

ISSUE

Ivory Development – Requests Final Subdivision approval for Park Estates at Ivory Ridge Plat G, a 24-lot residential development located at 875 West Ridgeline Drive in an existing Planned Community zone.

BACKGROUND

Adjacent Zoning and Land Use:	North:	R-1-12	Church
	South:	PC	Undeveloped
	East:	PC	Single family residential
	West:	RA-1	Park/Single family residential

HISTORY

August 22, 2005 – The Ivory Ridge Addition II annexation was recorded and included the subject property.

January 9, 2006 – The Ivory Ridge Area Plan was recorded.

March 28, 2006 – The Ivory Ridge preliminary plat was approved which included the lots shown in this final subdivision.

ANALYSIS

The applicant is requesting approval of Park Estates at Ivory Ridge Plat G, a 24-lot final subdivision. The proposed lots range in size from approximately 8,000 to 15,000 square feet. The lot sizes meet the minimum 8,000 square foot lot size. The frontage and setback requirements are met and consistent with the Area Plan. This phase shows one additional lot when compared to the preliminary subdivision plat which may be allowed. The DRC commented that clarification should be provided as to why there is an extra lot on the east side of the road and the remaining phases must be adjusted to ensure the overall density is not exceeded. Please consider DRC comments as part of the motion.

RECOMMENDATIONS

Planning Division Staff Recommendation:

Planning staff recommends **APPROVAL** of the proposed Park Estates at Ivory Ridge Plat G final subdivision including the DRC comments. The proposed subdivision meets the requirements of the Ivory Ridge Area Plan and it should be noted that this phase includes an additional lot that will be reduced from a future phase to ensure the overall density is not exceeded.

**Park Estates at Ivory Ridge Plat G
DRC Redline Comments**

Ivory Development – Requests Final Subdivision review for Park Estates at Ivory Ridge Plat G, a 24-lot residential development located at 875 West Ridgeline Drive in an existing Planned Community zone.

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

Representatives of the Applicant Present: Travis Benson, Bryon Prince, and John Bohem

Date of Plans Reviewed: 1/28/16

Time Start: 2:30 PM

Time End: 2:55 PM

DRC REDLINE COMMENTS:

Brent – Power:

1. Show location of any nearby existing electrical equipment on the Site Utilities Plan.

Kerry – Fire:

2. Adjust the following fire hydrants:
 - Move hydrant on the lot line of Lot 705 and 706 to the lot line of Lots 718 and 719.
 - Move the hydrant on the radius of Lot 710 to the radius of Lot 713.

Greg – Water/Sewer:

3. 3020 North is 3070 North.
4. C6 – Move the sewer laterals out of the manholes and connect into the main for Lots 712 and 714.
5. C7 – Show and label construction valves where tying into the existing water mains.
6. Show a blow-off on the radius of Lot 713.
7. Label the existing blow-off on 3070 N near Lot 724 to remain.
8. Storm drain on 875 West – adjust the storm drain manhole spacing to 400 feet or less.

Todd – Public Works: No comments

Kim – Planning:

9. On the east side of 875 West, the Preliminary Plat only shows 9 lots. Need to clarify why an additional lot has been added, and how the remaining phases will be adjusted so that the total density is not exceeded.

Gary – Building/Inspections: No comments

Mike – Public Works: No comments

Ross – Engineering:

10. Submit a separate drainage report document. Add a sentence or two about the development draining to the regional detention basin.
11. Recommend reducing the depth of the sewer where possible as it is shown at 16 feet

Craig – Parks: No comments

PRIOR TO RECORDING OF PLAT:

1. Provide an engineer's cost estimate for the cost of all improvements.
2. Escrow or Letter of Credit Bond Agreement and Public/Private Improvement Agreement for all public and private improvements must be in place.
3. Reimbursement Agreement for any reimbursable improvement items must be in place.
4. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
5. Include surveyor's and engineer's stamps and signatures on the plat and construction drawings.
6. Submit a title report to be reviewed by Lehi City Attorney.
7. Provide evidence that all property taxes (including rollback taxes) are paid. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the greenbelt taxes have been paid.
8. Show lot addresses on the final plat.
9. Provide a disc with the final plat and design drawings in dxf format.
10. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
11. New project startup form for Lehi City Storm Water

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.

12. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
13. Address any comments or conditions from City Council approval.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
8. If not using Lehi standard "Town and Country" lights, provide note that all site lighting is owned and maintained by HOA.
9. Please provide a 'dwg' format drawing to the Power Department for the circuit design and conduit/equipment placement. Send to: gladek@gwmail.gwu.edu

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL FEBRUARY 23, 2016

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IVORY DEVELOPMENT, LLC

Memo

To: Lehi City
From: Bryon Prince, Ivory Development
Date: January 28, 2016
Re: Ivory Ridge Park Estates Plat G Final Plat Approval

Ivory Ridge Park Estates Plat G is part of the Ivory Ridge Master Planned Community and is approx. 7.68 acres located at 875 West Ridgeline Drive. The property is already zoned Planned Community (PC). Phase G will include twenty four (24) single family home lots with an average lot size of approx. 9,500 sq ft and 3.13 du/acre. Ivory plans to build the floor plans found in their 2016 Catalog of Homes. The proposed lot sizes and home construction are consistent with what has been built in the previous 6 phases.

