

ISSUE

Brad Tronson – Requests Final Subdivision approval for Hidden Hollow, a 9-lot residential development located at 1000 North Trinnaman Lane in existing RA-1 and R-2 zones.

BACKGROUND

Location:	1000 North Trinnaman Lane	
Project Area:	Approx. 3 acres	
Existing Zoning:	RA-1 and R-2	
Existing General Plan Land Use Designation	Residential/Agriculture and Medium Density Residential	
Adjacent Zoning and Land Use:	<i>North:</i> RA-1	Single-family residential
	<i>South:</i> R-2	Single-family residential
	<i>East:</i> R-2	Single-family residential
	<i>West:</i> A-1	Residential/Agricultural
Date of Last DRC Review:	February 10, 2016	

HISTORY

June 15, 1872: This property was a part of the original Lehi City incorporation.

April 14, 2009: The two north western parcels of the subject property were approved by City Council as a part of the Elm Tree two-lot subdivision.

Aug. 25, 2015: The City Council approved of the Hidden Hollow concept plan.

Dec. 8, 2016: The City Council approved the preliminary subdivision of the Hidden Hollow development.

ANALYSIS

The applicant is requesting final approval for a 9-lot residential subdivision located at approximately 1000 North Trinnaman Lane with the northern portion of the property in the RA-1 zone and the southern portion in the R-2 zone. No lots shall have split zoning. The applicant has indicated that there will be no HOA for the subdivision and no trails will be installed. This is a standard subdivision, with no PRD or PUD overlay. One additional lot is being proposed in lieu of right-of-way, asphalt, and landscaping along Trinnaman Lane and 500 West. In order to fit in the additional lot, some of the lot sizes have been allowed to be smaller than the standard lot size for the zone.

The proposed subdivision consists of lots varying in size between 8,165 square feet and 15,726 square feet. Lots 8 and 9 are accessed from 500 West, and the remaining lots access off of the Hidden Hollow Court cul-de-sac. DRC comments require a note on the plat that Lots 1, 2, and 7 cannot be accessed from Trinnaman Lane. Additional 5-feet of property will be dedicated to the City to provide for a landscaped area along Trinnaman Lane. This property will be owned and maintained by the City, as has been done in other subdivision.

The DRC noted that the engineer on this project must coordinate with the Lehi City Engineering Department to realign the curb so that it fits in with future development in the area. The applicant also

must provide a landscape plan with mulch and rock with boulders. Please consider all DRC comments as a part of the motion.

RECOMMENDATIONS

Planning Division Staff Recommendation:

The Planning Division recommends **APPROVAL** of the proposed Hidden Hollow final subdivision including the DRC comments and Planning Commission recommendation as it meets the requirements of the development code.

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

**Hidden Hollow Final Subdivision Review
DRC Redline Comments**

Brad Tronson – Requests Final Subdivision review for Hidden Hollow, a 9-lot residential development located at 1000 North Trinnaman Lane in existing RA-1 and R-2 zones. (2nd review – last reviewed on 2/3/16).

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

Representatives of the Applicant Present: AJ DelPivo and Brad Tronson

Date of Plans Reviewed: 2/4/16

Time Start: 10:45 AM

Time End: 11:00 AM

DRC REDLINE COMMENTS:

Glade – Power: No comments.

Kerry – Fire: No comments.

Greg – Water/Sewer: No comments.

Todd – Public Works: No comments.

Kim – Planning: No comments.

Gary – Building/Inspections:

1. Add a note that no floor slabs more than 5 feet below existing grade are allowed.

Mike – Public Works:

2. On Sheet 2.00 and 2.01, make sure cross slopes are 1.5%.
3. Show where the asphalt is going to be tied in.

Brad – Engineering:

4. On the plat, show a dimension from the centerline of 500 West and Trinnaman Lane to the property line. It needs to be 37 feet.
5. Engineer to coordinate with Lehi City Engineering and demonstrate the proposed right-of-ways into adjacent subdivisions will function in the future (realign curb).
6. Add a note on the plat that there is no access onto Trinnaman Lane on Lots 1, 2, and 7.

Craig – Parks:

7. Provide a landscape plan with mulch and rock with boulders. Show tabulations.

PRIOR TO RECORDING OF PLAT:

1. Provide an engineer's cost estimate for the cost of all improvements.
2. Escrow or Letter of Credit Bond Agreement and Public/Private Improvement Agreement for all public and private improvements must be in place.
3. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
4. Include surveyor's and engineer's stamps and signatures on the plat and construction drawings.
5. Submit a title report to be reviewed by Lehi City Attorney.
6. Provide evidence that all property taxes (including rollback taxes) are paid. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the greenbelt taxes have been paid.
7. Show lot addresses on the final plat.
8. Provide a disc with the final plat and design drawings in dxf format.
9. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
10. New project startup form for Lehi City Storm Water
11. Address any comments or conditions from City Council approval.
12. This project will need Irrigation Company Approval for tying into the storm drain in Trinnaman Lane.
13. Payment in lieu of detention is required.

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.

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.

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 furnish adequate rights of way or easements for construction of off-site power line extensions.
6. 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.
7. Developer will need to make a payment in lieu of detention.

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

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

MEMO

To: Lehi City
Date: October 8, 2015
Subject: Hidden Hollow Subdivision

The Hidden Hollow Subdivision will be a new nine lot residential subdivision on the east side of Trinnaman Lane at approximately 1000 North. These will be single-family lots ranging from 8,000-14,000 square feet. Eight of the lots will have access onto Trinnaman Lane via a new cul-de-sac, and one of the lots will front and have access onto 500 West. The current zoning of the parcels is RA-1 and R-2.

RECEIVED
OCT 08 2015
LEHI CITY