intersection by the school. There are different things that are required at different stages of the Area Plan.

Kim Struthers said that with Hidden Canyon they have to have a second access out of that if they exceed 50 units.

Scott Dean asked if this development triggers a traffic study and do the issues raised by the citizens go to the City Council.

Jared Peterson said that there is plenty of room to have the playground to not be on that corner.

Rob Clauson said it can be moved by unit 9: if you're concerned that the park is too close then we can move it.

Dave Scoville lives in Eagle Summit and asked to be part of this project. This area is approved for 66 units and this has been brought down to 37. This road will be 20 feet wider.

Rob Ludlow said that he didn't realize that this will be walled off. He likes it where it is if there is no outside access from the street.

Kim Struthers said that staff would suggest a 4 foot fence instead of a 6 foot fence since we want that to look like the front of the buildings along there.

Motion: *Scott Dean moved to recommend approval of Rob Clauson/The 3 N's request for Preliminary Subdivision for Mountain Point Village, a 37-lot residential development located at 4800 North Traverse Mountain Blvd in an existing Planned Community zone with some concerns of addressing the concerns expressed tonight by the neighbors for traffic impacts not only caused by this development but by existing developments and others recently approved and ask the City Council to give some thought to the necessity of traffic studies before approving this development if they choose to do so and also with a recommendation that the City Council consider the meeting to be open to the public for comments so that the neighbors could be heard; also considering the statements by the developers that if it is the concern of the neighbors that they will relocate the park if needed; that the DRC comments be included and that otherwise it is in keeping with the overall master plan that has previously been approved and in general keeping with the health, safety and welfare of the citizens of Lehi; and that*

381 *the developer has indicated that there are no entrances into the park except*
 382 *internally, that its elevated, and that through the discussion, we feel much better with*
 383 *where it is than what we originally did. Second by Matt Hemmert. Motion carried*
 384 *5-1 with Janys Hutchings opposed.*
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6. CITY BUSINESS

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 387 Kim Struthers said that staff will start making recommendation on the staff reports.
 388

389 Mike West said that the Jordan River Overlay zone will be coming to the next meeting.
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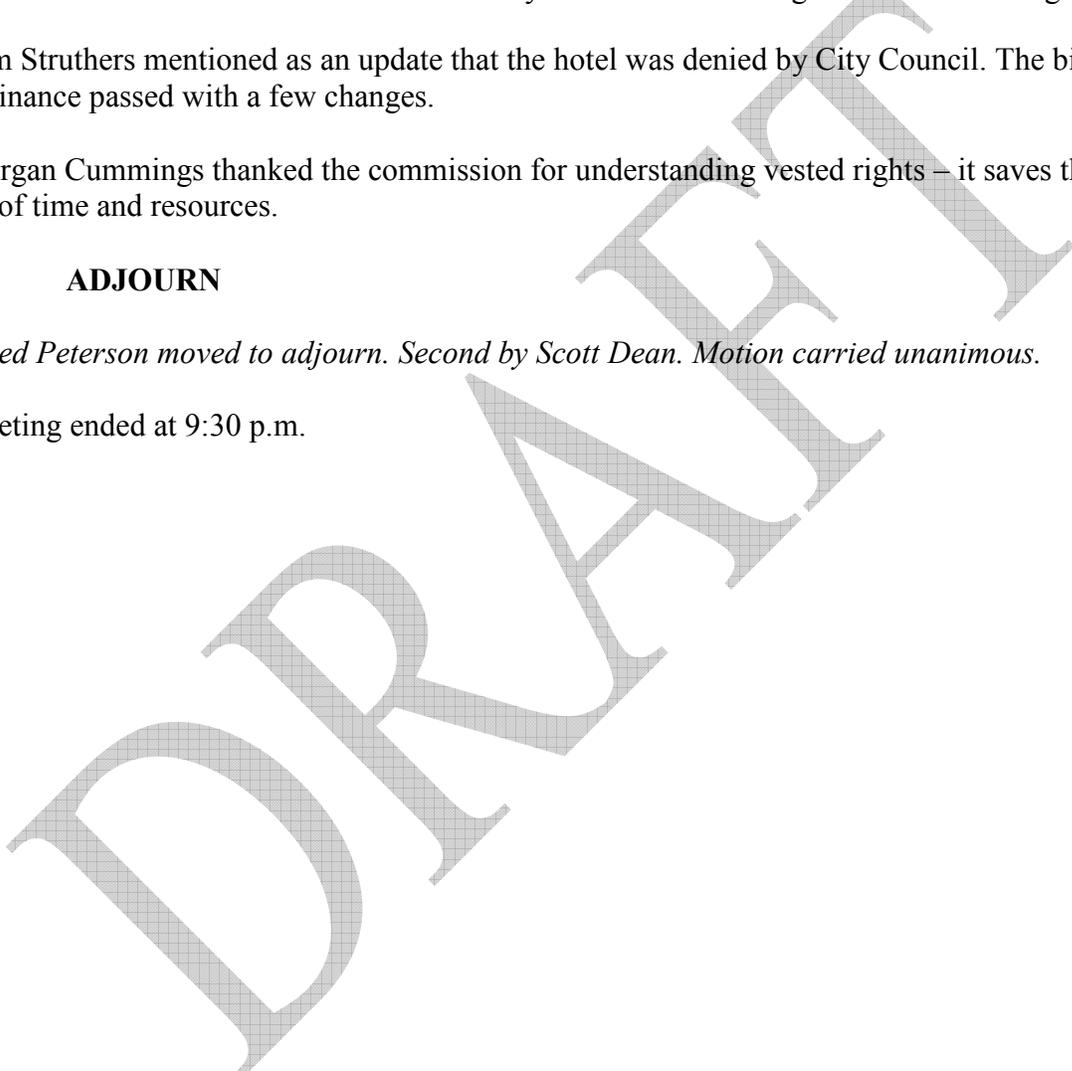
391 Kim Struthers mentioned as an update that the hotel was denied by City Council. The billboard
 392 ordinance passed with a few changes.
 393

394 Morgan Cummings thanked the commission for understanding vested rights – it saves the City a
 395 lot of time and resources.
 396

7. ADJOURN

397
 398 *Jared Peterson moved to adjourn. Second by Scott Dean. Motion carried unanimous.*
 399

400 Meeting ended at 9:30 p.m.



Willow Cove Phase 2 Concept Planning Commission Report		
Applicant:	Ivory Development	
Requested Action/Purpose:	Review and recommendation on a concept	
Location:	Approx. 900 West 300 South	
Project Area:	7.03 acres	
Existing Zoning:	A-1	
Existing General Plan Land Use Designation	Low Density Residential	
Adjacent Zoning and Land Use:	<i>North:</i>	A-1 Undeveloped
	<i>South:</i>	R-1-8 Single-family residential (Creekside Farm)
	<i>East:</i>	A-1 Undeveloped
	<i>West:</i>	RA-1, R-1-8, County Single-family residential (Saddlebrook)
Date of Last DRC Review:	February 3, 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

June 15, 1872 – The subject property was included in the original incorporation of Lehi City.

ANALYSIS

The applicant requests approval of a concept plan for a proposed 20-lot residential subdivision at 300 South 900 West. This is a standard subdivision with no PUD or PRD overlay. Access for the project will come off of 300 South and the subdivision will connect into Emerald Lane in the Creekside Farms subdivision (which is currently under final subdivision review) as shown on the concept map.

The total density of this project is 2.84 units per acre with lots ranging in size from 8,002 square feet to 14,995 square feet. In order for any of these lots to be conforming, a zone change will be required. Since the property falls under the Low Density Residential general plan designation, an R-1-Flex zone may be requested which would allow this layout. According to the Development Code, developments within the R-1-Flex zone which are under 1- acres can have a maximum density of 3.25 units per acre and a minimum lot size of 8,000 square feet.

There is an existing building on the lot that will need to be identified and labeled as to whether it will remain or be removed at the time of subdivision. There also seems to be a shed on the property to the west at 957 West 300 South which has a shed/accessory building that crosses over the property lines and will need to be addressed.

Since several neighboring properties are in agricultural zones, a right-to-farm analysis will be required at the time of subdivision application. The DRC commented that there is a Lehi irrigation ditch that crosses the property and needs to be addressed with development. Please consider other DRC comments as part of the motion.

ACTION/RECOMMENDATIONS

The Planning Division staff recommends a **POSITIVE RECOMMENDATION** to the City Council for the proposed Willow Cove concept plan including the DRC comments. This recommendation is based on the following findings:

1. The applicant has indicated the intention to file a zone change to R-1-Flex, which is in line with the property’s General Plan designation.

2. The proposed layout meets the requirements of the R-1-Flex zone.
3. The proposed layout provides a variety of lot sizes within the subdivision.
4. The proposed concept is consistent with the Lehi City Development Code
5. The proposed concept conforms to the goals and policies of the General Plan.
6. The proposed concept does not affect the health, safety, welfare, and morals of the City.

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.

**Willow Cove Phase 2 Concept Review
DRC Comments**

Ivory Development – Requests Concept Plan review for Willow Cove Phase 2, a 20-lot residential development located at 900 West 300 South in a proposed R-1-Flex zone.

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

Representatives of the Applicant Present: Bryon Prince and John Bohem

Date of Plans Reviewed: 1/28/16

Time Start: 3:05 PM

Time End: 3:25 PM

DRC COMMENTS:

Glade – Power:

- a) At the time of final review, show the existing nearby electrical equipment.
- b) Please provide a ‘dwg’ format drawing to the Power Department for the circuit design and conduit/equipment placement. Send to: gladek@gwmail.gwu.edu

Kerry – Fire: No comments.

Greg – Water/Sewer:

- c) There is a Lehi Irrigation ditch that crosses the property that will need to be addressed as the project moves forward.

Todd – Public Works: No comments.

Kim – Planning:

- d) Need to show the full road section along the detention basin at the south end of the project.

Gary – Building/Inspections:

- e) Provide a soils report at the time of Preliminary Subdivision application.

Mike – Public Works: No comments.

Ross – Engineering:

- f) The road section the developer will need to build is a 41’ section.
- g) If the detention ties into Dry Creek, a Stream Alteration Permit will be required.
- h) This development needs to connect to the utilities in 300 North and Emerald Lane.
- i) If the grade of the road is much higher than the adjacent property and will require a wall or a slope easement with an agricultural right-to-farm fence.

Craig – Parks:

- j) Revise detention. Recommend incorporating detention into a lot.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 25, 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.

IVORY DEVELOPMENT, LLC

Memo

To: Lehi City
From: Bryon Prince, Ivory Development
Date: January 28, 2016
Re: Willow Cove II concept plan and zone map amendment narrative

The proposed Development is approx. 7.1 acres located at 900 West 300 South. Ivory is proposing to rezone the property from an A1 to R-1-Flex zone. The subdivision would include twenty (20) single family lots with an average lot size of 11,211 sq ft and 2.8 du/acre. Ivory plans to build the floor plans found in their 2016 Catalog of Homes. The proposed lot sizes and home construction will complement the surrounding neighborhood.

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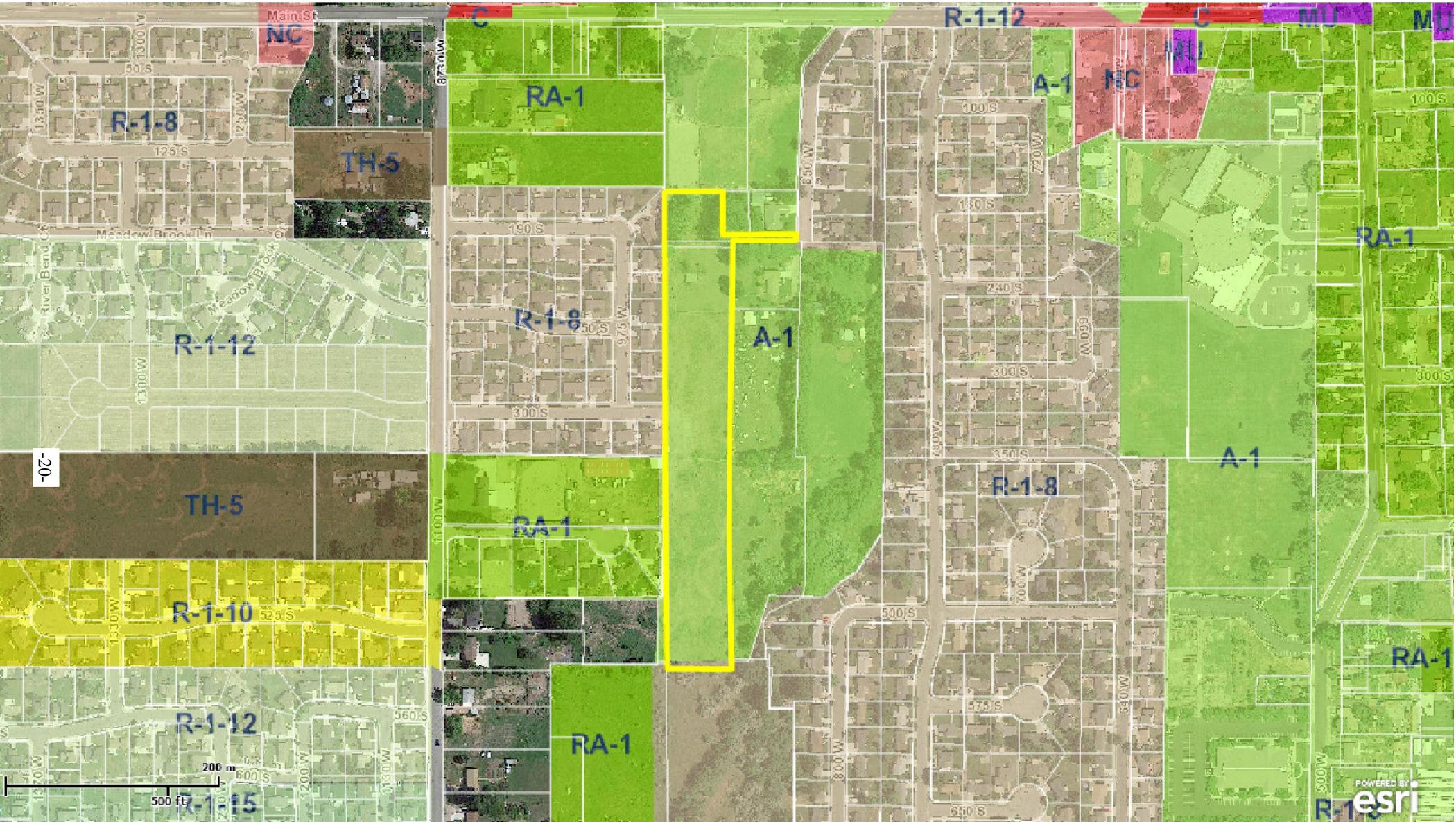
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#4.1

Willow Cove Phase 2

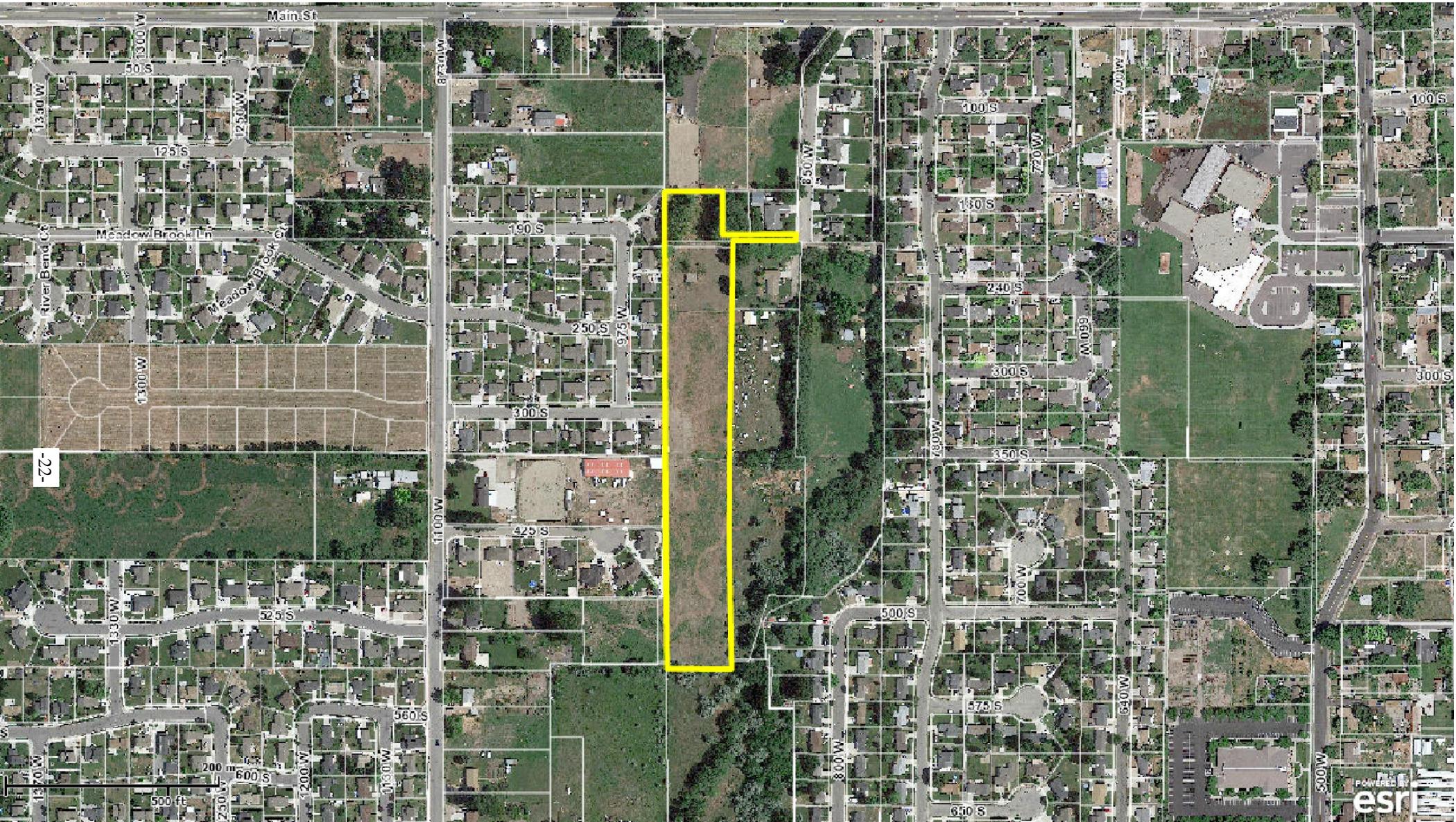
Zoning



Thu Feb 18 2016 09:09:11 AM.

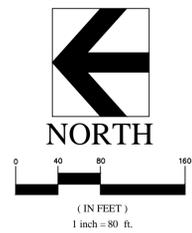
Willow Cove Phase 2

Aerial



Thu Feb 18 2016 09:08:36 AM.

WILLOW COVE, PHASE 2 / HESS COMPOSITE



CONCEPT NARRATIVE RESIDENTIAL

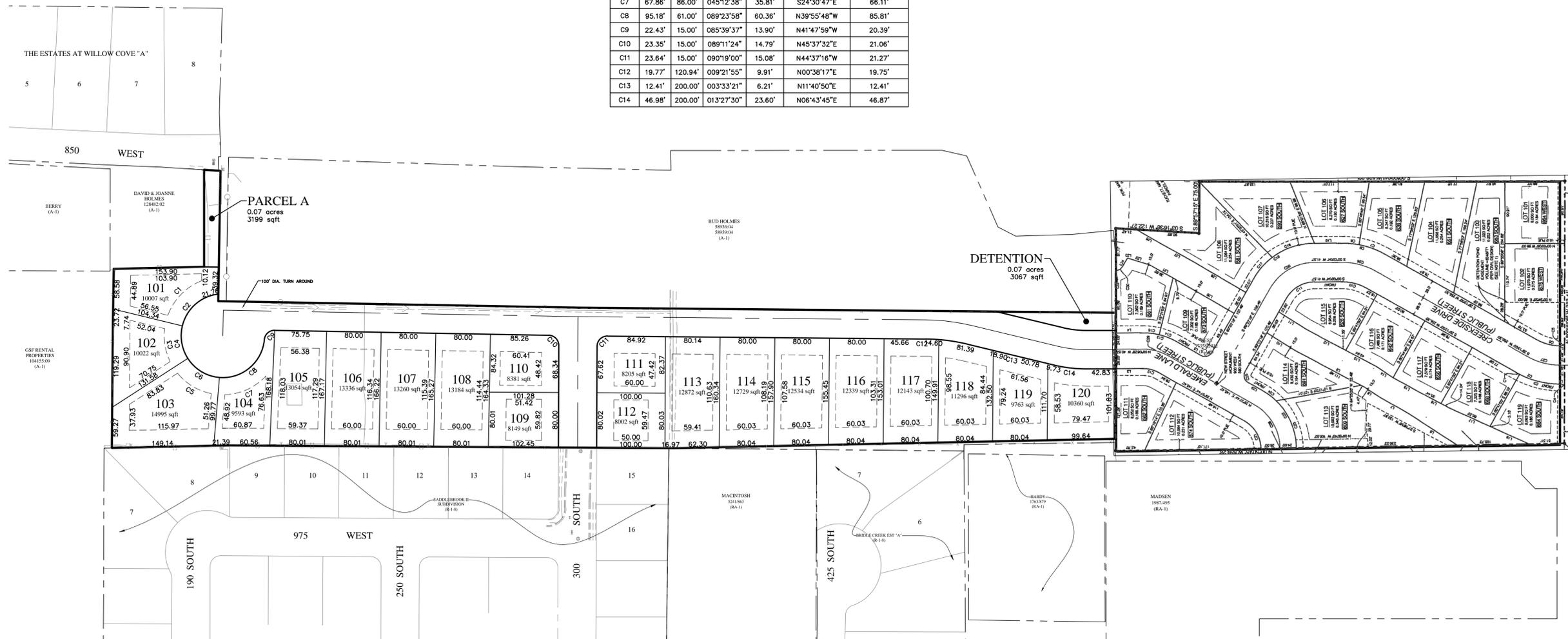
LOCATED AT:

ORIGINAL PROPERTY 7.03 ACRES
 SINGLE FAMILY LOTS 20
 TOTAL DENSITY 2.84 UNITS/ACRE

ZONE REQUIREMENTS

ZONE: R-1-FLEX
 LOT SIZE: 8,000 SF MIN
 FRONTAGE: 80'
 CUL-DE-SAC RADIUS: 61'
 ROW WIDTH: 56'

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	72.68'	86.00'	048°25'16"	38.67'	N45°30'25"W	70.54'
C2	52.88'	61.00'	049°40'01"	28.23'	S51°33'41"E	51.24'
C3	49.50'	86.00'	032°58'32"	25.45'	S80°26'23"W	48.82'
C4	49.33'	61.00'	046°19'50"	26.10'	N80°26'23"E	47.99'
C5	58.76'	86.00'	039°09'01"	30.58'	S31°01'20"W	57.63'
C6	55.90'	61.00'	052°30'18"	30.09'	N31°01'20"E	53.96'
C7	67.86'	86.00'	045°12'38"	35.81'	S24°30'47"E	66.11'
C8	95.18'	61.00'	089°23'58"	60.36'	N39°55'48"W	85.81'
C9	22.43'	15.00'	085°39'37"	13.90'	N41°47'59"W	20.39'
C10	23.35'	15.00'	089°11'24"	14.79'	N45°37'32"E	21.06'
C11	23.64'	15.00'	090°19'00"	15.08'	N44°37'16"W	21.27'
C12	19.77'	120.94'	009°21'55"	9.91'	N00°38'17"E	19.75'
C13	12.41'	200.00'	003°33'21"	6.21'	N11°40'50"E	12.41'
C14	46.98'	200.00'	013°27'30"	23.60'	N06°43'45"E	46.87'



-24-

GENERAL NOTE:

INFORMATION PROVIDED IS THE FROM THE BEST AVAILABLE DATA AT TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. PLAN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY.

DESIGNED BY:



Seasons Towns and Traverse Estates Grading Permit Planning Commission Report		
Applicant:	Paul Willie	
Requested Action/Purpose:	Review and recommendation on a grading permit	
Location:	Seasons View Drive and	
Project Area:	108.6 Acres	
Existing Zoning:	Planned Community	
General Plan Land Use Designation:	HDR, MDR, PF, and ESA	
Existing Land Use:	Undeveloped	
Adjacent Zoning and Land Use:	<i>North:</i>	PC Vialetto Subdivision
	<i>South:</i>	PC Morning Vista Road
	<i>East:</i>	PC/R-1-12 Undeveloped/Canyon Hills Subdivision
	<i>West:</i>	PC Undeveloped
Date of Last DRC Review:	February 3, 2016	

Required Action

Planning Commission:	Review and recommendation
City Council:	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 12-A.100 B (3) Grading Permit Issuance

Grading Permits for grading projects with more than ten (10) contiguous acres may be issued by the Public Works Director following review by the DRC, review and recommendation following a public hearing by the Planning Commission and review and approval following a public hearing by the City Council.

When considering the approval of the grading permit the Public Works Director, DRC, Planning Commission and City Council, will verify that all of the following criteria are met (in addition to other applicable requirements of this code and other city codes):

- (i) Approval of the proposal will not pose a threat to or be detrimental to the public health, safety, and welfare, nor be materially detrimental to fish and wildlife habitat and/or water resources as determined by an expert consultant (where applicable).
- (ii) The proposal is not in a sensitive lands area, as defined by Sections 12.060 (J) (K) of the Lehi City Development Code.
- (iii) All subdivisions plats and/or site plans must have at least a preliminary approval prior to issuance of a grading permit.

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.

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

February 11, 2016 – The Planning Commission approved the site plan for the Seasons Towns and recommended approval to the City Council for the Traverse Estates preliminary subdivision. The Traverse Estates preliminary subdivision has been scheduled for City Council on March 8, 2016.

ANALYSIS

The applicant is requesting a grading permit to allow mass grading for the Seasons Towns site plan and the Traverse Estates subdivision. The grading requirements in the Development Code (Chapter 12-A) require that a site plan or preliminary subdivision plat be approved prior to issuance of a grading permit. The Seasons Towns site plan has been approved and the Traverse Estates preliminary subdivision has been scheduled for City Council on March 8, 2016. The issuance of this permit would be after the approval of the Traverse Estates preliminary subdivision.

This grading must be done simultaneously for the Seasons Towns and Traverse Estates projects in order to meet the requirements set in the Mass Grading section of the Traverse Mountain Area Plan. The Area Plan requires that East Canyon areas B, D and the park in C2 must be graded in one phase until its completion. Additional site grading may be required in the future for individual building permits for homes and the future Lehi recreation center but the intent is that all of the roads, slopes and buildable pad areas will be graded as a part of this permit. The plans show planning areas B and D as part of this permit but they do not address the C2 private park area. The DRC made a comment to show the C2 area as part of this permit to comply with the area plan requirements.

The area plan requires that the public park in planning area D6 be graded with a 9 acre pad at 3% slope or less. The plans show the D6 park area to be rough graded with the installation of retaining walls to help create the pad. The DRC commented that the park needs to have the 9 acre pad. The applicant may have to verify the area being graded allows for a 9 acre pad. Please consider other DRC comments as part of the motion.

RECOMMENDATIONS/POSSIBLE ACTIONS

Planning Division Staff Recommendation:

Planning staff recommends the Planning Commission send a **POSITIVE RECOMMENDATION** to the City Council for the proposed Seasons Towns/Traverse Estates grading permit and to include the DRC comments as part of the motion. The applicant must address the DRC comments but otherwise the grading permit meets the requirements of the Area Plan and the Development Code.

Possible Actions:

If the Planning Commission finds that the proposed Grading Permit complies with the applicable Development Code requirements, the Grading Permit may be recommended for approval. 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 Grading Permit will not pose a threat to or be detrimental to the public health, safety, and welfare.
2. The proposal is not in a sensitive lands area, as defined by Sections 12.060 (J) (K) of the Lehi City Development Code.
3. Other findings based upon information presented during the Planning Commission approval.

**Seasons Towns/Traverse Estates Grading Permit
DRC Redline Comments**

Paul Willie – Requests review of a Grading Permit for Seasons Towns/Traverse Estates on 108.6 acres of property located at 1400 West Morning Vista Road.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Ross Dinsdale, Craig Barratt

Representatives of the Applicant Present: Travis Benson, Sean Olybrando, Scott Overman, and Paul Willie

Date of Plans Reviewed: 1/28/16

Time Start: 1:50 PM

Time End: 2:25 PM

DRC REDLINE COMMENTS:

Brent (Glade) – Power:

1. Provide suitable barrier protection around existing equipment to ensure access by power crews. (sectionalizer D4-J10)

Kerry – Fire:

2. Sheet C4 – Add a note 3 – “Water truck will be able to mitigate any fire hazard as per the wildland urban interface.”

Greg – Water/Sewer:

3. Provide protection for existing hydrants and blow-offs

Todd – Public Works: No comments

Kim – Planning:

4. Need to provide a connection behind lots 256, 257 from the 11 acre City open space to the rest of the open space to the south.

Gary – Building/Inspections: No comments

Mike – Public Works: No comments

Ross – Engineering:

5. Show the Parcel C2 private park area as part of this grading permit.

Craig – Parks:

6. The park needs to have a 9 acre graded pad at 3% or less per the Area Plan (69% of the 13 acres).

PRIOR TO PRECONSTRUCTION MEETING:

1. Escrow or Letter of Credit Bond Agreement and Public/Private Improvement Agreement for hillside restoration must be in place.
2. Provide an engineer’s cost estimate for the cost of all improvements
3. Surveyor’s and engineer’s stamps on construction drawings.
4. New project startup form for Lehi City Storm Water
5. Provide a copy of the grading easement.
6. Address comments from Planning Commission approval

DRC GENERAL COMMENTS:

1. Must obtain a hydrant permit for construction water.
2. Coordinate with Parks Department on a conceptual layout for the D6 public park.
3. The permit will require review by the Planning Commission and approval by the City Council.
4. 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.
5. Need to provide a connection behind lots 256, 257 from the 11 acre City open space to the rest of the open space to the south.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION FEBRUARY 25, 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.

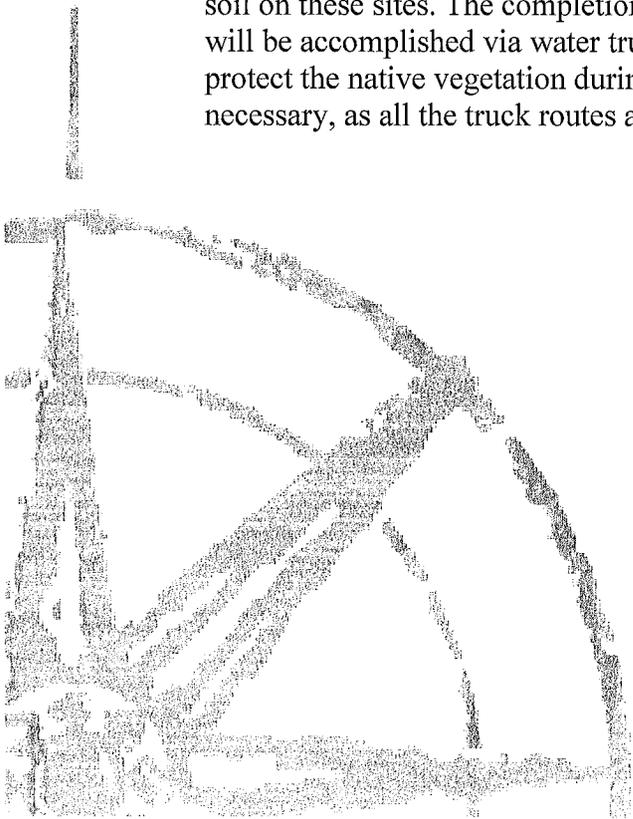
Grading Narrative

To: Lehi City
CC: Paul Willie
From: Thomas Romney P.E.
Date: 1/28/2016

Seasons Towns/Seasons Estates

Seasons Towns and Seasons Estates requires grading due to the steepness of the existing natural grading of the site. In order to accommodate the proposed roads at a reasonable grade on these sites, there will be approximately 1.57 million cubic yards of soil adjusted. There will be approximately 82,400 cu. yd. moved from the Seasons Towns site onto the Seasons Estates. The Seasons Estates site will have a fill of 82,400 cu. yd. making the total import/export from both sites 0 cu. yd.

A combination of earth scrapers, bull dozers and haul trucks will be used to move the soil on these sites. The completion of the grading is estimated to be in late 2017. Dust control will be accomplished via water trucks on the truck routes and silt fencing will be used to protect the native vegetation during grading and construction. No traffic control will be necessary, as all the truck routes are designed to stay on site.



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Seasons View Dr



SEASONS
NOW LEASING/
BRAND NEW

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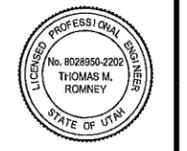
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#5.1



FOCUS
 ENGINEERING AND SURVEYING, LLC
 510 WEST 830 SOUTH
 SANDY, UT 84070 PH: (801) 552-0075
 www.focusut.com



SEASONS TOWNS
 LEHI
 GRADING PLAN

REVISION BLOCK	#	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
	5		
	6		

GRADING PLAN

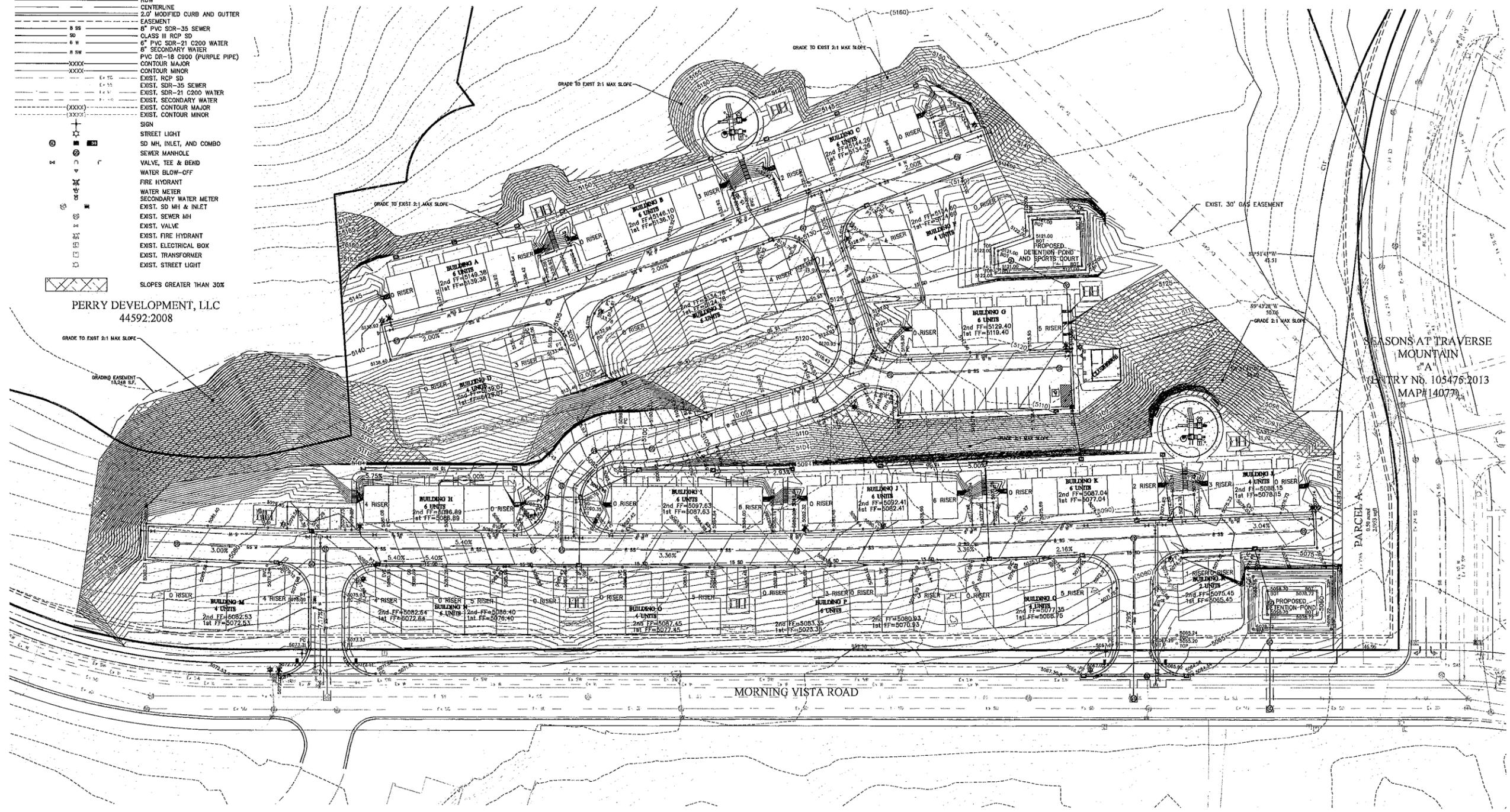
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 Sheet: C4

Drawn: TBM
 Job #: 15-278

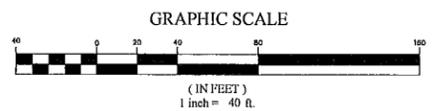
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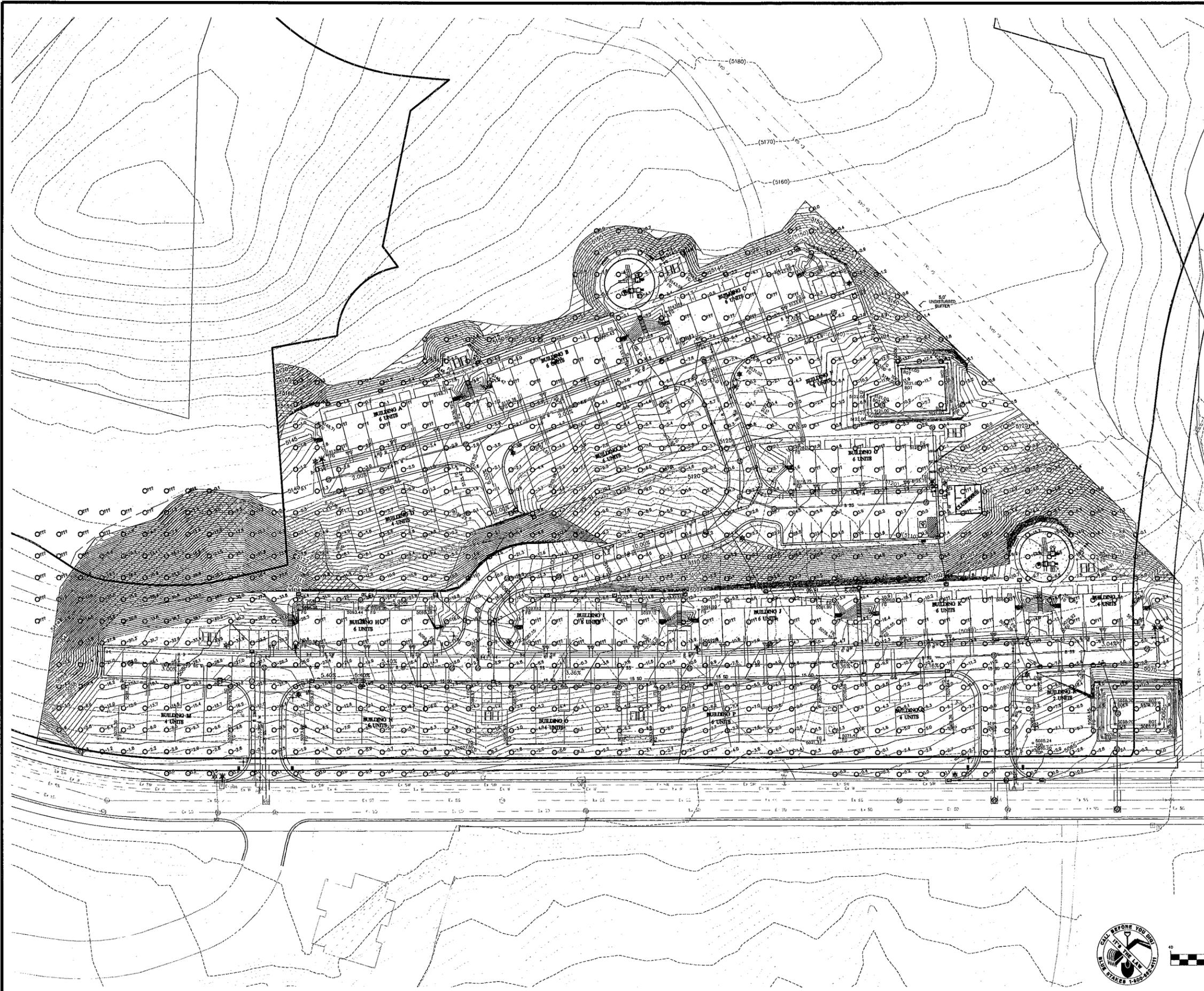
—	BOUNDARY
—	ROW
—	CENTERLINE
—	2.0' MODIFIED CURB AND OUTER EASEMENT
—	6" PVC SDR-35 SEWER
—	CLASS III RCP SD
—	6" PVC SDR-21 C200 WATER
—	8" SECONDARY WATER
—	6" SW
—	PVC DR-18 C500 (PURPLE PIPE)
—	CONTOUR MAJOR
—	CONTOUR MINOR
—	EXIST. RCP SD
—	EXIST. SDR-35 SEWER
—	EXIST. SDR-21 C200 WATER
—	EXIST. 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
⊙	SLOPES GREATER THAN 30%

PERRY DEVELOPMENT, LLC
 44592.2008



- NOTES**
- 1) RE-VEGETATE 2:1 SLOPES WITH APPROVED NATIVE SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING. SEED TO BE APPLIED VIA HYDRO-SEEDING.
 - 2) DISTURBED SLOPES 3:1 OR LESS SHALL BE RE-VEGETATED WITH SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING.

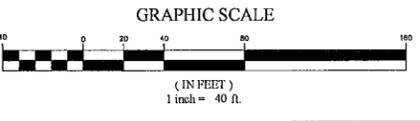




CUT/FILL EXHIBIT
SEASONS TOWNS

REVISION BLOCK	DATE	DESCRIPTION
1		
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CUT/FILL EXHIBIT	
Scale: 1"=40'	Drawn: TBM
Date: 1/28/16	Job #: 15-278
Sheet:	01



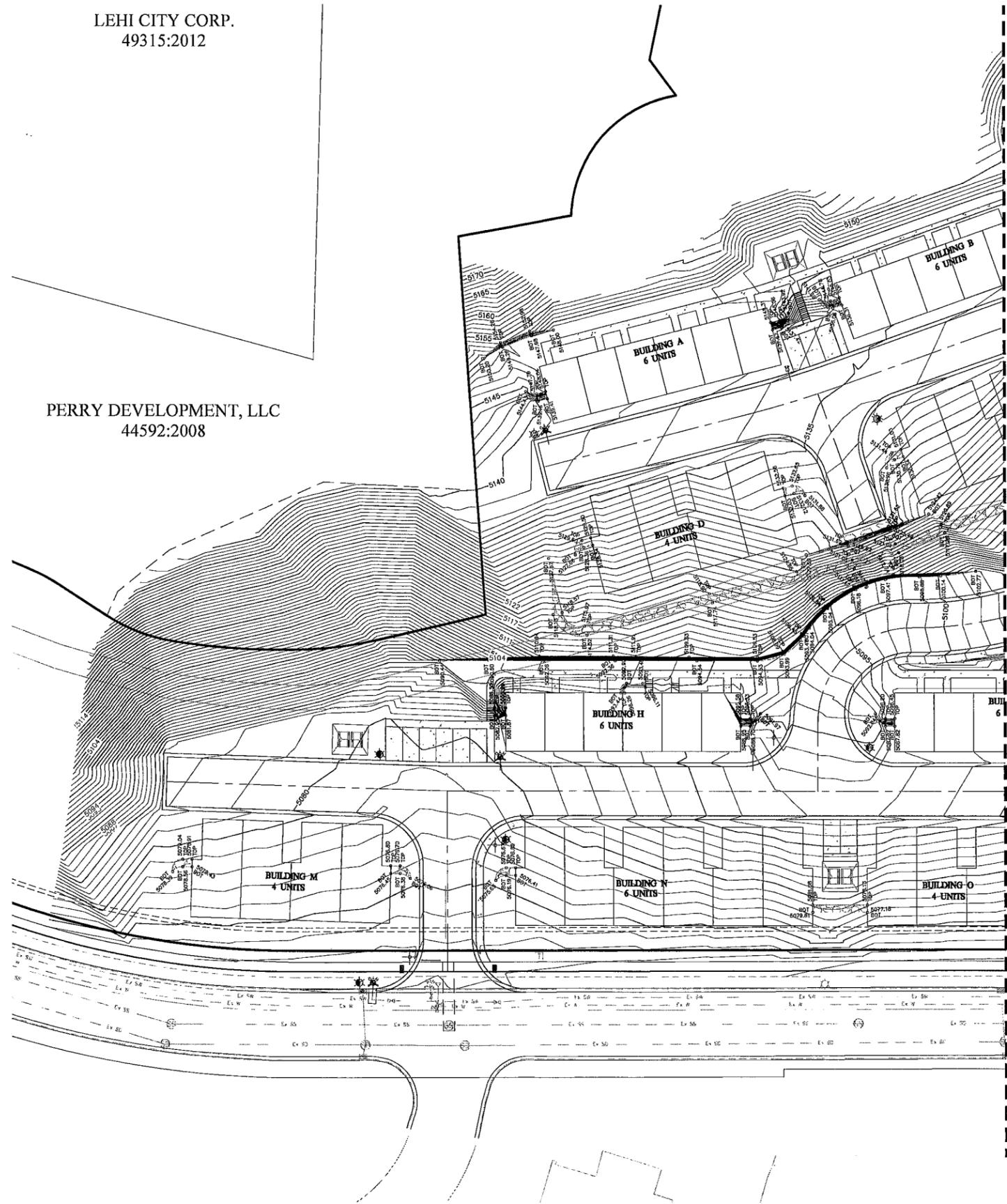
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LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
---	8" PVC SDR-35 SEWER
---	CLASS III RCP SD
---	6" PVC SDR-21 C200 WATER
---	8" SECONDARY WATER
---	PVC DR-18 C900 (PURPLE PIPE)
---	CONTOUR MAJOR
---	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

LEHI CITY CORP.
49315:2012

PERRY DEVELOPMENT, LLC
44592:2008



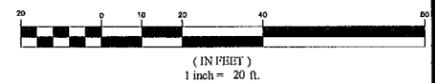
MATCHLINE
SEE SHEET C11

NOTES

- 1) A BUILDING PERMIT IS REQUIRED FOR WALLS OVER 4'



GRAPHIC SCALE



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ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070, PH: (801) 552-0075
www.focusutah.com



SEASONS TOWNS
LEHI
WALL PLAN

REVISION BLOCK	DATE	DESCRIPTION
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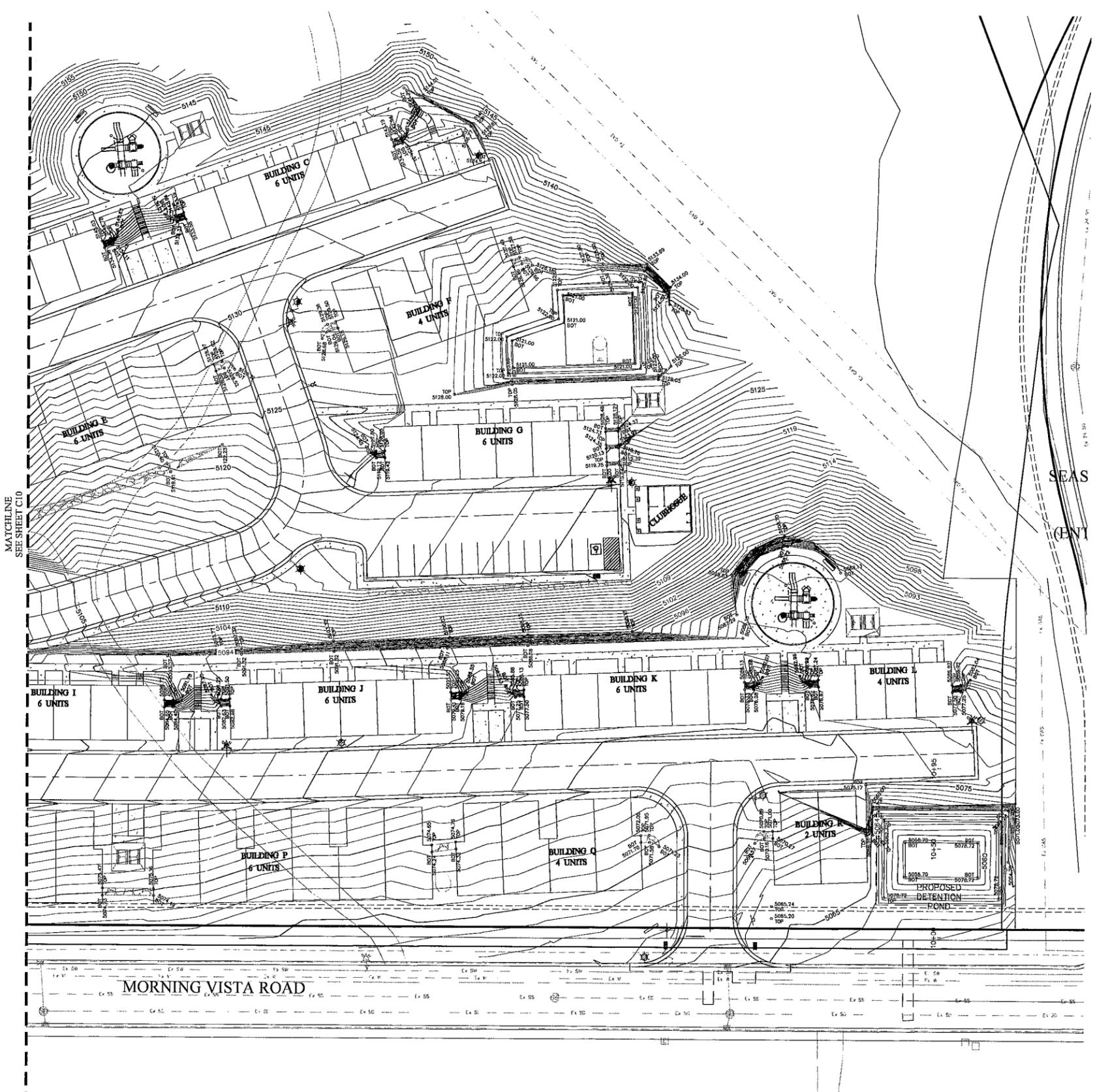
WALL PLAN

Scale: 1"=30'
Date: 01/28/16
Sheet: C10

Drawn: TBM
Job #: 15-278

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
---	8" PVC SDR-35 SEWER
---	CLASS III RCP SD
---	6" PVC SDR-21 C200 WATER
---	6" SECONDARY WATER
---	PVC DR-18 C800 (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



NOTES
 1) A BUILDING PERMIT IS REQUIRED FOR WALLS OVER 4'

N

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GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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 502 WEST 8360 SOUTH
 SANDY, UTAH 84070 PH: (801) 332-0075
 www.focusintl.com

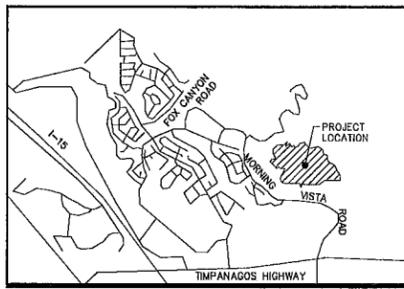


SEASONS TOWNS
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WALL PLAN

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WALL PLAN

Scale: 1"=20' Drawn: TBM
 Date: 01/28/16 Job #: 15-278
 Sheet: **C11**

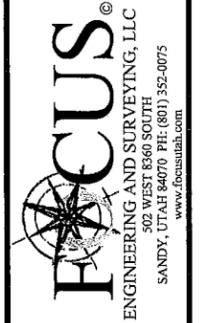


VICINITY MAP
N.T.S

TRAVERSE ESTATES (RESIDENTIAL)

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

LEGAL DESCRIPTION
PREPARED FOR
SEASONS ESTATES "A"
LEHI, UTAH
(January 13, 2016)



BOUNDARY DESCRIPTION

A portion of Sections 29 & 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the north line of SEASONS AT TRAVERSE MOUNTAIN "A", according to the Official Plat thereof on file in the Office of the Utah County Recorder located N0°17'58"W along the Section line 1,877.55 feet from the Southeast corner of Section 30, T4S, R1E, S.L.B.& M.; thence along said plat the following 3 (three) courses and distances: West 300.50 feet; thence N48°32'29"W 70.00 feet; thence Southwesterly along the arc of a 484.00 foot radius non-tangent curve to the left (radius bears: S48°32'46"E) 187.18 feet through a central angle of 22°09'30" (chord: S30°22'29"W 186.02 feet); thence N21°10'26"W 183.22 feet; thence West 616.63 feet; thence Northwesterly along the arc of a 207.50 foot radius non-tangent curve to the right (radius bears: N1°43'19"E) 15.05 feet through a central angle of 4°09'17" (chord: N86°12'02"W 15.04 feet); thence N84°33'04"W 25.17 feet; thence along the arc of a 207.50 foot radius curve to the right 405.90 feet through a central angle of 112°04'44" (chord: N28°30'42"W 344.21 feet); thence N27°31'40"E 304.03 feet; thence Northeasterly along the arc of a 222.50 foot non-tangent curve to the left (radius bears: N62°27'52"W) 80.23 feet through a central angle of 20°39'36" (chord: N17°12'20"E 79.80 feet); thence along the arc of an 8.00 foot radius non-tangent curve to the left (radius bears: N83°07'28"W) 14.28 feet through a central angle of 102°16'23" (chord: N44°15'39"W 12.46 feet); thence S84°36'09"W 59.80 feet; thence along the arc of a 237.50 foot radius curve to the right 226.63 feet through a central angle of 54°40'25" (chord: N68°03'38"W 218.13 feet); thence S41°32'12"W 69.05 feet; thence S76°18'37"W 38.90 feet; thence N45°49'30"W 173.91 feet; thence N14°56'03"E 17.63 feet; thence Northwesterly along the arc of a 67.00 foot radius non-tangent curve to the right (radius bears: N9°25'46"E) 71.86 feet through a central angle of 61°27'07" (chord: N49°50'41"W 68.47 feet); thence N88°26'44"W 15.63 feet; thence N45°49'30"W 167.90 feet; thence N44°34'04"E 136.73 feet; thence N84°08'20"E 77.69 feet; thence N66°01'09"E 96.88 feet; thence N28°42'26"W 259.90 feet; thence N6°44'58"E 194.29 feet; thence N49°03'12"E 246.57 feet; thence N83°40'00"E 98.01 feet; thence N84°36'06"E 183.58 feet to the southwest corner of Lot 37, TRAVERSE MOUNTAIN VIALETTO Phase 1 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N84°36'06"E along said Plat 55.61 feet to the westerly side of Phase 2 of said Plat; thence along said Phase 2 the following 2 (two) courses and distances: Southwesterly along the arc of a 217.51 foot radius non-tangent curve to the left 72.53 feet through a central angle of 19°06'15" (chord: S6°33'48"W 72.19 feet); thence N87°00'35"E 45.00 feet to a westerly corner of Lot 40 of said Phase 1; thence along said Phase 1 the following 3 (three) courses and distances: N54°47'52"E 186.88 feet; thence S35°19'29"E 167.00 feet; thence N63°10'16"E 116.08 feet to lands of Lehi City; thence along said lands of Lehi City the following 15 (fifteen) courses and distances: S26°49'44"E 100.01 feet; thence N63°10'16"E 180.46 feet; thence N29°54'48"E 122.48 feet; thence N76°16'30"E 202.35 feet; thence S41°01'23"E 360.47 feet; thence N78°44'46"E 393.54 feet; thence S59°17'07"E 245.17 feet; thence S12°12'49"E 213.70 feet; thence S71°34'48"E 170.15 feet; thence S5°12'53"E 218.58 feet; thence S35°39'09"E 131.92 feet; thence S64°08'32"E 183.35 feet; thence S47°21'56"E 126.66 feet; thence S24°45'26"E 210.69 feet; thence S33°40'42"E 268.13 feet; thence S0°20'19"W 224.52 feet to the northeast corner of said SEASONS AT TRAVERSE MOUNTAIN "A" Subdivision; thence along said plat the following 3 (three) courses and distances: N89°36'29"W 695.41 feet; thence S55°16'33"W 325.92 feet; thence West 369.36 feet to the point of beginning.

Contains: 94.19+/- acres

Curve Table					Curve Table					Curve Table							
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C2	221.60	15°02'30"	58.18	S61°26'08"W	58.01	C106	122.00	10°59'42"	23.41	N37°44'56"E	23.38	C256	250.00	12°04'57"	52.72	N49°19'37"E	52.62
C3	222.00	9°11'42"	35.63	S86°32'29"W	35.59	C107	122.00	11°14'48"	23.95	N78°42'13"E	23.91	C257	250.00	28°42'25"	123.26	N76°47'08"E	123.95
C4	528.00	5°07'23"	47.22	S88°34'38"W	47.20	C108	15.00	90°00'00"	23.56	S58°40'23"E	21.21	C258	250.00	21°51'39"	95.39	N51°30'05"E	94.81
C5	528.00	7°21'13"	67.77	S82°28'19"W	67.72	C109	178.00	6°44'38"	20.95	S17°02'42"E	20.94	C264	150.00	30°00'00"	235.62	S58°40'23"E	212.13
C6	278.00	7°20'00"	35.58	S74°59'42"W	35.56	C110	178.00	18°18'42"	56.89	S29°34'23"E	56.65	C265	150.00	43°11'49"	114.40	N24°54'18"W	111.65
C7	278.00	15°02'04"	72.95	S63°48'40"W	72.74	C111	178.00	18°05'59"	56.23	S47°46'42"E	56.00	C268	184.00	99°41'58"	328.18	N17°17'11"W	281.28
C8	15.00	70°23'50"	20.00	S89°42'31"W	18.55	C112	178.00	18°05'59"	56.23	S65°13'40"E	56.00						
C9	178.00	23°00'28"	71.48	N63°35'48"W	71.00	C113	178.00	18°11'18"	56.51	S84°01'19"E	56.27						
C10	178.00	14°38'19"	45.48	N82°29'12"W	45.35	C114	178.00	10°33'53"	32.80	N81°36'20"E	32.75						
C11	15.00	55°32'34"	14.54	N61°58'04"W	13.98	C115	279.00	5°44'34"	27.06	N73°27'30"E	27.95						
C12	61.00	23°43'50"	27.39	N47°03'42"W	27.16	C116	279.00	12°10'09"	59.26	N64°29'58"E	59.15						
C13	61.00	83°23'02"	88.77	S78°22'52"W	81.15	C117	279.00	20°20'25"	99.86	N46°09'41"E	99.33						
C14	61.00	64°12'04"	68.35	N84°35'19"E	64.83	C118	126.00	87°24'15"	192.21	N81°35'46"E	174.11						
C15	61.00	18°52'14"	20.09	S30°56'51"E	20.00	C119	126.00	87°15'54"	191.91	S11°04'09"E	173.89						
C16	61.00	73°10'08"	77.90	S82°58'02"E	72.71	C120	179.00	21°24'34"	66.88	S19°17'16"W	66.49						
C17	61.00	23°43'50"	27.39	N47°03'42"W	27.16	C121	179.00	21°24'34"	66.88	S02°47'08"E	66.49						
C18	15.00	55°32'34"	14.54	N62°29'22"E	13.98	C122	179.00	16°52'51"	52.74	S21°15'46"E	52.55						
C19	122.00	33°31'03"	71.37	S72°35'49"E	70.36	C123	179.00	16°52'51"	52.74	S21°15'46"E	52.55						
C20	15.00	90°43'49"	23.75	S10°51'22"E	21.35	C124	166.00	22°38'53"	65.62	S14°08'50"E	65.19						
C21	278.00	14°14'33"	69.10	S37°23'16"W	68.93	C125	184.00	18°03'38"	58.00	N76°09'59"W	57.76						
C22	278.00	19°07'10"	92.77	S10°42'34"W	92.34	C126	184.00	18°03'38"	58.00	S85°40'22"W	57.76						
C23	278.00	17°47'33"	85.33	S07°44'57"E	85.98	C127	184.00	18°03'38"	58.00	S67°42'44"W	57.76						
C24	278.00	6°11'35"	30.05	S19°44'31"E	30.03	C128	184.00	18°03'38"	58.00	S49°39'06"W	57.76						
C25	222.00	67°57'17"	263.30	N13°35'38"E	248.14	C129	184.00	2°43'58"	8.76	S39°15'28"W	8.76						
C26	222.00	7°44'59"	30.02	N51°26'41"E	29.99	C130	221.00	14°48'27"	57.11	S45°17'52"W	56.96						
C27	222.00	19°47'00"	76.65	N65°12'36"E	76.27	C143	279.00	0°00'30"	0.07	N37°54'04"E	0.07						
C28	222.00	3°33'36"	13.79	N76°52'54"E	13.79	C144	15.00	77°07'36"	20.19	N85°19'01"W	18.70						
C29	472.00	5°44'57"	47.36	N81°32'11"E	47.34	C145	178.00	20°12'26"	62.78	S66°13'24"W	62.45						
C30	472.00	6°43'41"	55.43	N87°46'30"E	55.39	C146	396.00	6°18'17"	43.57	S37°25'07"W	43.55						
C31	278.00	11°21'45"	55.13	N85°27'28"E	55.04	C147	15.00	90°00'00"	23.56	S31°49'37"W	21.21						
C32	122.00	81°42'57"	174.00	N62°48'54"W	159.62	C148	15.00	84°40'40"	22.17	S56°00'43"E	20.21						
C33	122.00	81°42'57"	174.00	N17°48'54"W	176.62	C149	15.00	84°42'21"	22.18	N39°17'47"E	20.21						
C34	15.00	41°24'35"	10.84	N77°38'45"W	10.61	C150	122.00	43°41'40"	93.04	N24°54'18"W	90.81						
C35	61.00	11°02'39"	11.76	N63°27'48"W	11.74	C151	278.00	0°59'32"	4.73	S55°48'22"W	4.73						
C36	61.00	52°01'52"	35.39	S85°59'57"W	35.51	C152	222.00	2°27'17"	9.51	N31°36'59"W	9.51						
C37	178.00	18°10'49"	56.48	S20°20'33"E	56.24	C153	179.00	2°34'20"	8.04	S31°16'38"W	8.03						
C38	178.00	17°19'15"	53.81	S38°05'55"E	53.61	C156	178.00	0°59'55"	3.10	N33°45'02"E	3.10						
C39	15.00	79°00'18"	20.68	S07°15'04"E	19.08	C166	278.00	3°48'30"	18.48	S53°24'51"W	18.47						
C40	122.00	23°57'02"	51.00	S44°13'36"W	50.63	C225	425.00	5°48'38"	43.10	S37°39'57"W	43.08						
C41	122.00	13°04'50"	27.85	S62°44'32"W	27.79	C226	250.00	50°34'05"	220.64	S65°51'18"W	213.53						
C42	15.00	61°34'32"	16.12	N79°55'47"W	15.36	C227	500.00	12°28'38"	108.88	N84°54'01"E	108.67						
C43	61.00	58°39'00"	62.44	N78°28'01"W	59.75	C229	250.00	23°30'37"	101.86	N66°59'24"E	101.15						
C44	61.00	48°14'03"	51.35	S48°05'27"W	49.85	C231	250.00	78°00'24"	341.02	N16°14'24"E	315.19						
C45	61.00	41°21'49"	44.04	S03°17'30"W	43.09	C232	150.00	42°58'30"	112.51	N68°15'06"W	109.89						
C46	61.00	41°21'49"	44.04	S38°01'19"E	43.09	C247	150.00	33°04'50"	86.60	N59°47'12"E	85.41						
C47	61.00	41°21'49"	44.04	S79°26'08"E	43.09	C248	150.00	43°44'08"	114.50	N54°07'09"E	111.74						
C48	61.00	59°51'29"	63.73	N49°57'14"E	60.87	C249	250.00	38°25'58"	167.70	N57°06'38"E	164.57						
C49	15.00	52°00'24"	13.62	N46°01'41"E	13.15	C251	155.00	174°40'09"	472.53	S54°46'17"E	399.66						
C50	178.00	5°55'15"	18.39	N69°04'16"E	18.39	C253	150.00	62°10'00"	163.01	S01°25'48"W	155.11						
C51	178.00	32°51'39"	102.09	N49°40'49"E	100.69	C255	250.00	60°04'36"	288.30	N16°11'55"E	272.59						

LINE	DIRECTION	LENGTH
L1	S40°34'16"W	6.01
L3	N32°15'05"E	37.14
L4	N75°59'12"E	49.67
L6	S87°00'35"W	20.00
L7	N87°00'35"W	20.00
L13	S13°40'23"E	65.00
L16	N13°40'23"W	79.28
L17	S83°53'47"W	11.07
L18	N83°53'47"E	91.22
L19	N83°53'47"E	83.49
L20	N83°53'47"E	67.95
L21	N83°53'47"E	67.95
L22	N50°52'36"E	56.89

LINE	DIRECTION	LENGTH
L23	N72°38'16"E	72.22

TRAVERSE ESTATES (RESIDENTIAL)

LEHI, UTAH
Preliminary Plat

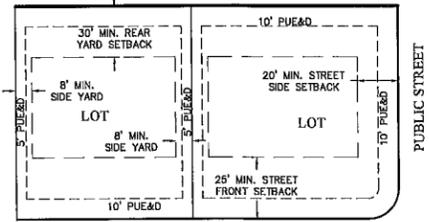
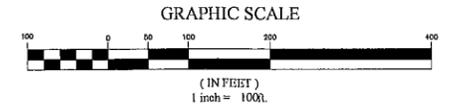
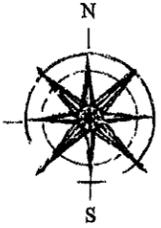
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PRELIMINARY PLAT

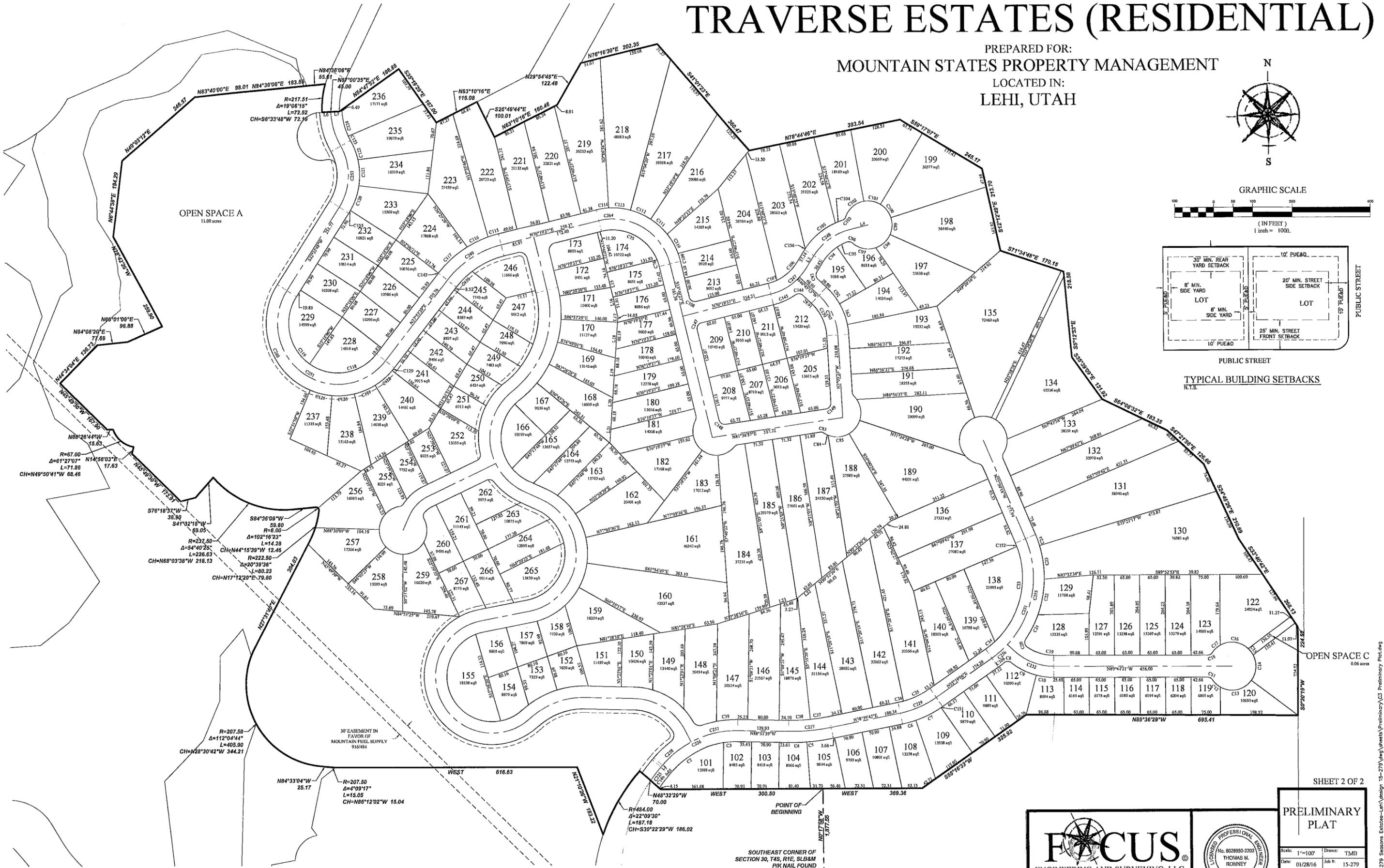
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Date: 01/28/16 Job #: 15-279
Sheet: C2

TRAVERSE ESTATES (RESIDENTIAL)

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



TYPICAL BUILDING SETBACKS
N.T.S.



-41-

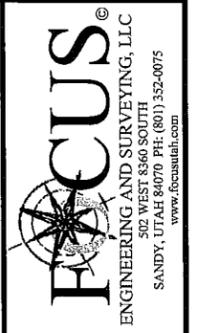
SHEET 2 OF 2

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: TMB
Date: 01/28/16	Job #: 15-279
Sheet:	C3

#51

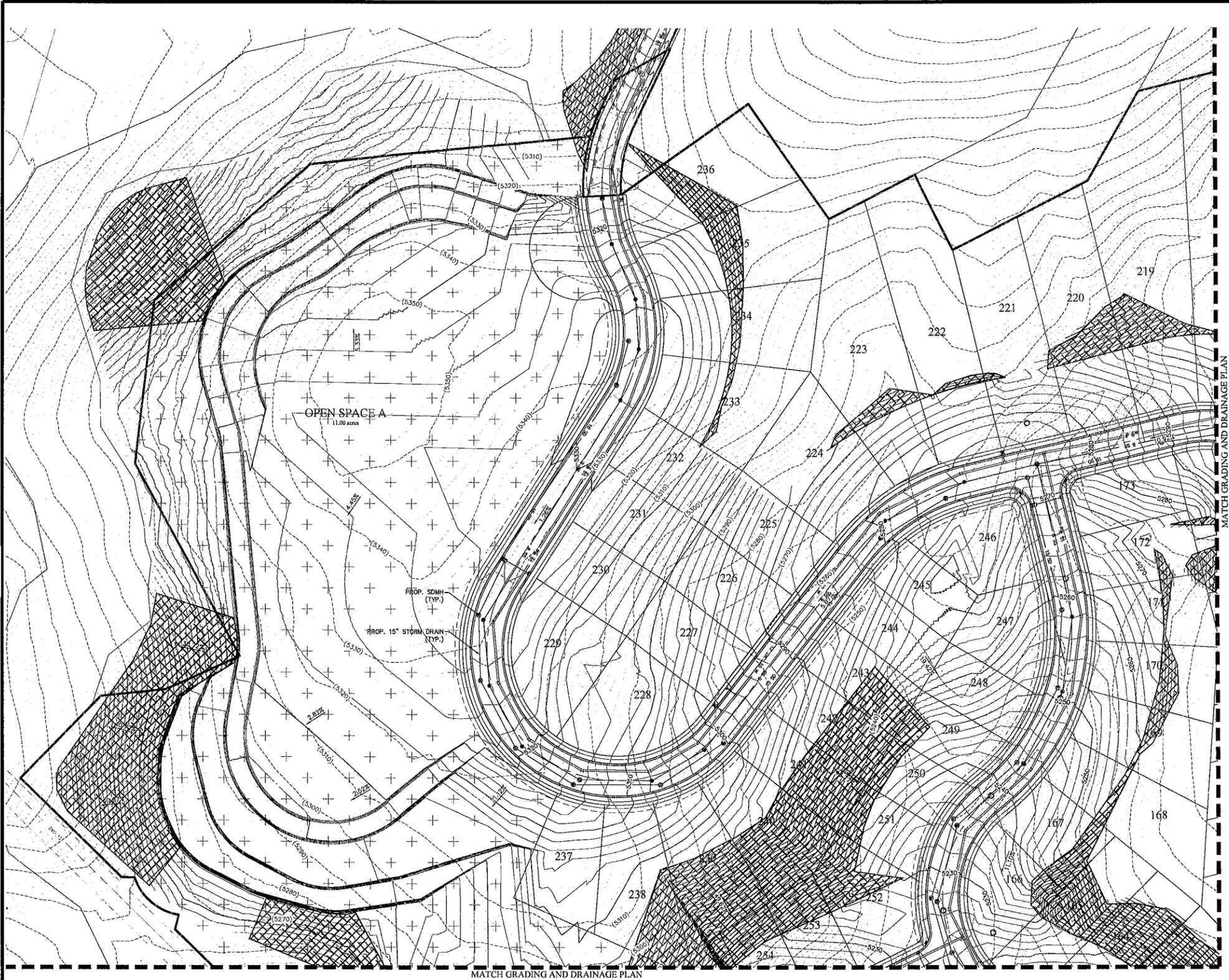


TRAVERSE ESTATES (RESIDENTIAL)
LEHI, UTAH
Grading and Drainage Plan

REVISION BLOCK	DATE	DESCRIPTION
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GRADING AND DRAINAGE PLAN	
Scale: 1"=60'	Drawn: TMB
Date: 01/28/16	Job #: 15-279
Sheet: C8	

Z:\2015\15-279 Seneca Estates\Lin\Design\15-279 (wp) \traverse (Preliminary)\CS Grading and Drainage Plan.dwg

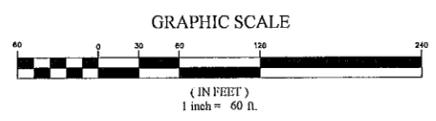


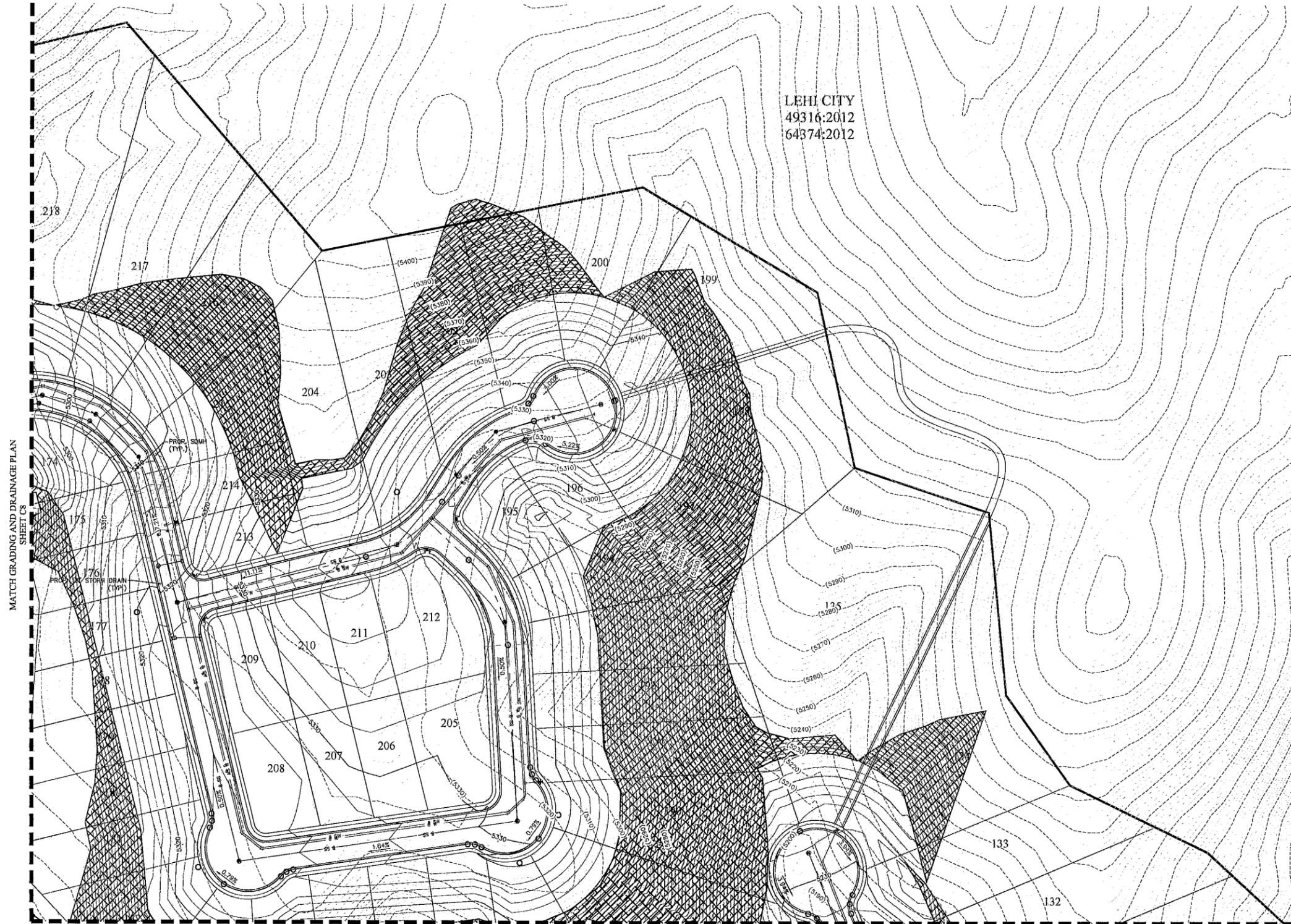
LEGEND

--- (thick)	BOUNDARY
--- (thin)	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
8" SS	8" PVC SDR-35 SEWER
8" SD	EXIST. 8" RCP SD
6" W	6" PVC SDR-21 C200 WATER
8" 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
XXXX	SLOPES GREATER THAN 30%

STORM DRAIN NARRATIVE:
THE STORM WATER FROM THE 10 YEAR STORM EVENT WILL BE COLLECTED IN STORM DRAIN INLET BOXES LOCATED ACROSS THE SITE. THE WATER WILL BE CONVEYED THROUGH THE PROPOSED STORM DRAIN SYSTEM TO THE SOUTH END OF THE PROJECT WHERE A DETENTION BASIN WILL BE LOCATED TO THE WEST OF THE EXISTING SEASONS VIEW DRIVE ROAD STUD. THE PROPOSED PERMANENT DETENTION POND HAS BEEN SIZED FOR THE 100 YEAR STORM AND WILL DISCHARGE STORM WATER AT A RATE OF 0.4 CFS/ACRE (97.74 CFS). THE DETENTION POND HAS BEEN SIZED TO DETAIN THE REQUIRED 61,110 CF.

- NOTES**
- 1) RE-VEGETATE 2:1 SLOPES WITH APPROVED NATIVE SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING. SEED TO BE APPLIED VIA HYDRO-SEEDING.
 - 2) DISTURBED SLOPES 3:1 OR LESS SHALL BE RE-VEGETATED WITH SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING.





LEHI CITY
49316:2012
64374:2012

LEGEND

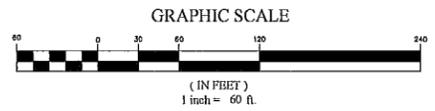
---	BOUNDARY
---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
8 SS	8" PVC SDR-35 SEWER
SD	CLASS III RCP SD
8 W	8" PVC SDR-21 C200 WATER
8 SW	8" SECONDARY WATER
XXXX	PVC DR-18 C900 (PURPLE PIPE)
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. RCP SD
---	EXIST. SDR-35 SEWER
---	EXIST. 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
XXXX	SLOPES GREATER THAN 30%

MATCH GRADING AND DRAINAGE PLAN
SHEET C8

MATCH GRADING AND DRAINAGE PLAN
SHEET C11

NOTES

- 1) RE-VEGETATE 2:1 SLOPES WITH APPROVED NATIVE SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING. SEED TO BE APPLIED VIA HYDRO-SEEDING.
- 2) DISTURBED SLOPES 3:1 OR LESS SHALL BE RE-VEGETATED WITH SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING.



TRAVERSE ESTATES (RESIDENTIAL)
LEHI, UTAH
Grading and Drainage Plan

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

REVISION BLOCK	DATE	DESCRIPTION
1		
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GRADING AND DRAINAGE PLAN

Scale: 1"=60'	Drawn: TMB
Date: 01/28/16	Job #: 15-279
C9	



TRAVERSE ESTATES (RESIDENTIAL) LEHI, UTAH Grading and Drainage Plan

NO.	DATE	DESCRIPTION
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GRADING AND DRAINAGE PLAN	
Scale: 1"=60'	Drawn: TMB
Date: 01/28/16	Job #: 15-279
Sheet: C10	

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
8" SW	8" PVC SDR-35 SEWER
CLASS III RCP SD	CLASS III RCP SD
8" W	8" PVC SDR-21 C200 WATER
---	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
XXXX	SLOPES GREATER THAN 30%

Detention Pond

Project: Seasons Estates at Traverse Mountain
Location: 14115 SR16
Date: 01/13/2015
Calculated By: Travis Demko

100-Year Intensity Slope

Design Criteria	Intensity Table	Per FEMA Atlas 14
Return Period	100 year	100 year
Allowable Discharge	0.40 cfs/acre	Per Lehi City Standards

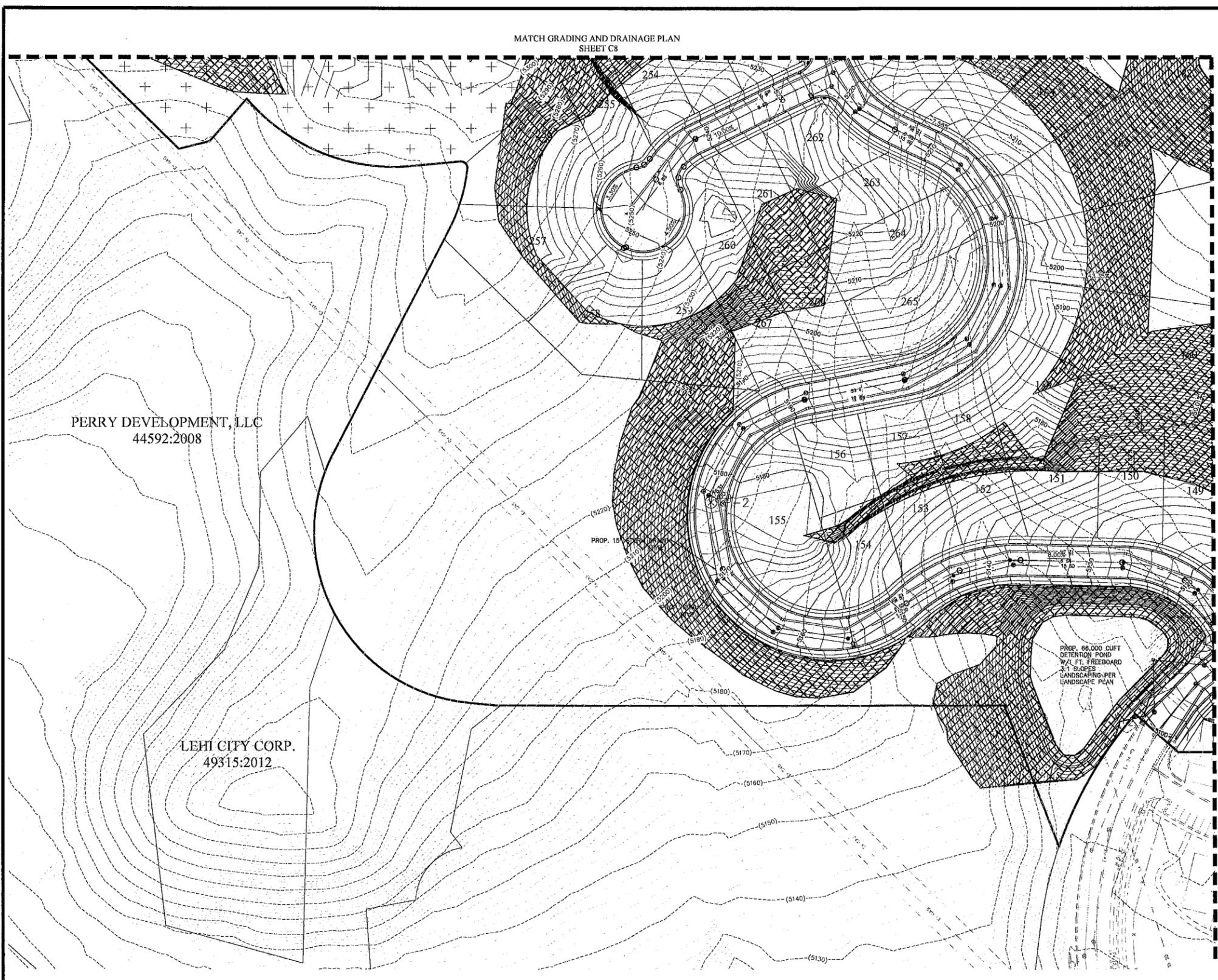
Allowable Discharges	Storm Drain Discharge	Other Discharge	Total Discharge
37.36 cfs	0.00 cfs	0.00 cfs	37.36 cfs
27.74 cfs			27.74 cfs

Weighted "C" Value	Area (sq ft)	"C" Value	C ²
Impervious	41,500	0.00	0.00
Drives	47,000	0.00	0.00
Rocking and Sidewalk	4,000	0.05	0.20
Landscaping	2,972,100	0.15	445,815
Total	4,919,600	0.05	245,985

Drainage Calculations	Location	Intensity	Runoff C	Area	Runoff	Accum. Area	Allowable Discharge	Discharge	Required Storage
100'	100'	0.35	0.35	94.30	33.00	94.30	37.36	33.00	61.30
200'	200'	0.35	0.35	94.30	66.00	188.60	37.36	66.00	122.60
300'	300'	0.35	0.35	94.30	99.00	282.90	37.36	99.00	183.60
400'	400'	0.35	0.35	94.30	132.00	377.20	37.36	132.00	244.60
500'	500'	0.35	0.35	94.30	165.00	471.50	37.36	165.00	305.60
600'	600'	0.35	0.35	94.30	198.00	565.80	37.36	198.00	366.60
700'	700'	0.35	0.35	94.30	231.00	660.10	37.36	231.00	427.60
800'	800'	0.35	0.35	94.30	264.00	754.40	37.36	264.00	488.60
900'	900'	0.35	0.35	94.30	297.00	848.70	37.36	297.00	549.60
1000'	1000'	0.35	0.35	94.30	330.00	943.00	37.36	330.00	610.60

Detention Basin Design
Storage Requirement: 61,116 cf
Impervious: 30.0 ft
Retention Pond Volume: 66,000 cf
Required Storage: 0 cf
Total Storage: 66,000 IN DETENTION AT 0.4 FT

Office Design
Restrictions: 100' Runoff Rate: 0.40 CFS/ACR1
Allowable Staff Height: 37.74'
Office Width: 4' 0"
Office Depth: 1.94 ft
Office Area: 20.81 sq ft
Office Size: 16.8' x 12.4'

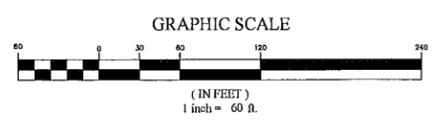
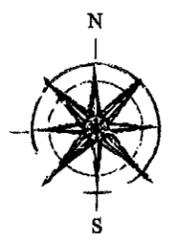


PERRY DEVELOPMENT, LLC
44592:2008

LEHI CITY CORP.
49315:2012

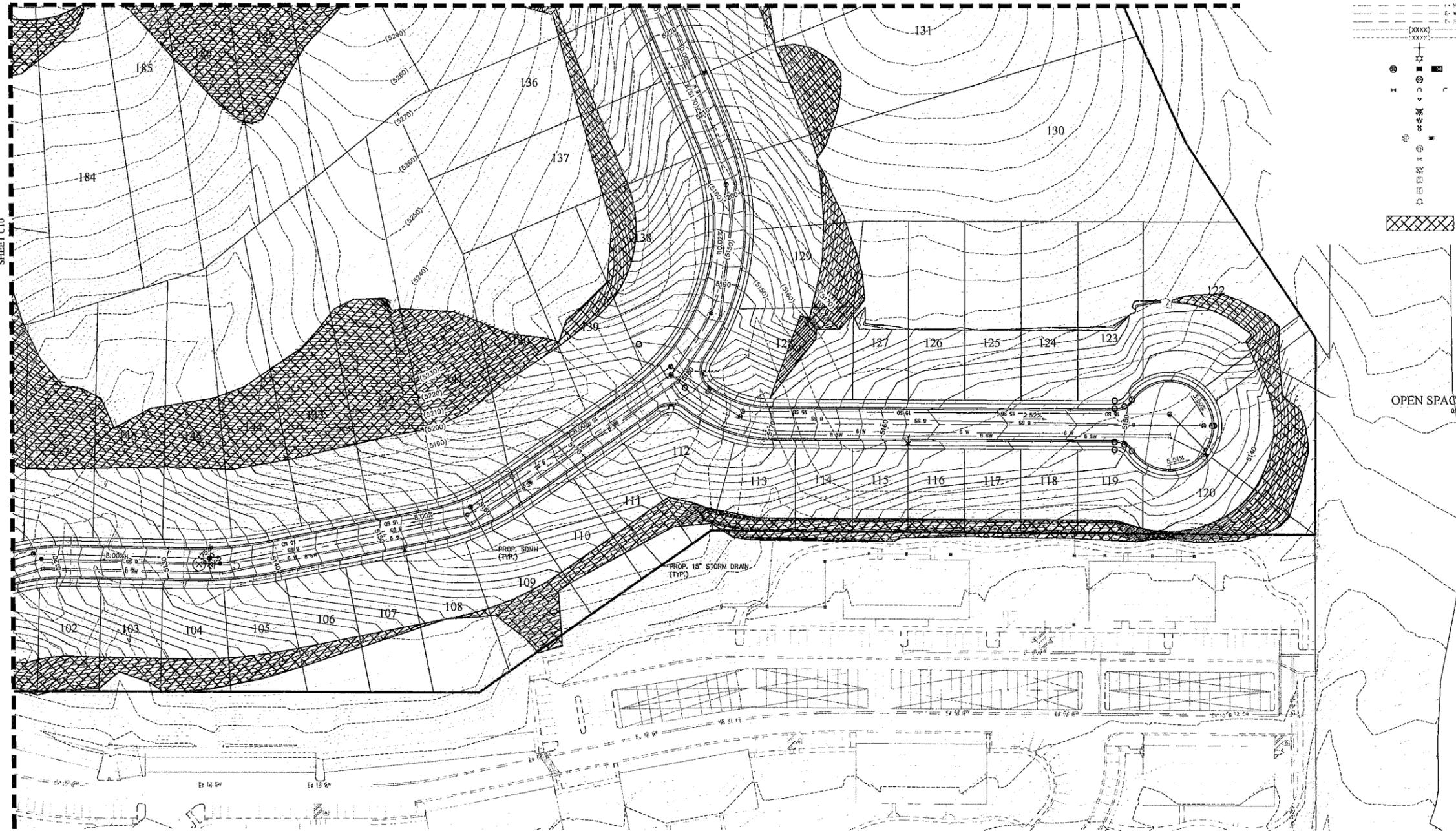
NOTES

- RE-VEGETATE 2:1 SLOPES WITH APPROVED NATIVE SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING. SEED TO BE APPLIED VIA HYDRO-SEEDING.
- DISTURBED SLOPES 3:1 OR LESS SHALL BE RE-VEGETATED WITH SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING.



MATCH GRADING AND DRAINAGE PLAN SHEET C10

MATCH GRADING AND DRAINAGE PLAN SHEET C9



LEGEND

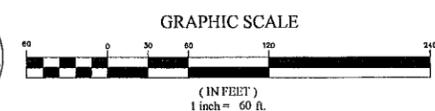
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---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
---	8" SS
---	CLASS II RCP SD
---	6" PVC SDR-21 C200 WATER
---	8" SECONDARY WATER
---	PVC DR-18 C900 (PURPLE PIPE)
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. RCP SD
---	EXIST. SDR-35 SEWER
---	EXIST. SDR-21 C200 WATER
---	EXIST. SECONDARY WATER
---	EXIST. CONTOUR MAJOR
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---	SIGN
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---	VALVE, TEE & BEND
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---	EXIST. SEWER MH
---	EXIST. VALVE
---	EXIST. FIRE HYDRANT
---	EXIST. ELECTRICAL BOX
---	EXIST. TRANSFORMER
---	EXIST. STREET LIGHT
---	SLOPES GREATER THAN 30%



TRAVERSE ESTATES (RESIDENTIAL)
LEHI, UTAH
Grading and Drainage Plan

NOTES

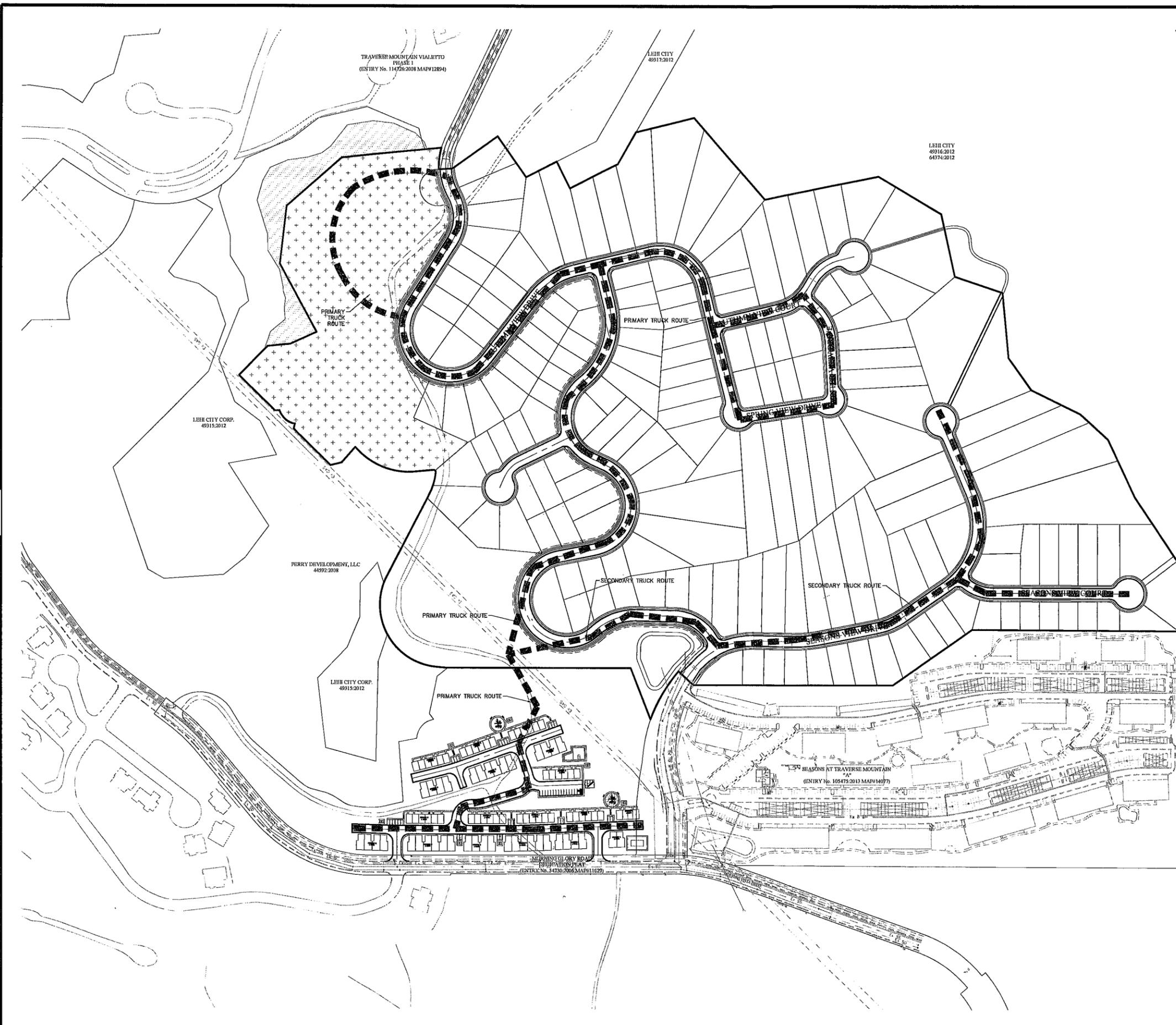
- 1) RE-VEGETATE 2:1 SLOPES WITH APPROVED NATIVE SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING. SEED TO BE APPLIED VIA HYDRO-SEEDING.
- 2) DISTURBED SLOPES 3:1 OR LESS SHALL BE RE-VEGETATED WITH SEED MIX PER RE-VEGETATION DETAIL ON SHEET D1. LOOSEN 2-3" OF TOPSOIL PRIOR TO PLANTING. SUGGESTED SEEDING IN FALL OR EARLY SPRING.



REVISION BLOCK	DATE	DESCRIPTION
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2		
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4		
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6		

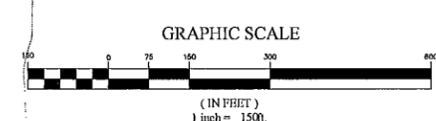
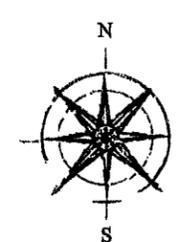
GRADING AND DRAINAGE PLAN

Scale: 1"=60'	Drawn: TMB
Date: 01/28/16	Job #: 15-279
Sheet: C11	



LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	2.0' MODIFIED CURB AND GUTTER
---	EASEMENT
0 SS	8" PVC SDR-35 SEWER
1 SD	CLASS III RCP SD
6 W	6" PVC SDR-21 C200 WATER
8 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
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+	EXIST. VALVE
+	EXIST. FIRE HYDRANT
+	EXIST. ELECTRICAL BOX
+	EXIST. TRANSFORMER
+	EXIST. STREET LIGHT



FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 552-0075
www.focusutah.com

SEASONS TOWNS/TRVERSE ESTATES
LEHI, UTAH
TRUCK ROUTE PLAN

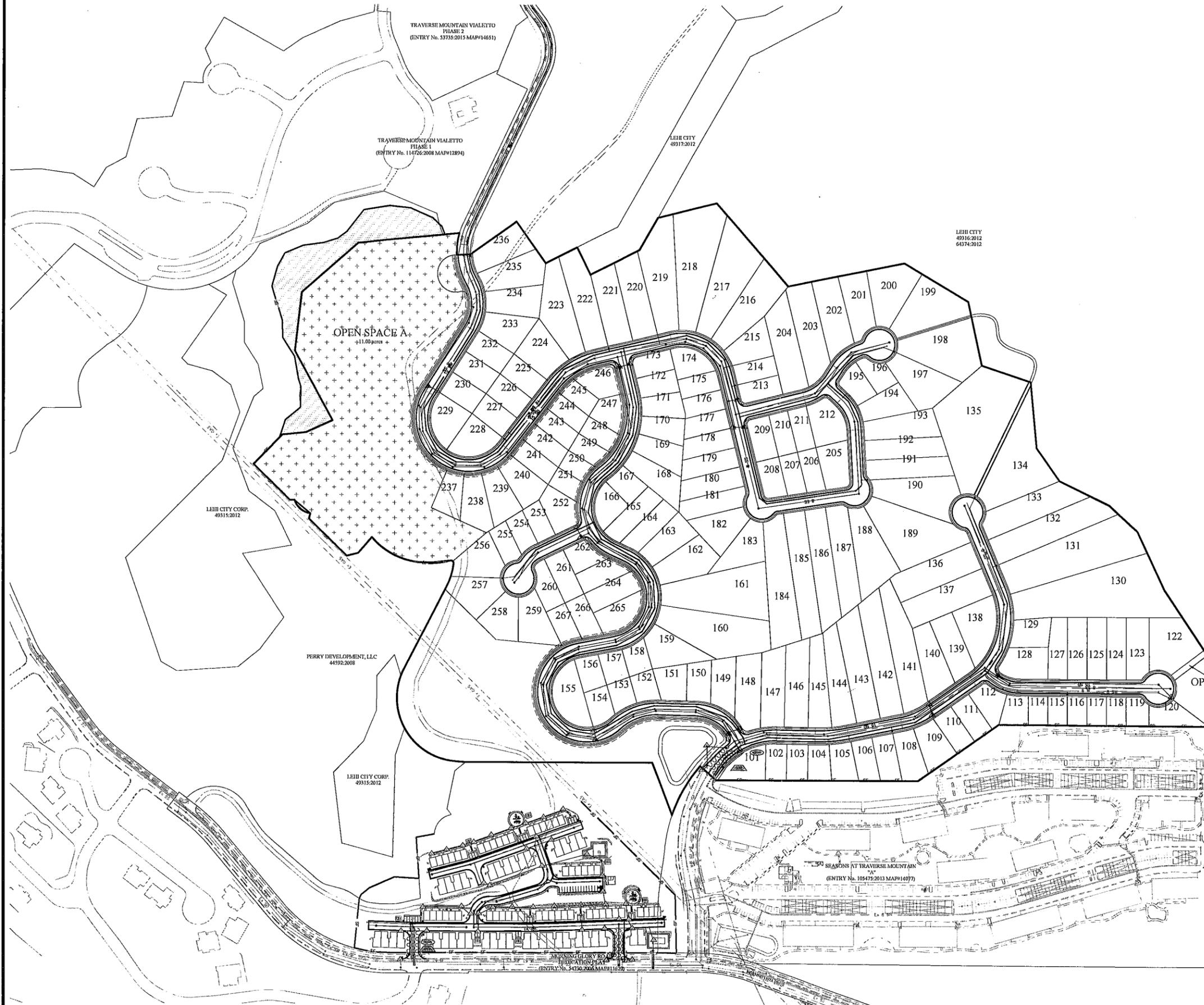
REVISION BLOCK	DATE	DESCRIPTION
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TRUCK ROUTE PLAN

Scale: 1"=150' Drawn: TMB
Date: 01/28/16 Job #: 15-279
Sheet: 02

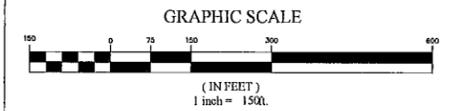


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EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL



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SEASONS TOWNS/TRaverse ESTATES
LEHI, UTAH
EROSION CONTROL PLAN

REVISION BLOCK	#	DATE	DESCRIPTION
	1		
	2		
	3		
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	5		
	6		

EROSION CONTROL PLAN
Scale: 1"=150' Drawn: TMB
Date: 01/28/16 Job #: 15-279
Sheet: C19

Development Code Amendments Planning Commission Report	
Applicant:	Lehi City
Requested Action/Purpose:	Review and recommendation on proposed amendments to the Lehi City Development Code
Date of DRC Review:	February 10, 2016
Required Action	
Planning Commission:	Review and recommendation
City Council:	Final approval

Section 04.060. Criteria for Approval.

No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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.

ANALYSIS

Lehi City requests review and recommendation of a proposed Development Code amendment to create a new Chapter 36-B for the Jordan River Overlay Zone. This item has previously been reviewed by the Planning Commission on June 11, 2015 where the Commission tabled the item to give the property owners along the Jordan River the opportunity to work with staff to provide input for the ordinance. As part of the process, a public meeting was held on September 3, 2015 to receive input from the public. Since this work session, staff has met with many property owners along the Jordan River to discuss their concerns and ideas on their individual properties.

Staff has since created a new draft of the ordinance based on the public comment. The most notable items in the new ordinance are as follows:

- The determination of ownership of the buffer area is done on a case-by-case basis and can be publicly owned, privately owned, or owned by an HOA.
- The buffer area shown on the maps will have a final determination of the buffer location at the time of development and is based on the required concept plan and site features map.
- General design standards are included and only restrict rear-facing lots where a proposed development is adjacent to the Jordan River Parkway Trail. Limiting rear-facing lots is encouraged on the west side of the Jordan River but will not be required. In either case, design considerations and/or a density bonus can be provided for proposed developments.
- Permitted uses are listed and restrict buildings larger than 750 square feet from being located within the buffer unless otherwise approved by the Planning Commission and City Council. There is a clause that allows the Zoning Administrator to consider other uses not addressed in the permitted uses section.

The proposed ordinance allows flexibility and the consideration of ownership on a case-by-case basis that was not included in the previous ordinance. The proposed ordinance will help to achieve Goal 6 of the General Plan to preserve

and protect the Jordan River as a natural feature and community asset while providing some flexibility for land owners along the River.

RECOMMENDATIONS/POSSIBLE ACTIONS

Planning Division Staff Recommendation:

Planning staff recommends the Planning Commission send a **POSITIVE RECOMMENDATION** to the City Council on the two proposed Development Code amendments for the preliminary subdivision requirements and the Jordan River Overlay Zone including DRC comments. This recommendation is based on the following findings:

1. Staff has met and worked with many of the property owners along the Jordan River to create an ordinance to address the property owner concerns but still achieve the goal of preserving open space along the River.
2. The proposed Jordan River Overlay Zone is essential to implement Goal 6 of the General Plan and would enhance and preserve the areas adjacent to the Jordan River for current and future generations of Lehi residents.
3. The proposed amendment to the Lehi City Development Code is not detrimental to the public health, safety, and welfare of Lehi City.

Possible Actions:

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed amendments to the Development Code. Please remember to include findings with the motion.

DRC CITY BUSINESS

DRC Members Present: Brent Thomas, Kerry Evans, Greg Allred, Todd Munger, Kim Struthers, Gary Smith, Mike Howell, Brad Kenison, Craig Barratt
Date of Plans Reviewed: 2/4/16

DRC REDLINE COMMENTS:

Lehi City – Requests review of amendments to the Lehi City Development Code:

- Chapter 11, Preliminary Subdivision Requirements – #13D – only require setbacks to be shown on the preliminary when a variation is being requested. Also on #29 and #31, easements for offsite are not required
- Chapter 36-B Jordan River Overlay – the DRC had no comments

Lehi City – Requests review of amendments to the Design Standards and Public Improvements Specifications Manual.- individual members should meet with Ross on a case-by-case basis

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.

Chapter 36-B

Jordan River Protection Overlay Zone

- Section 36B.010. Purpose and Intent
- Section 36B.020. Applicability
- Section 36B.030. Relationship to Other Regulations
- Section 36B.040. Definitions
- Section 36B.050. Permitted Uses
- Section 36B.060. River Buffer
- Section 36B.070. Concept Plan
- Section 36B.080. Site Features Mapping
- Section 36B.090. Design Standards
- Section 36B.100. Ownership of Open Lands
- Section 36B.110. Maintenance of Open Lands

Section 36-B.010. Purpose and Intent.

Purpose and Intent. The Jordan River Protection Overlay Zone provides an open space buffer between the river and adjacent residential and non-residential development. The specific purposes and intent of this Chapter include:

- A. Creating a buffer adjacent to the Jordan River to limit encroaching development;
- B. Conserving natural and cultural resources and features adjacent to the river;
- C. Providing for and protecting public ownership and access to the river where it is deemed appropriate;
- D. Preserving and enhancing the existing Jordan River Parkway Trail;
- E. Improving the use and water quality of the Jordan River;
- F. Protecting the scenic view corridors along the Jordan River;
- G. Minimize flood hazards; and
- H. Creating recreational opportunities.



Figure 1. Jordan River Parkway Trail.

Section 36-B.020. Applicability.

The Jordan River Protection Overlay Zone applies to all parcels or properties located within the Jordan River Buffer Area as identified on the Lehi City General Plan Land Use Map.

Section 36-B.030. Relationship to Other Regulations.

The requirements of this Overlay Zone shall apply in addition to the applicable regulations for each underlying zoning district. In the event that regulations imposed by this ordinance conflict with regulations of an underlying zoning district, the most restrictive regulation shall apply.

All development within the Jordan River Protection Overlay Zone shall also comply with all applicable State and Federal regulations. Documentation of compliance with applicable State and Federal regulations shall be required prior to approval of subdivision plats or other development approvals.

Section 36-B.040. Definitions.

Cultural Resources - Human artifacts and remains older than fifty years that are identified by the state Historic Preservation Office (SHPO) as cultural and historic resources under State law.

Habitat - The place or environment where plants and/or animals naturally or normally live and grow.

Natural Resources - Fresh water, air, wildlife, and wildlife habitat areas that are supplied by nature.

River Buffer - A strip of land between the Jordan River and adjacent development.

Riparian Area - An area adjacent to surface water bodies such as streams and lakes that is characterized by periodic inundation and hydrophilic (water-loving) vegetative types.

Wetland - Land that has been determined by the Army Corps of Engineers to be regulated under the federal Clean Air Act.

Section 36-B.050. Permitted Uses.

The following uses are permitted within the Jordan River Overlay Zone:

- A. Open space
- B. Parks and associated improvements
- C. Agricultural uses
- D. Golf Course
- E. Trails – paved and unpaved
- F. Accessory buildings incidental to a principal use with less than seven hundred fifty (750) gross square feet (unless otherwise approved by Planning Commission and City Council)
- G. Outdoor amphitheaters
- H. Public facilities including utilities, detention and drainage facilities, wells, etc.
- I. Other similar uses deemed appropriate within the river buffer as approved by the Zoning Administrator

Section 36-B.060. River Buffer.

The Jordan River Overlay Zone implements a river buffer as identified on the Lehi City General Plan Land Use Map. The final boundary of the river buffer will be determined on a case-by-case basis at the time of development based on existing site features.

Single family homes shall not be located within the river buffer and no permanent buildings shall be placed within fifty (50) feet of the top of the riverbank with the exception of any flood control or river-related facilities.

Section 36-B.070. Concept Plan

Concept Plan of Proposed Development. A concept Plan is required for all development within the Jordan River Protection Overlay Zone before a preliminary subdivision or site plan may be submitted. 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 meetings 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. Sections 11.010–11.030 of the Development Code identify the requirements for a Concept Plan.

In addition to the concept requirements set forth in Chapter 11 of the Development Code, the required concept plan must include the following items:

- A. Topographic contours at 2 feet or closer intervals may be required to determine river buffer;
- B. Limits of all floodplains;
- C. Water supply source protection areas;
- D. Proposed trail and open space locations; and
- E. Significant trees and vibrant areas of native vegetation.

Section 36-B.080. Site Features Mapping.

Site Features Map Required. Concurrent with the submission of a Concept Plan application, the applicant shall prepare and submit a site features map. The applicant is only required to map site features located within the Overlay Zone and areas located within fifty (50) feet of the Overlay Zone (to help finalize the river buffer location).

The purpose of the site features map is to identify and locate site features to facilitate creation of a site development design that mitigates impacts to the natural and cultural resources of the development area, and reduce risks associated with flooding, high ground water, and unstable soils. The site features map shall identify and locate the following features within the buffer area:

- A. The Jordan River, streams, tributaries, ponds, wetlands, and other hydrologic features;
- B. Riparian areas;
- C. Known habitat of endangered, threatened, or State sensitive species;
- D. Existing public and recreational access and uses;
- E. Cultural and historical resources;

Section 36-B.090. Design Standards.

The following design standards are intended to improve the character and aesthetic qualities of developments in the Jordan River Protection Overlay Zone and to minimize impacts on important natural and other site features. Variations from these standards may be granted by the appropriate decision making body depending on the nature of the application (example - subdivisions are approved by the City Council) provided that the overall intent of this section is achieved by the alternative design.

- A. General Standards.
 1. Lot Sizes. Lots should be designed to generally increase in size as they are placed

closer to the Jordan River with clustering of smaller lots farther away from the River.

2. Rear Facing Lots Located Adjacent to Jordan River Parkway. Rear facing lots shall be prohibited where a development is located along the Jordan River Parkway. A public road shall be placed between lots and the Jordan River Parkway trail to provide public access and to improve visibility and safety within the river buffer area and on the trail. Subdivision design considerations and/or a density bonus may be allowed at the discretion of Lehi City for proposed developments due to additional costs that may be placed on the developer (see Figure 2).

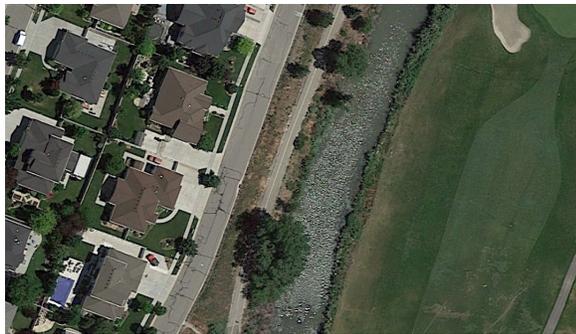


Figure 2. A road is shown located between the homes and the Jordan River Parkway Trail.

3. Rear Facing Lots Not Located Adjacent to Jordan River Parkway. Limit rear-facing lots as much as possible where a development is located adjacent to the Jordan River with no trail located along the river frontage. To provide public access and to improve visibility and safety within the river buffer area, it is the City's preference to have a road located between the lots and the Jordan River. This standard will be encouraged and reviewed on a case-by-case basis. Subdivision design considerations and/or a density bonus may be allowed at the discretion of Lehi City for developments that utilize this form of development.

4. Jordan River Parkway Trail Connections. Where located adjacent to the Jordan River Parkway Trail or other master planned trails as identified in the Lehi City Trails Master Plan and Lehi City Bicycle and Pedestrian Master Plan, a minimum of one (1) hard surface trail connection with a minimum of ten (10) feet in width shall be provided to the trail for each subdivision with a maximum spacing of one (1) connection per half mile (see Figure 3).

Access points to designated public trails and open areas should be clearly identified on plans and posted with permanent signage approved by the Planning Commission and/or City Council.



Figure 3. Trail connection is provided from the subdivision to the Jordan River Parkway.

5. Site Features Preservation. All development shall preserve important site features in their natural condition as approved by the Planning Commission or City Council.

Site features identified in Section 36-B.080 should be treated as fixed determinants of road and lot configuration rather than malleable elements that can be changed to allow for a preferred development scheme.

6. Vegetation. Significant trees, boundary trees, wetlands, streams and other important site features should be incorporated into open spaces, along the edges of individual lots, along a path, or roadway.

7. Any design standard not addressed in this Chapter shall be referred to other sections of the Development Code and Lehi City Design Standards and Public Improvements Specifications Manual.

Section 36-B.100. Ownership and Maintenance of Open Lands.

The ownership and responsibility for maintenance of the required river buffer areas and other areas left undeveloped to protect natural resources and avoid hazards will be decided on a case-by-case basis at the time development occurs. In general, areas planned to be open for use by the general public should be in public ownership. Areas planned to be kept private can remain in private ownership. Options for ownership and maintenance include:

A. Lehi City Ownership. Lehi City will accept any portion of the river buffer or other open land, provided that:

- 1. The land is in an acceptable condition to Lehi City at the time of transfer with regard to size, shape, location, and improvement; and,
- 2. At Lehi City’s discretion and as part of a development agreement, the applicant may be required to provide funding for one year of maintenance.
- 3. The land is free of any encumbrances.

B. Public Ownership Other than Lehi City. Public ownership may also be addressed through other governmental entities such as the Division of Natural Resources and Utah County.

C. Private Ownership. Unless otherwise approved by Lehi City, the underlying fee ownership of the land may remain in single ownership and may be owned and maintained by one of the following entities: land trust, conservation organization, or private individual.

D. Owners’ Association. Land may be held in common ownership by a homeowners’ association or other acceptable owners’ association, subject to all of the provisions for owners’ associations set forth in State regulations and Lehi City’s subdivision regulations. In addition, the following requirements shall be met:

- 1. A description of the organization of the proposed association, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for river buffer and open lands, including restrictive covenants for the Subdivision, shall be submitted by the developer with the Final Plat application.
- 2. The proposed association shall be established and operating (with financial subsidization, if necessary) prior to or concurrent with the recording of the Final Plat for the Subdivision.
- 3. Membership in the association shall be mandatory for all purchasers of property within the Subdivision and their successors in title.

4. The association shall be responsible for maintenance and insurance of the river buffer and other open lands.

5. The bylaws of the association and restrictive covenants for the Subdivision shall confer legal authority on the association to place a lien on the real property of any member who falls delinquent in dues. Such dues shall be paid with the accrued interest before the lien may be lifted.

The City shall have no obligation to enforce and of the foregoing private bylaws, but may enforce the maintenance requirements contemplated in this Section against applicable Owner’s Association by any means contemplated by the Lehi City Development Code.

Jordan River Overlay Zone North



Jordan River Overlay Zone

South

