



Lehi City Council Meeting

**** Amended Agenda ****

February 23, 2016

Pre-Council at 5:30 p.m. – Lehi City Administration Conference Room (153 N 100 E, Lehi)

Regular Session at 7:00 p.m. - Lehi City Council Chambers (153 N 100 E, Lehi)

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment
2. Discussion on Forrest-Mellor Park: Landmark Design.
3. Consideration of adjourning into a Closed Executive Session to discuss pending or reasonably imminent litigation.
4. Agenda Review
5. Administrative Report
 - a Power Department Update: Joel Eves, Power Director
6. Mayor and Council Reports

Regular Session, 7:00 p.m.

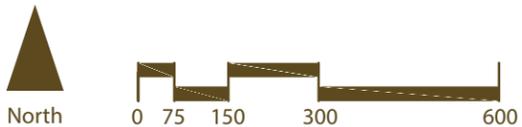
1. Welcome, Roll Call, Pledge of Allegiance
2. Presentations and Reports
 - a Presentation of Eagle Scout Awards.
 - b Lehi Employee of the Month Award: Chris Hadlock
3. 20 Minute Citizen Input (for public comments on items not listed on the agenda. Comments limited to 3 minutes per person with a time limit not to exceed 20 minutes for this item.)
4. Consent Agenda
 - a Approval of meeting minutes from:
February 9, 2016 Pre Council
February 9, 2016 City Council
 - b Approval of Purchase Orders

5. Consideration of Concept Plan approval for the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone.
Petitioner: Mark Johnson
6. Consideration of Preliminary Subdivision approval of Rockwell Estates Plat B, a 20-lot residential subdivision located at approximately Grey Hawk Drive and Chestnut in an existing Planned Community zone.
Petitioner: BLJ Construction
7. Consideration of 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.
Petitioner: Ivory Development
8. Consideration of Ordinance #14-2016 a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from C (Commercial) to HDR (High Density Residential).
Petitioner: Edge Land 16
9. Consideration of Concept Plan approval for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street.
Petitioner: Edge Land 16
10. Consideration of 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.
Petitioner: Brad Tronson
11. Consideration of Resolution #2016-11 appointing Board Members to the Lehi City Board of Adjustment.
Petitioner: Mayor Wilson
12. Consideration of Resolution #2016-12 approving a settlement agreement and General Release of all Claims between Lone Peak Investment Partners, LLC; Glacier Investments Lehi, LLC; and Lehi City.
Petitioner: Ryan Wood, City Attorney
13. Consideration of adjourning into a Closed Executive Session to hold a strategy session to discuss the purchase, exchange, or lease of real property and to hold a strategy session to discuss the sale of real property.
14. Adjournment
 - Public is invited to attend all City Council Meetings
 - In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2254.
 - This agenda has been properly posted and a copy provided to the local news media.



Forrest Mellor Park

Sports-Centric Park



Parking Calculations

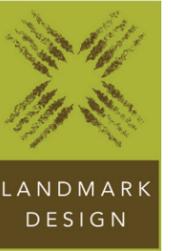
50 stalls per acre of baseball field	250
15 stalls per multi-use field	45
15 stalls per large pavilion	15
10 stalls per large play area	10
5 stalls per play area	10
	330

Total # of Parking Stalls (this plan) =515*

**Actual number of spaces shown on this plan is 531. This number is adjust to reflect accessible parking requirements.*

Forrest Mellor Park

Image Board



Multi-Use Sports Fields



Ballfields



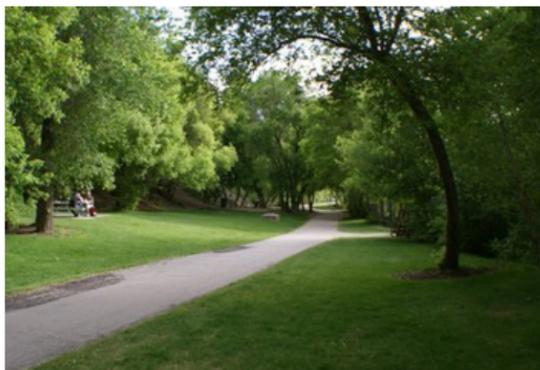
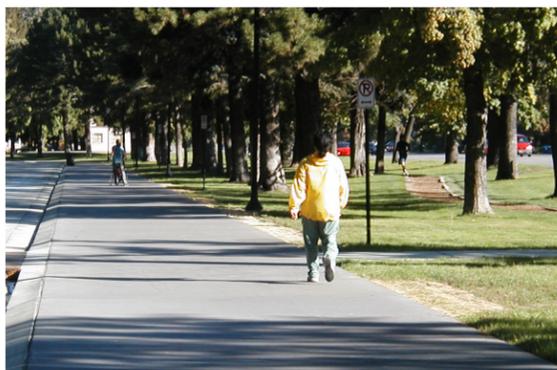
Farm-Themed Play Area



Centrally-Located Play Area



Large Pavilions



Regional Trail

Perimeter Walking Path



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

Minutes of the **Pre-Council** of the **City Council** held Tuesday, **February 9, 2016**, at 5:30 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
 Paige Albrecht, Council Member
 Chris Condie, Council Member
 Paul Hancock, Council Member
 Johnny Revill, Council Member
 Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Robert Ranc, Assistant City Administrator; Ryan Wood, City Attorney, Kim Struthers, Planning Director; Lorin Powell, City Engineer; Joel Eves, Power Director; Todd Munger, Public Works Director; Dave Sanderson, Finance Director; Dave Norman, Water Director; Carolyn Hoffman, Treasurer; Steve Marchbanks, Parks Superintendent; Mike West, Planner; Cameron Boyle, Assistant to the City Administrator; Beau Thomas, Management Analyst; Marilyn Banasky, City Recorder; and approximately 7 citizens.

1. Welcome and Opening Comment

Mayor Wilson welcomed all the Council and noted that everyone was present. Councilor Condie gave the opening comment.

2. Construction update on Main Street by UDOT

This item was discussed after item #3.

3. Pressurized Irrigation Water Audit Report – Franson Engineering.

Monique Robins from Franson Engineers stated that their firm prepared the Pressurized Irrigation Water Audit. She gave an overview of the audit process. She stated that this was initiated due to concerns that Lehi City didn't receive all of its water allotment from one of the sources and the audit confirmed those suspicions. She reported that Lehi City has enough water for irrigation purposes on paper, but doesn't get enough wet water some years. She stated that water sources are complicated as there are many water sources which it makes it difficult to determine if the City is getting the water it is entitled to. She stated that the Lehi Irrigation Company is the hardest one to determine water shares, as there are multiple water sources including Dry Creek, American Fork, irrigation company wells, and PRWUA shares of Deer Creek water. She reported that Lehi City rented water the last two years and paid a lot for that water and wouldn't have had to rent the water if they had received their water allotments from the other sources. She stated that the goal and recommendation is to put the money that the City used to rent water into projects that will get the water into their pressurized irrigation system from other sources. Councilor Revill inquired if the infrastructure was in place to get the water from American Fork, would that be enough water to replace the amount of water Lehi City purchased. Ms. Robins replied that would need to be looked at each year as the city grows, but historically, it would have been enough water

48 and the City wouldn't have had to purchase additional water. She reported that Lehi
49 Irrigation water is the City's foremost priority by getting that water into the system by piping
50 the canals and tying it into the existing system so the water doesn't evaporate. A discussion
51 was held regarding the current water needs and projects to get the water from the sources into
52 the pressurized irrigation system. Jason Walker reported that it isn't Lehi City's
53 responsibility to ensure that there are facilities to get the water, but it is the different water
54 company's responsibility to ensure that the water can be delivered and pay for those projects.
55 A discussion was held at to who owns the Lehi Irrigation Company and that Lehi and Alpine
56 cities are the major participants. Lorin Powell requested that the City Attorney write a letter
57 to be sent to Lehi Irrigation Company letting them know the results of the audit and
58 requesting the cities full allotment of water.
59

60 2. Construction Update on Main Street by UDOT

61 Ryan Newsmeyer with PEC, reported that he is with the engineering firm that UDOT has
62 selected to design improvements on I-15 and Main Street in Lehi. Doug Basset from UDOT
63 and Jeff Dupay with PEC were also introduced. Mr. Newsmeyer distributed a handout of the
64 affected area of Main Street. He stated that the redevelopment of Main street will put in a
65 signal at 1200 East and a median from the I-15 overpass at Main Street to State Street. He
66 discussed the crash severity and manner of collisions in this area and how the median will
67 help eliminate those. He reported that this project will add a lane each way from the I-15
68 bridge to State Street as well as adding turn lanes. He discussed that the right turn from Main
69 Street to State Street will be less sharp and a safety median will be added to help the right
70 turn traffic flow without stopping. He stated that the design will be done this year, advertised
71 next year, and the construction project will begin in the summer of 2017. He reported that a
72 public open house will be held February 18, 2016, from 5:30 – 7:00 p.m. in the Lehi City
73 Council Chambers.
74

75 4. Agenda Review

76 Mayor Wilson reviewed the Council Agenda. Item 4, the Holiday Inn Express public hearing
77 and site plan approval was discussed. Ryan Wood stated that this is a tough political and
78 emotional issue, but that the request meets all the requirements to be approved. He discussed
79 Morgan Cummings' memo to the Planning Commission outlining that the application can be
80 denied if there is a compelling, countervailing public interest that outweighs an applicant's
81 vested approval rights. He reported that the bar is high to find a reason to deny the
82 application.
83

84 Item #7, Ordinance #11-2016 regarding electronic billboards was discussed. Kim Struthers
85 reported that this item was before the City Council last fall and the City Council sent it back
86 to Planning Commission to come up with an Ordinance. He stated that he has met with the
87 billboard companies and they have come to some compromises. He stated that Staff
88 recommends the draft as presented and that they are fine deleting the language on the scenic
89 corridor. He reported that the billboard company is proposing a banking system which staff
90 opposes. The banking system would allow the billboard company to take down a billboard
91 and bank the sign so that they can put it up in a different area of the city at a later date. He
92 stated that there is currently no time limit on how long a billboard can remain in the bank.
93 Ryan Wood inquired if these items were proposed to the Planning Commission. Mr.

94 Struthers replied that the Planning Commission had a few minor revisions that are included
95 in the packet but were presented with all this information.

96

97 Item #8, Ordinance 13-2016 amending the Cemetery Ordinance to allow two cremains in one
98 plot was discussed. Steve Marchbanks stated that this is to allow the cemetery to designate
99 cemetery plots for cremations. A discussion was held regarding the difference between the
100 lots the cemetery will allocate for cremains and a family plot that has been previously
101 purchased. Mr. Marchbanks stated that the proposed language doesn't apply to family plots.
102 Ryan Wood stated that is new information that he didn't have when he drafted the language
103 and asked the Council to include that in their motion if they approve the ordinance.

104

105 Mayor Wilson reported that he would like to hold a Closed Executive Session on litigation
106 and personnel at the end of the agenda.

107

108 **5. Administrative Report**

109 a. Power Rate Study – Joel Eves, Power Director.

110 Joel Eves reported that he wants a power rate study to look at solar rates to ensure that
111 customers are covering the cost and to review the power rate for small commercial users.

112 He stated that the current rate structure doesn't incentivize the small commercial user to
113 conserve power.

114

115 b. Water Optimizing Study – Dave Norman, Water Director

116 This item was heard in the Regular City Council meeting.

117

118 Robert Ranc gave an update on the legislative session and the parking at the Senior Center.

119

120 **6. Mayor and Council Reports**

121 None

122

123 Mayor Wilson stated that he would like to adjourn the meeting to hold a short dinner break.

124

125 With no further business to come before the City Council at this time the meeting adjourned at
126 approximately 6:55 p.m.

127

128

129 Approved: February 23, 2016

130 Attest:

131

132

133 Bert Wilson, Mayor

Marilyn Banasky, City Recorder



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

Minutes of the **Regular Session** of the **City Council** held Tuesday, **February 09, 2016**, at 7:00 p.m. at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Bert Wilson, Mayor
 Paige Albrecht, Council Member
 Chris Condie, Council Member
 Paul Hancock, Council Member
 Mike Southwick, Council Member
 Johnny Revill, Council Member

Others Present: Jason Walker, City Administrator; Robert Ranc, Assistant City Administrator; Ryan Wood, City Attorney, Kim Struthers, Planning Director; Lorin Powell, City Engineer; Darren Paul, Police Chief; Todd Munger, Public Works Director; Dave Norman, Water Director; Mike West, Planner; Cameron Boyle, Assistant to the City Administrator; Beau Thomas, Management Analyst; Marilyn Banasky, City Recorder; and approximately 42 citizens.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Wilson welcomed everyone and noted that all Council members were present. Benjamin Boone led the Pledge of Allegiance.

2. Citizen Input (for public comments on items not listed on the agenda)

Cody Black reported that the City’s sports programs and percentages of residents vs non-residents was discussed. He stated that he was a baseball coach for the 3-4 grade teams and that the City has modified the rules of the games to accommodate all the players. He stated that there are 14 kids per team and 28 teams and that there were 60-80 kids in that age group on the waiting list. His perspective is that this is a problem of management of that department or the City not allowing managers to get what they need, or there are not enough parks. He studied American Fork and they have nine baseball parks and Lehi has nine baseball parks. To be comparable, he feels that Lehi should have twice the parks since it has double the population. He wondered what the formula was for population and parks. He stated that maybe Lehi needs to raise the taxes. Mayor Wilson reported that Lehi is building more parks.

Dave Norman, Lehi City Water Director, gave an overview of the water optimizing study that he is requesting. He reported that this study will help Lehi determine what water they have and how to use it. It will allow him to do models for both the culinary and pressurized irrigation systems and determine how well they are using water resources.

4. Consent Agenda

- a. Approval of meeting minutes from:
January 26, 2016 Pre Council
January 26, 2016 City Council

49 b. Approval of Purchase Orders.

50
51 **Motion:** Councilor Condie moved to approve the consent agenda. Councilor
52 Albrecht seconded the motion.

53
54 **Roll Call Vote:** Councilor Revill, Yes; Councilor Hancock, Yes; Councilor Southwick,
55 Yes; Councilor Albrecht, Yes, and Councilor Condie, Yes. The motion passed
56 unanimously.

57
58 **4. Public Hearing and Consideration of Site Plan approval for Holiday Inn Express to be**
59 **located at 3851 Thanksgiving Way in an existing Commercial zone.**

60
61 Mayor Wilson opened the public hearing

62
63 Dan Dixon stated that he is a resident of Lehi and lives in Thanksgiving Meadows. He was
64 recently the President of the HOA and is a realtor and appraiser. He does 95% of his
65 business in Lehi and is an expert in values and feels that a hotel immediately abutting homes
66 would negatively affect home values. He understands that the hotel fits in the code but has a
67 lot of concerns about the safety of that structure being immediately next to homes as there is
68 a slope between the homes and the hotel. He stated that there is little to zero barrier to
69 homes, children, and windows to the bedrooms, which is a concern as this business runs
70 24/7. He feels that it would also negatively affect the curb appeal of those homes. He feels
71 there is a huge difference between an office building and a hotel as they are Mon-Fri and are
72 open 8:00 a.m. to 5:00 p.m. He stated that a hotel, by nature, is a transient location and there
73 are people coming and going with no pride of ownership. He feels that an office structure
74 would be kept better. He is strongly against a hotel with a 24/7 business style that keeps
75 people through the night. He feels it is the wrong place for it and strongly encouraged the
76 City Council to have the hotel go elsewhere.

77
78 Melanie Platt lives adjacent to the hotel and has three daughters. They feel that all aspects of
79 the code are necessary for approval and one phrase in the Development Code is to protect the
80 health, safety, and welfare of the residents. She also feels that this will conflict with the
81 noise ordinance. She stated that they do not feel this project meets that standard when it
82 comes to their children. She reported that she talked to Kim Struthers and asked him for a
83 definition of health, safety, and welfare. He told her that the City hasn't defined that. She
84 looked it up and gave the definition. She stated that in the hotels and motels section of the
85 Development Code it states the Lehi Police can provide recommendations for security, but
86 this is not mentioned anywhere else in the code. She stated that there is another area in that
87 section that talks about a hotel not being within 600 feet of a school and she feels that a home
88 is the same as a school.

89
90 Haley Dye stated that her home is adjacent to the hotel and that this hotel has no more
91 restrictions than any other commercial use. She stated that the trees would be the same as an
92 office building and she feels this is different. She feels the trees won't shield hotel guests
93 from looking into her home. She would like to think that good intentioned, hard working,
94 men and women staying there are not staring into their back yard, but the world is not like
95 that anymore. She stated that there are very sick people out there. She guarantees that will
96 incentivize people to stay there to watch her children play in the back yard. She stated that

97 the Planning Commission felt their hands were being force due to legality. The Planning
98 Commission originally stated it did not meet the standard of health, welfare, and safety, but
99 two months later the hotel developer came back and it was approved. They say they will do
100 everything to be safe but the hotel developer hasn't met with the residents, even though they
101 have asked. She stated that they have tried to meet with the developer several times and have
102 made requests for a wall higher than 6 feet. It has been suggested to grade the land to make
103 it level with the yards and add security cameras. She stated that they believe this issue calls
104 for an immediate amendment to the zoning ordinance.

105
106 Bruce Baird, Counsel for the applicant, thanked the staff for doing a good job under the
107 circumstances. He stated that the vested rights law and advisory opinions from the
108 Ombudsman make it clear the approvals and zoning code take precedent. He stated that there
109 is no possible way this will be addressed under a challenge. He stated that the visual barrier
110 exceeds the code and setbacks as well. He reported that they looked at a different location on
111 the parcel but it doesn't work. The building is where it is due to the topography, shape of the
112 property, roads, and code. He understands the statement of general purposes of the code but
113 the Ombudsman opinion made it clear that specific standards of the code go over general
114 purpose language. He stated that a hotel has windows that will look into back doors of
115 people for a time, until the trees grow, and that is not a compelling interest. He stated that
116 this has been approved on findings by the Planning Commission twice and it is impossible to
117 find a countervailing, compelling interest to deny this request. He stated that they have
118 looked at options and they don't work, given the layout of the property.

119
120 Councilor Southwick inquired why they didn't meet with the residents. Mr. Baird replied
121 that he hasn't heard that raised before and doesn't know the answer. Councilor Albrecht
122 stated that she is surprised that they didn't meet with the residents. Mr. Baird replied that he
123 didn't know of that request until six minutes ago. Councilor Albrecht replied that he was at
124 the Planning Commission meeting where it was requested. Mr. Baird replied that he was at
125 the second Planning Commission meeting and not the first. He stated that this complies with
126 the law. Councilor Hancock stated that one of the letters suggested a window covering
127 blocking and the response was that it would make it economically challenging and there were
128 safety concerns. Mr. Baird replied that the louvers didn't fit with the way a hotel is designed
129 and that the louvers would be a safety issue in case of a fire. He stated that there was a
130 choice made by the design team to do what is normal in a hotel and it wouldn't be required in
131 an office building. Councilor Hancock stated that there is another applicant here tonight that
132 has went back and redesigned their project due to the neighbors concerns. He wondered if
133 they have any consideration to window treatments. Mr. Baird replied they have, but it was
134 determined not to do it. Councilor Condie stated that if he is going to a hotel he would want
135 a curtain. Mr. Baird replied that there is a curtain. Councilor Hancock stated that he is
136 talking about something opaque when the curtains are open.

137
138 Mayor Wilson closed the public hearing

139
140 Councilor Condie stated that he understands the residents' concerns but one of the things he
141 did when he was elected was take an oath to abide the law. He stated that they could receive
142 a proposal of an office building that is eight stories high instead of four and would have twice
143 the amount of people instead of a hotel. He understands where the residents are coming from

144 but he has to abide by the oath he took. He stated that it is a vested right according to the
145 General Plan and hopes they understand.

146
147 Councilor Revill stated that he has been on the Council for 12 years and can honestly say,
148 over that amount of time, they have had issues where residents don't like it and the applicant
149 has the legal right, but he doesn't remember a time when an applicant hasn't met with
150 residents to help mediate the situation. He has never had an applicant come up and threaten
151 them with a lawsuit if they vote this thing down. He stated that is what they will do and they
152 will probably win. He is disappointed in the applicant. He stated that they have every right
153 to build it, however, he is disappointed.

154
155 **Motion:** Councilor Condie moved to grant the Site Plan approval for Holiday Inn Express
156 to be located at 3851 Thanksgiving Way in an existing Commercial zone; subject
157 to the completion of all Development Review Committee and Planning
158 Commission comments with the strong recommendation that the applicant work
159 with neighbors to see if any concerns can be resolved.

160
161 Councilor Southwick inquired if they can state that the developer has to meet with the
162 residents before they proceed. Ryan Wood replied that can't be a requirement.

163
164 Councilor Hancock seconded the motion.

165
166 **Roll Call Vote:** Councilor Hancock, No; Councilor Southwick, No; Councilor Albrecht,
167 No, Councilor Condie, Yes; and Councilor Revill, No. The motion failed with one in favor
168 and four opposed.

169
170 **5. Consideration of Final Subdivision approval for Seasons Towns, a 1-lot development**
171 **located at Morning Vista Drive & Seasons View Drive in an existing Planned**
172 **Community zone.**

173
174 **Motion:** Councilor Condie moved to grant Final Subdivision approval for Seasons Towns,
175 a 1-lot development located at Morning Vista Drive & Seasons View Drive in an
176 existing Planned Community zone; subject to the completion of all Development
177 Review Committee and Planning Commission comments. Councilor Albrecht
178 seconded the motion.

179
180 **Roll Call Vote:** Councilor Southwick, Yes; Councilor Albrecht, Yes, Councilor Condie,
181 Yes; Councilor Revill, Yes; and Councilor Hancock, Yes. The motion passed unanimously.

182
183 **6. Consideration of Final Subdivision approval for Newman Ranch, a 52-lot residential**
184 **development located at 1100 West Main Street in R-2 and R-1-22 zones.**

185 Councilor Albrecht stated that it had been mentioned earlier that this has been a long process
186 and there has been a lot of cooperation and she appreciates it.

187
188 **Motion:** Councilor Revill moved to grant Final Subdivision approval for Newman Ranch,
189 a 52-lot residential development located at 1100 West Main Street in R-2 and R-
190 1-22 zones; subject to the completion of all Development Review Committee and
191 Planning Commission comments. Councilor Southwick seconded the motion.

192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239

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

7. Consideration of Ordinance #11-2016 approving a Development Code amendment to Chapter 23 regarding electronic billboards.

Councilor Condie stated that he is ready to make a motion. Wade Budge requested to speak.

Wade Budge from Top Ad Media stated that they have been meeting with the City since December, 2014. He thinks the product is good and can recommend it with a couple of changes that are not reflected in the proposed ordinance. He stated that Planning Commission motion asked that the ordinance include the additional figures for single faced and double faced, as proposed by the industry, for clarification; and to add that the 45 degree angle be measured from the freeway and not from the interior angle.

Wade Budge proposed additional changes and distributed a handout outlining them. He proposed removing the scenic area language found in the last sentence of section 23.170(B)(2)(c) as they feel this is unnecessary. He stated that it is not their intent to propose any new billboards but to convert some billboards. He discussed the overlay zone and spacing requirement. He thinks the overlay zone makes sense, but feels the spacing requirement has problems as it creates a race in that overlay zone. He suggested allowing a EDS to be closer than 1,000 feet if the sign is owned by a different sign company. That would allow a 500 foot spacing requirement. He stated that he has made this recommendation in other cities and they have agreed. He likes the overlay but feels the spacing requirement is problematic. Councilor Revill stated that there are only two companies. Mr. Budge replied there are six but the real player is one.

Wade Budge discussed the curfew. He stated that right now these signs are emitting light 24 hours a day. He is requesting that the sign go static at 11:00 p.m. instead of going off at night. He stated that because the sign is directional the light impact is less than it is now.

Wade Budge discussed the pole enhancement language. He thinks that could be good but wants leeway to look at them on a case by case basis. He suggested language that would allow pole painting or decorative features.

Wade Budge discussed the City's proposed section to remove two billboards in order to convert one billboard. He asked for that section to be removed. He feels that the way it is written, no one will give up two signs to get one conversion. He thinks this is a provision that will not make a difference.

Councilor Revill inquired about the spacing requirement. Kim Struthers replied that even in the overlay zone they still want to keep the spacing requirement so they don't have all the electronic signage together. He explained that the federal recommendation is 500 feet and the City wants more space at 1,000 feet. He stated that it does allow an incentive to go less than 1,000 feet if they remove signage elsewhere. Councilor Hancock doesn't like that the first to apply for the conversion wins. He doesn't have an issue with spacing. He discussed the quality of materials for signage. Mr. Budge reported that he spent time with the Planning Commission and took them on a tour to look at the electronic signs and stated that there is a

240 requirement that will be an improvement. He stated that if spacing is important, he did
241 propose language that would allow for closer spacing if the adjacent signs are owned by
242 different billboard companies. Councilor Albrecht wondered why Mr. Budge didn't like the
243 pole enhancement. Mr. Budge stated that it will have to be case by case basis and could
244 make a larger footprint that the landlord doesn't want. Councilor Hancock feels they could
245 leave the requirement for an enhanced pole and the landlord could ask for a conditional use
246 permit for a lesser footprint. Ryan Wood stated that a conditional use is when the use is
247 permitted but they need to mitigate the impact the sign would have. He stated that if that is
248 what they, it would need to be written in the ordinance. Mayor Wilson felt if they offered a
249 waiver for one, everyone would want one. Mr. Budge stated that they will be ensuring that
250 the poles are nice, as they will be holding up a very expensive sign. Kim Struthers stated that
251 staff wanted that language as some on premise signs have some great architectural structures
252 and they wanted off-premise signs to have the same requirement. Mr. Budge suggested
253 adding verbiage to 3a which states "or as proposed by both applicant and the landlord and
254 found acceptable by the Planning Commission". Councilor Condie stated that he won't
255 include that in his motion.

256
257 Nate Seacrest from Reagan Signs stated that they have seen a lot of clumping of billboards
258 and that happens because of zoning. He discussed the concept of a "Billboard Bank". He
259 stated that the billboard bank allows a company to take down their sign without losing the
260 sign. He explained that they can take the sign down, then find a location, and put it up in a
261 different place at a later date. He stated that the City makes a record of the billboard that was
262 taken down and gives the sign company a credit in the "bank" for that sign and then when the
263 billboard company is ready to put the sign back up in a different location, they use the sign
264 credit in the bank. He stated that this is a way to allow them to work within the restrictions
265 of the City. He stated that the places that have adopted this it has worked well and he would
266 encourage the Council to engage in this. Councilor Hancock stated that concept sounds great
267 but wondered what the public perception is when they now have a billboard. Mr. Seacrest
268 stated that it depends on the resident. He stated that they can already move signs but they
269 have to do it quick, as per state law. Mayor Wilson inquired how long that timeframe is. Mr.
270 Seacrest replied that state law is silent in that but they move quickly. Ryan Wood inquired
271 what is the length of time they are requesting sign credits remain in the bank. Forever? Mr.
272 Seacrest replied that is how it is now written. He stated that some cities put in a five year
273 limit. Councilor Revill stated that the Planning Commission liked this idea but it didn't get
274 in the ordinance. Mr. Struthers replied that it was discussed and he is not sure of the reason
275 they didn't include it. He stated that they had a couple of billboard by the new hospital
276 where this was discussed. He stated if they do banking, the City will always have the
277 number of billboards it currently has and this would eliminate ever reducing billboards. Mr.
278 Seacrest wondered if it is an appropriate use of city power to limit their business. He stated
279 that they are not asking for new signs but to keep the amount of signs they have now. He
280 feels the goal of the City should be to minimize any negative impact. Councilor Hancock
281 wondered if they go down the banking path and there is resistance from the landlord are they
282 legally obligated even though the landlord is opposed. Mr. Seacrest stated that the City has
283 to agree with a location, but they can't say no location will work. He explained that they
284 can't put billboards in a neighborhood. Councilor Albrecht stated that they are not trying to
285 take away any signs but doesn't want to close that door in the future. Mr. Seacrest stated that
286 the way the ordinance is written there is a curfew and if they have a sign that is close to a
287 residence and they want to move it, he feels the billboard bank gives them a way to do that.

288 Mayor Wilson asked if there was any comments from the public.

289

290 Cal Baumgartner wants to ensure that the content of the billboards will adhere to the culture
291 of Lehi. Ryan Wood explained that content becomes a First Amendment issue and they can't
292 get any narrower and say there is a Lehi standard. He explained that they would have to
293 challenge it case by case basis. Mr. Baumgartner wanted to know what type of assurance
294 they have. Mr. Wood stated that there aren't any assurances and they would just have to take
295 down the offense language or content as soon as they could.

296

297 Kyle Brineholt stated that he is an Illumination Engineer by trade. He has driven down the
298 freeway and had the billboard change from light to dark which he feels is a safety hazard.

299 Kim Struthers reported that there are illumination standards.

300

301 Jared Johnson with Yesco stated that they worked closely with the Planning Commission and
302 staff in coming up with the lighting standard. He explained that the lighting standard is
303 consistent with other cities and is a higher standard. He stated that he discussed the spacing
304 requirement for signs going the same way. He is concerned that a double faced sign on the
305 same pole wouldn't be considered to be 1,000 feet apart and wouldn't allow double facing
306 signs. Councilor Revill wondered if that will that allow them to put double sided signs where
307 they are currently single sided. Kim Struthers replied that all of the billboards are double
308 sided now. He is fine with the current spacing language and stated that they would never
309 expect to take down one side. Mr. Johnson suggested adding "and facing the same direction"
310 to (h).

311

312 Jared Johnson discussed the curfew language and stated that none of the other cities have
313 applied a curfew to turn off a sign that is placed along the interstate, but only near residences.
314 He explained that the standard allows the sign to return to a static held message rather than
315 shutting it off. He discussed the technical advantages to that and that the advertiser gets to
316 hold a single message all night. He thinks it is appropriate to have the signs along the
317 interstate go static at 11:00 p.m. and not be turned off. Councilor Revill stated that they
318 don't have a curfew on the current billboard signs. Mr. Johnson stated that it would only be
319 applied to electronic signs and if they are within 400 feet of a residence. He stated that they
320 have the ability to orient the sign away from a residence.

321

322 Councilor Southwick stated that he likes the idea of the sign going static. Councilor Albrecht
323 agreed. Councilor Condie stated that if they adopt the language proposed by Mr. Budge that
324 would take care of it. Councilor Revill stated that Mr. Budge's other suggestion of the
325 spacing requirement being 1,000 feet for the same sign company and 500 feet if a different
326 sign company. Councilor Hancock stated that he is okay with that. Councilor Condie stated
327 that he is fine with that too. He stated that he is inclined to suggest take out #4 which would
328 incentivize the sign company to take down two signs to convert one. Mayor Wilson stated
329 that he doesn't see any harm of leaving that language in.

330

331 **Motion:** Councilor Condie moved to approve Ordinance #11-2016 approving a
332 Development Code amendment to Chapter 23 regarding electronic billboards.
333 Recommend that the language stay the same except in the following areas as
334 noted before. Recommend removing the scenic area language found in the last
335 sentence of 23.170.B(2)(c); that the language is changed 2(h) – Spacing

336 Requirements to the industry’s proposed language; and recommend that we leave
337 section 4 – Exceptions to Spacing Requirements for off-premise EDSs as is.
338 Section 2(j) – Curfew that during the times of 11:00 p.m. to 6:00 a.m. that the
339 signs go static according to the Industry’s proposed language; subject to the
340 completion of all Development Review Committee and Planning Commission
341 comments.
342

343 Councilor Hancock inquired if Councilor Condie wanted to leave 3(a) Decorative Pole
344 Structure as is. Councilor Condie replied yes. Councilor Hancock stated that there was
345 nothing about a billboard bank in the motion. Councilor Condie stated that he left that out.
346 Councilor Albrecht pointed out that the City’s language in section 2(j) Curfew is more
347 restrictive as the sign would be required to go static if the sign is within hundred (400) foot of
348 a residence instead of the industry proposed language of three hundred (300) feet.
349

350 **Amended Motion:** Councilor Condie amended his motion to include the City’s proposed
351 language of four hundred (400) feet in section 2(j) Curfew.
352

353 Councilor Hancock seconded the motion.
354

355 **Roll Call Vote:** Councilor Condie, Yes; Councilor Revill, Yes; Councilor Hancock, Yes;
356 Councilor Southwick, Yes; and Councilor Albrecht, Yes. The motion passed unanimously.
357

358 **8. Consideration of Ordinance #13-2016 adopting amendments to Chapter 8-7 - City**
359 **Cemetery.**
360

361 **Motion:** Councilor Southwick moved to approve Ordinance #13-2016 adopting
362 amendments to Chapter 8-7 - City Cemetery and that this change doesn’t apply to
363 previously purchased family plots. Councilor Revill seconded the motion.
364

365 **Roll Call Vote:** Councilor Revill, Yes; Councilor Hancock, Yes; Councilor Southwick,
366 Yes; Councilor Albrecht, Yes; and Councilor Condie, Yes. The motion passed unanimously.
367

368 **9. Consideration of Resolution #2016-06 appointing a Board Member to the Timpanogos**
369 **Special Service District.**
370

371 Resolution #2016-06 proposes to appoint Chris Condie to the Timpanogos Special Service
372 District from January 1, 2016 to December 31, 2019.

373 **Motion:** Councilor Hancock moved to approve Resolution #2016-06 appointing a Board
374 Member to the Timpanogos Special Service District. Councilor Revill seconded
375 the motion.
376

377 **Roll Call Vote:** Councilor Hancock, Yes; Councilor Southwick, Yes; Councilor Albrecht,
378 Yes; Councilor Condie, Yes; and Councilor Revill, Yes. The motion passed unanimously.
379

380 **10. Consideration of Resolution #2016-07 appointing a Member to the Tri-City Golf Course**
381 **Governing Body (Fox Hollow Golf Course).**
382

383 Resolution #2016-07 proposes to appoint Johnny Revill to the Tri-City Golf Course
Governing Body (Fox Hollow Golf Course) from January 1, 2016 to December 31, 2019.

384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430

Motion: Councilor Southwick moved to approve Resolution #2016-07 appointing a Member to the Tri-City Golf Course Governing Body (Fox Hollow Golf Course). Councilor Condie seconded the motion.

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

11. Consideration of Resolution #2016-08 appointing a new Member Representative to the North Pointe Solid Waste Special Services District.

Resolution #2016-08 proposes to appoint Johnny Revill to the North Pointe Solid Waste Special Services District from January 1, 2016 to December 31, 2019.

Motion: Councilor Condie moved to approve Resolution #2016-08 appointing a new Member Representative to the North Pointe Solid Waste Special Services District. Councilor Southwick seconded the motion.

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

12. Consideration of Resolution #2016-09 appointing Planning Commissioners to the Lehi Planning Commission.

Resolution #2016-09 proposes to appoint Alternate Commissioner Kelly Ash as a Planning Commissioner to fill the unexpired term of Paige Albrecht whose term will expire December 31, 2016; and appoint Alternate Commissioner Mark Hampton to as a Planning Commissioner whose term will expire December 31, 2018.

Motion: Councilor Condie moved to approve Resolution #2016-09 appointing Planning Commissioners to the Lehi Planning Commission. Councilor Hancock seconded the motion.

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

13. Consideration of Resolution #2016-10 appointing Board Members to the Lehi City Public Library Board of Directors.

Resolution #2016-10 proposes to reappoint Kellie Mecham and Jeffrey Driggs as Board members which began July 1, 2015 and will expire June 30, 2018.

Motion: Councilor Revill moved to approve Resolution #2016-10 appointing Board Members to the Lehi City Public Library Board of Directors. Councilor Southwick seconded the motion.

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

431 **14. Consideration of adjourning into a Closed Executive Session to discuss pending or**
432 **reasonably imminent litigation and to discuss the character, professional competence,**
433 **or physical or mental health of an individual.**
434

435 **Motion:** Councilor Condie moved to adjourn into a Closed Executive Session to discuss
436 pending or reasonably imminent litigation and to discuss the character,
437 professional competence, or physical or mental health of an individual. Councilor
438 Southwick seconded the motion.
439

440 **Roll Call Vote:** Councilor Hancock, Yes; Councilor Southwick, Yes; Councilor Albrecht,
441 Yes; Councilor Condie, Yes; and Councilor Revill, Yes. The motion passed unanimously.
442

443 The meeting recessed into the Closed Executive Session at 8:48 pm.

444 The meeting reconvened at 9:20 p.m.
445

446 **26. Adjournment**

447 With no further business to come before the City Council at this time, Councilor Condie
448 moved to adjourn the meeting. Councilor Albrecht seconded the motion. The motion
449 passed unanimously. The meeting adjourned at approximately 9:20 p.m.
450

451
452 Approved: February 23, 2016

Attest:

453
454
455
456

Bert Wilson, Mayor

Marilyn Banasky, City Recorder



LEHI CITY
CITY COUNCIL AGENDA
February 23, 2016

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
Spohn Ranch	Skate Park Construction	\$470,000.00	\$500,000.00
Big T Recreation	Playground Equipment Replacement	\$90,000.00	\$90,000.00
		<u>\$136,171.00</u>	\$140,000.00
		\$226,171.00	
Ken Garff Ford	Replacement Power Vehicle	\$29,000.00	\$194,723.20

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER
NUMBER
MUST APPEAR
ON YOUR
INVOICE

4531



ISSUED TO: 590020
SPOHN RANCH
6824 S GENTINELA AVE

LOS ANGELES CA 90230

SHIP TO: LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 02/17/2016

<u>REQ #</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>GL ACCOUNT</u>
0	1.00	SKATE PARK CONSTRUCTION	470,000.00	470,000.00	47-70-70-113

TOTAL 470,000.00

Department Head

Council Approval

4531

Lehi City Purchase Requisition Request

Supplier	Name	Spohn Ranch	Vender #	
	Street	6824 S Centinela Ave.	Date	2/16/2016
	City	Los Angeles	State	CA
	Zip	90230	Phone	626.330.5803

Parks and Buldings 47-70-70-113

Requesting Department

Dept. Account No.

Department Head Signature



Quantity	Unit	Materials and Description	Price	Total
		Site Studie	\$5,000.00	\$5,000.00
		Design Develpoment	\$5,000.00	\$5,000.00
		Construction Documents	\$5,000.00	\$5,000.00
		General Construction	\$20,000.00	\$20,000.00
		Demolition	\$10,000.00	\$10,000.00
		Drainage	\$5,000.00	\$5,000.00
		Earthwork	\$45,000.00	\$45,000.00
		Steel Fabcation	\$35,000.00	\$35,000.00
		Concrete Skate Elements	\$130,000.00	\$130,000.00
		Shotcrete	\$125,000.00	\$125,000.00
		Concrete Flatwork	\$60,000.00	\$60,000.00
		Landscaping	\$5,000.00	\$5,000.00
		Site Furnishings	\$20,000.00	\$20,000.00
		30,000 Contingency		\$30,000.00
				\$470,000.00

Justification:	Price Determination	
Budgeted Item	Verbal Quote	
	Informal Bid	
	Written Bid	X
	State Bid	
	Other	

\$500,000

PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER
NUMBER
MUST APPEAR
ON YOUR
INVOICE

4532



ISSUED TO: 589264
BIG T RECREATION
949 EAST PIONEER ROAD SUITE A-4
DRAPER UT 84020

SHIP TO: PARKS
439 WEST 300 NORTH
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 02/17/2016

<u>REQ #</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>GL ACCOUNT</u>
0	1.00	PLAYGROUND EQUIPMENT REPLACEMENT	90,000.00	90,000.00	32-70-70-176
0	1.00	PLAYGROUND EQUIPMENT REPLACEMENT	136,171.00	136,171.00	32-70-70-148

TOTAL 226,171.00

Department Head

Council Approval



Big T Recreation
 949 E Pioneer Rd Ste. A-4
 Draper, UT 84020
 (801)572-0782
 merit@bigtrec.com

Quote

Date	Quote #
02/16/2016	6026
Exp. Date	
	03/16/2016

Address
 Lehi City
 153 N 100 E
 PO Box 255
 Lehi, UT 84043

Quantity	Product	Description	Rate	Amount
1	Structure	<ul style="list-style-type: none"> • Bandwagon Park / Centennial Park / Wines Park • Bandwagon Park - Playworld Custom Design #15-4476B Includes: Main Structure Custom Band Wagon AeroGlider Spinami RocksBlocks Tunnel Revo Timber Trail Bridge ADDED Monkey Bar Climber 2/16/2016	95,687.00	95,687.00
1	Structure	<ul style="list-style-type: none"> • Centennial Park - Playworld Custom Design #15-4478B Includes: Main Structure w/ Hat Shade RocksBlocks Wall w/ Slide	56,704.00	56,704.00
1	Independent	<ul style="list-style-type: none"> • Wines Park Swings Select either swing option #1 - 3 Bay Arch Swing #2 - 3 Bay Single Post Swing with (2) Toddler Beams	6,008.00	6,008.00
1	Freight	• Freight for All Items Shipped Together	10,172.00	10,172.00
1	Services	• Installation of All Items Above	45,400.00	45,400.00
1	Surfacing	• Engineered Wood Fiber for all 3 Play Areas - Delivered and Installed	12,200.00	12,200.00

Total	\$226,171.00
--------------	---------------------

Acceptance of this quote agrees to the terms and conditions set by Big T Recreation. Please contact us with any questions or concerns P: 801.572.0782, F: 801.216.3077 or E: taft @bigTrec.com or merit@bigTrec.com.

We thank you for your business.

Accepted By: _____ Accepted Date: _____

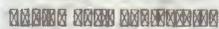
Quote #626-021521-0



-23-



Lehi, Utah





-24-

**Wines Park - Swing
Option 1**

Lehi, UT 84043

314A 010

Sales Representative



Equipment Manufacturer



PURCHASE ORDER

LEHI CITY CORPORATION

153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER
NUMBER
MUST APPEAR
ON YOUR
INVOICE

4539



ISSUED TO: 17338
KEN GARFF FORD
597 EAST 1000 SOUTH
P.O. BOX 976
AMERICAN FORK UT 84003

SHIP TO: FLEET
439 W 300 N
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 02/18/2016

<u>REQ #</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>GL ACCOUNT</u>
0	1.00	REPLACEMENT POWER VEHICLE	29,000.00	29,000.00	64-40-54-000

TOTAL 29,000.00

Department Head

Council Approval

ISSUE

Mark Johnson – Requests Concept Plan approval of the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone.

BACKGROUND

Project Area:	1.7 acres	
Existing Zoning:	R-1-8	
Existing General Plan Land Use Designation	LDR	
Adjacent Zoning and Land Use:	<i>North:</i> R-1-8	Single-family residential
	<i>South:</i> R-1-8	Single-family residential
	<i>East:</i> RA-1	Undeveloped
	<i>West:</i> R-1-8	Single-family residential
Date of Last DRC Review:	January 13, 2016	

HISTORY

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

ANALYSIS

The applicant requests approval of a concept plan for a proposed single family residential development in an existing R-1-8 Zone. This is a standard subdivision, with no PRD or PUD overlay. Access for the project comes off of 300 East. This proposal develops the existing cul-de-sac out and subdivides the northern lots. Each of the four existing homes along 1150 North are to remain. The DRC commented that these homes may have to be converted to underground power services. This subdivision is proposed to resolve the original subdivision approved in 1978. This subdivision will clean up the lot lines and provide the road improvements.

An updated concept plan was submitted addressing DRC and Planning Commission comments and has been included in the Council packet. This subdivision includes design concessions in lieu of payment from the City for right-of-way dedication and for the construction of the curb and gutter and an additional 7 feet of asphalt on the south side of 1150 North. In return, the applicant is requesting reduced lot frontages, a 6 foot setback on the west side of Lot 1 (adjacent to the existing home) and the total asphalt width reduction of 1 foot for 1150 North. All lots included in this subdivision meet the 8,000 square foot lot size requirement.

RECOMMENDATION

Planning Division Staff Recommendation:

The Planning Division recommends **APPROVAL** of the proposed Larsen Schoonover Scott concept plan including the DRC comments and Planning Commission recommendation. This recommendation is based on the updated layout the applicant has submitted including the asphalt, curb and gutter on the south side of 1150 North. This project helps to resolve the original subdivision and provides improvements (that the City would otherwise be responsible for) at no cost.

Planning Commission Recommendation:

The Planning Commission reviewed this request for the Larsen Schoonover Scott concept on January 28, 2016 and made the following recommendation:

Commissioner Hutchings moved to approve with a positive recommendation the Concept Plan of the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone; taking into mind that the DRC comment #5 be eliminated as it was taken care of in the DRC meeting that the sidewalk be eliminated in the cul-ta-sac, but curb and gutter are still required; also include curb, gutter and sidewalk on the properties north and along 300 East; on lots 2 and 3 that do not meet the requirements, we recommend approval of in lieu of payment for improvements; include all other DRC comments; with the finding that this will not be injurious to the health safety or welfare of Lehi; and include that this is clearing up a problem that was established back in the 1970's. Commissioner Peterson seconded the motion.

Commissioner Hutchings amended the motion to include that the applicant work with staff to resolve the south side road improvement issues. The amendment to the motion was seconded by Commissioner Peterson.

Minutes from the Planning Commission meeting on January 28, 2016 are as follows:

Ms. Morlan stated that is a standard subdivision off of 300 East. She said that it is already an existing cul-ta-sac, but is not finished. She said that this would finish it with curb, gutter and sidewalk and subdivide some other lots. She said there are issues with proposed lots 2 and 3 as they do not meet the 80ft. frontage requirements. She also said that lot 3 is below the 8,000 square foot requirement. She said that the DRC commented that one of the two lots needs to be eliminated in order to meet the R-1-8 requirements; however, a density in lieu of payment option can be worked out with the city since there is potential to allow the reduced lot size and frontages in lieu of payment for street improvements.

Commissioner Hutchings inquired if the cul-ta-sac was a standard size. Mr. Dinsdale stated that it is not and informed the Council that there is some history regarding this development. He said there is currently a gravel road and a home in the back. He said that there was a subdivision plat done in 1979 and for whatever reason it wasn't recorded with the city. He said that the Planning and Engineering Departments feel comfortable allowing this even though it doesn't meet the standard, because it's a compromise for the city to get improvements.

Commissioner Hampton inquired as to how the density in lieu of payment works. Mr. Dinsdale stated that if the developer pays for the city improvements then the city will allow extra density.

Commissioner Hutchings inquired about the properties on the south. Mr. Dinsdale stated that the property owners to the south do not want to be a part of the project, and some of those details will still need to be worked out at a later stage.

Commissioner Dean inquired if there was to be curb and gutter on the south. Mr. Dinsdale stated that there is no curb and gutter here, but that it may be an agreement worked out for density in lieu of payment for the improvements to add curb gutter and a small section of asphalt.

There was discussion regarding the turn-around for a fire apparatus. Mr. Dinsdale stated that they are okay with the size as long as the Fire Department is okay with it.

Mark Johnson, representing the applicant, stated that these are plated lots and still contain the corner stakes from 1979. He said that Dennis Schoonover is the property owner of the proposed lots 1, 2 and 3; and his son lives in the existing home on lot 1. He said that 2 other property owners felt it's time for the road to be finished. He said that 300 East has to be constructed to the west now because the east side is finished, so the property owner would have to give up an additional 6 feet more than the standard to meet the 75 feet right of way. He says they are willing to do that to try to get the extra lot and that Mr. Schoonover also owns the property to the south and is willing to dedicate property for future improvements. He said that the proposal was to build curb, gutter and sidewalk on the north side, build curb around the cul-ta-sac, and terminate it back to the existing home. Mr. Johnson said they looked at building curb, gutter and sidewalk on the south side, but they had some issues with that.

Mr. Johnson feels that with the 6 additional feet being constructed on 300 East, and the construction of curb, gutter and sidewalk on 300 East, and also the donation of the additional property south at the proposed edge of asphalt for future construction, is good consideration for the extra lot.

Commissioner Hutchings inquired about the fire hydrants. Mr. Johnson stated that the hydrant on 300 East would need to be relocated and there would be another hydrant by the cul-ta-sac. Mr. Johnson stated that he would like the Commission to address some of the DRC comments in their motion. He said the first is item number 3 in regards to the density bonus and the other is item 5. He said that he thought this was resolved in DRC. He said that the DRC is asking for curb gutter and sidewalk around the cul-ta-sac on lots 4 and 5, but if they do that it's unclear to him if it should be constructed inside or outside of the right away. He also said that the sidewalk in the cul-ta-sac doesn't serve a purpose and is only benefiting the two homes. Mr. Johnson is proposing no sidewalk, just curb and gutter back there.

Commissioner Hutchings stated that she does not see the need for a sidewalk in the back of the cul-ta-sac. Mr. Dinsdale stated that the DRC would be okay with no sidewalk in the cul-ta-sac. He also said that the decision doesn't have to be made now unless the Planning Commission sees the need. Mr. Dinsdale said that when they consider allowing density bonuses they look at the cost of the improvements to be at least \$50,000. He said that improvements made for this project would be about half of that.

Motion: Commissioner Hutchings moved to approve with a positive recommendation the Concept Plan of the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone; taking into mind that the DRC comment #5 be eliminated as it was taken care of in the DRC meeting that the sidewalk be eliminated in the cul-ta-sac, but curb and gutter are still required; also include curb, gutter and sidewalk on the properties north and along 300 East; on lots 2 and 3 that do not meet the requirements, we recommend approval of in lieu of payment for improvements; include all other DRC comments; with the finding that this will not be injurious to the health safety or welfare of Lehi; and include that this is clearing up a problem that was established back in the 1970's. Commissioner Peterson seconded the motion.

Mr. Dinsdale asked for clarification on the improvements if they included the south side or not. Commissioner Hutchings inquired how they can improve the property if they don't own it. There was discussion regarding the sidewalk and asphalt on the south side. Mr. Struthers stated that staff would like to see improvements made to the south.

Amended Motion: Commissioner Hutchings amended the motion to include that the applicant work with staff to resolve the south side road improvement issues. The amendment to the motion was seconded by Commissioner Peterson.

Motion passed unanimously.

**Larsen-Schoonover-Scott Subdivision Concept
DRC Redline Comments**

Mark Johnson – Requests Concept Plan review of the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone.

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

Representatives of the Applicant Present: Mark Johnson, Elmer Scott, John Larsen, Carmen Larsen, and Rebecca Larsen.

Date of Plans Reviewed: 1/7/16

Time Start: 1:45 PM

Time End: 2:15 PM

DRC REDLINE COMMENTS:

Brent (Glade) – Power:

1. The existing homes may have to be converted to underground power services.

Kerry – Fire: No comments

Greg – Water/Sewer:

2. There are existing sewer manholes that require a hard surface access to maintain.

Todd – Public Works: No comments

Kim – Planning:

3. Lots 2 and 3 do not meet the frontage requirement for the R-1-8 Zone of 80'. Lot 3 also does not meet the minimum lot size of 8,000 sq. ft. It appears one of the lots (2 or 3) will need to be eliminated and lot lines adjusted accordingly to meet the above stated zoning requirements, unless a density in lieu of payment option is worked out.

Gary – Building/Inspections:

4. Soils report will be required at the time of preliminary plat.

Mike – Public Works:

5. Show sidewalk and planter strip per Lehi City standards continuing through lots 4 and 5.

Ross – Engineering:

6. A potential option to allow the additional lot with reduced lot size and frontages could be allowed as a density in lieu of payment for street improvements.
7. Integral curb, gutter and side walk could be utilized on the local street.

Craig – Parks: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION JANUARY 28, 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.



January 6, 2016

Mr. Kim Struthers
Lehi City Planning & Zoning
153 North 100 East
Lehi, UT 84043

RE: Development Proposal for the "Larsen Schoonover Scott Subdivision"

Dear Kim,

The following description is provided by request of the concept plan application requirements. This application for the "Larsen Schoonover Scott Subdivision" is a request for a 5 lot subdivision approval under pre-existing physical constraints that will require special consideration.

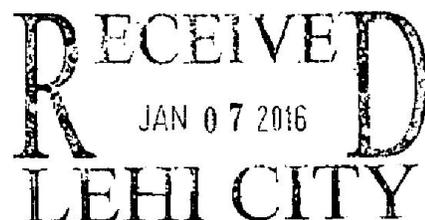
The purpose of this application is to complete public improvements that were never finished after the original subdivision was approved in 1979. The existing lots were recorded by deed, sanitary sewer and water facilities were installed and are functioning, but street improvements have never been constructed. This proposal is an attempt to rectify that situation and create a hard surface public street and partial sidewalk to improve public safety and accessibility.

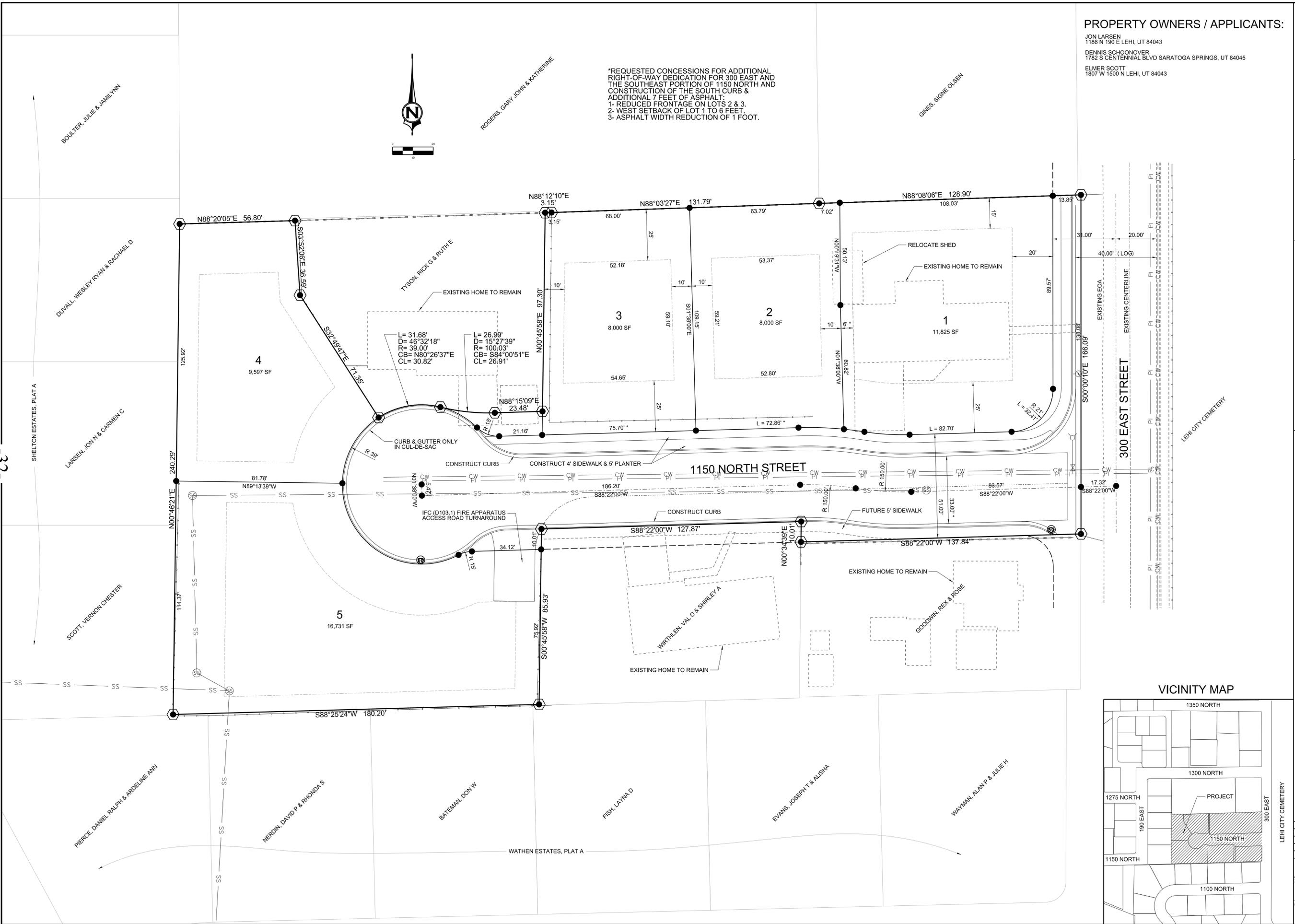
In accordance with the application request, there will be no "proposed building materials", no "CC&R's" and no "required amenities" beyond those proposed in the concept plan provided.

If you have any questions concerning this information, please feel free to contact me directly at (801) 361-6221 or by e-mail at mark@mustangdes.com.

Sincerely
Mustang Design

Mark I. Johnson
Project Manager





*REQUESTED CONCESSIONS FOR ADDITIONAL RIGHT-OF-WAY DEDICATION FOR 300 EAST AND THE SOUTHEAST PORTION OF 1150 NORTH AND CONSTRUCTION OF THE SOUTH CURB & ADDITIONAL 7 FEET OF ASPHALT:
 1- REDUCED FRONTAGE ON LOTS 2 & 3.
 2- WEST SETBACK OF LOT 1 TO 6 FEET.
 3- ASPHALT WIDTH REDUCTION OF 1 FOOT.

PROPERTY OWNERS / APPLICANTS:
 JON LARSEN
 1186 N 190 E LEHI, UT 84043
 DENNIS SCHOONOVER
 1782 S CENTENNIAL BLVD SARATOGA SPRINGS, UT 84045
 ELMER SCOTT
 1807 W 1500 N LEHI, UT 84043



MUSTANG DESIGN, LLC
 791 N 100 E, SUITE 200
 LEHI, UTAH 84043

DRAWING REUSE STATEMENT:
 THIS DOCUMENT IS THE PROPERTY OF MUSTANG DESIGN AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

NO.	REVISION	DATE

APPROVED BY: LEI CITY OFFICE
 NO. _____ DATE: _____
 BY: _____ DATE: _____

LARSEN SCHOONOVER SCOTT SUBDIVISION
 CONCEPT PLAN

A 5 LOT SUBDIVISION
 LEHI, UTAH

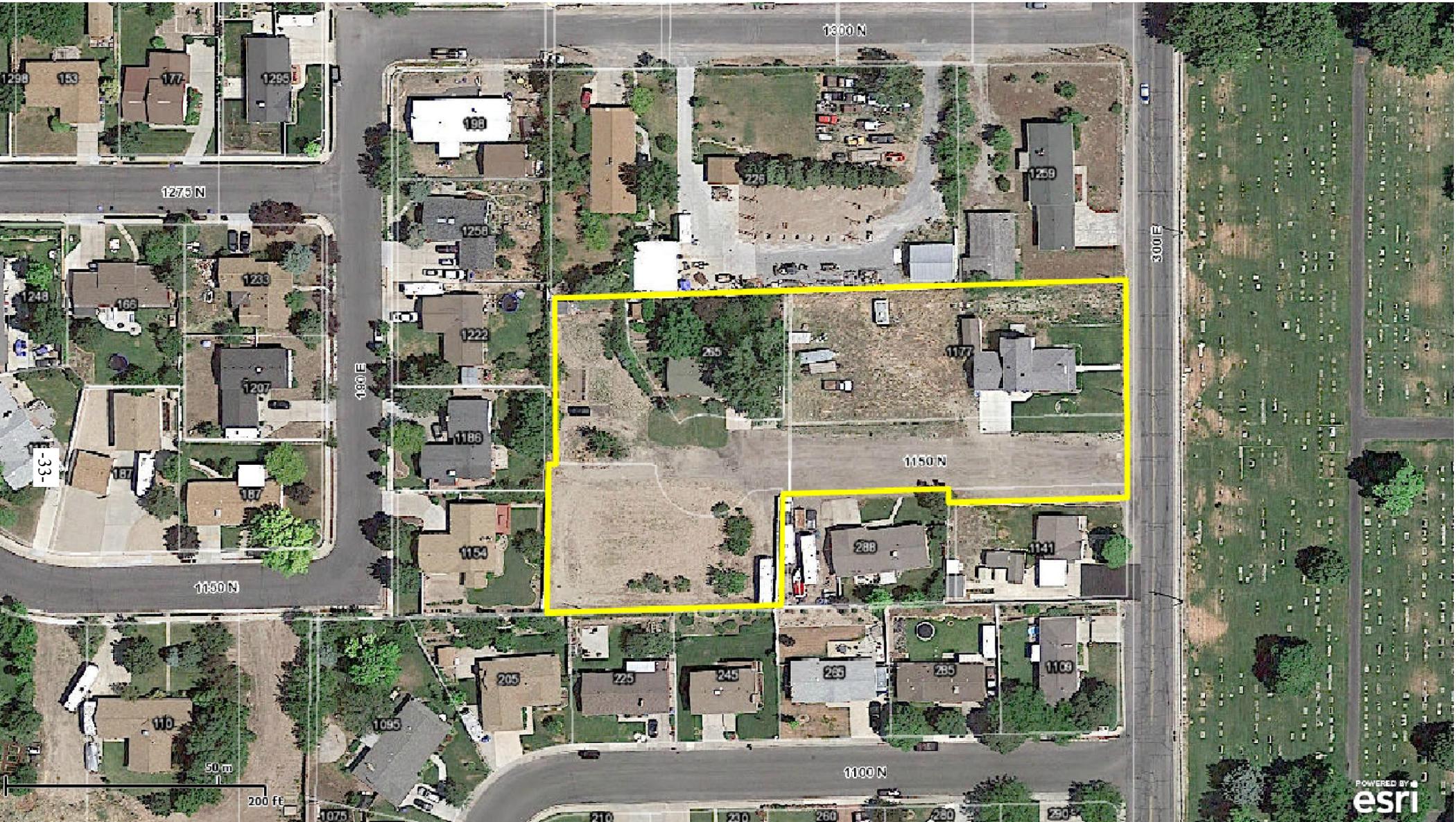
VICINITY MAP

PROJ. #: 2015011
 CAD FILE: 2015011 Concept 03.dgn
 DRAWN BY: MJJ
 DESIGN BY: MJJ
 CHECKED BY:
 SCALE OF SHEET
 HOR SCALE: 1" = 20'
 VER SCALE: 1" = 20'

SHEET 3 OF

Larsen-Schoonover-Scott

Aerial



Wed Jan 20 2016 11:19:24 AM.

-35-



#5.



-36-



-37-

#5.

ISSUE

BLJ Construction – Requests Preliminary Subdivision approval of Rockwell Estates Plat B, a 20-lot residential subdivision located at approximately Grey Hawk Drive and Chestnut in an existing Planned Community zone.

BACKGROUND

Existing General Plan Designation:	Planned Community – High Density Residential		
Existing Zoning:	Planned Community		
Existing Land Use:	Undeveloped		
Number of Lots/Units	20		
Adjacent Zoning and Land Use:	North:	PC – ESA/HDR	Undeveloped
	South:	PC – LDR	Single family residential – Eagle Summit
	East:	PC – LDR	Single family residential – Rockwell A
	West:	PC – HDR	Single family residential – Winter Haven
Date of Last DRC Review:	January 13, 2016		

HISTORY

July 26, 1997 – The Deerfield Annexation was recorded and included the subject property.

December 4, 2000 – The Fox Ridge Area Plan was recorded for what is now Traverse Mountain and designated the subject property as a part of the Planned Community zone.

October 8, 2013 – The Preliminary Plan for the first rendition of Rockwell Estates was approved by the City Council.

August 12, 2014 – Final subdivision approval for another rendition of Rockwell Estates Plat B was approved by the City Council. This approval was initially for 24 townhouse units.

ANALYSIS

The applicant is requesting approval for Rockwell Estates Plat B, a 20-lot single-family subdivision located at approximately Grey Hawk Drive and Chestnut Street, just west of the recently approved Rockwell Estates Plat A, in an existing Planned Community zone. This is a standard subdivision with no PUD or PRD overlay. The lots range in size from approximately 7,500-16,200 square feet lined up along a driveway accessed off of Grey Hawk Drive. The proposed lots meet the minimum lot requirements for the HDR designation of the Area Plan. The northern portion of this property includes a 50 foot powerline easement and an even larger easement for the Powerline Trail. The developer will be responsible for trail improvements for the trail areas within this subdivision. The property also includes 4.70 acres of open space, and the DRC noted that the developer needs to clarify who will own and maintain this property. The DRC also commented that the developer should show a buildable graded pad for each lot to ensure that they are buildable. Please consider other DRC comments as part of the motion.

RECOMMENDATIONS

Planning Division Staff Recommendation:

Planning staff recommends **APPROVAL** of the proposed Rockwell Estates Plat B preliminary subdivision subject to the DRC comments and Planning Commission recommendation. The proposed subdivision appears to meet the requirements of the Traverse Mountain Area Plan for the preliminary platting stage.

Planning Commission Recommendation:

Planning Commission reviewed this request for a preliminary subdivision on January 28, 2016 and made the following recommendation:

Commissioner Peterson moved to recommend approval to the Council the Preliminary Subdivision of Rockwell Estates Plat B, a 20-lot residential subdivision located at approximately Grey Hawk Drive and Chestnut in an existing Planned Community zone; including all DRC comments; finding that the proposed does meet the requirements of the development code and conforms with the area plan; and is not detrimental to the health safety and general welfare of Lehi City. Commissioner Dean seconded the motion.

Minutes from the Planning Commission meeting on September 24, 2015 are as follows:

5.1 BLJ Construction – Requests Preliminary Subdivision review and recommendation of Rockwell Estates Plat B, a 20-lot residential subdivision located at approximately Grey Hawk Drive and Chestnut in an existing Planned Community zone.

Ms. Morlan stated that the applicant has redone the property and is changing it to a single family subdivision. She said the property is designated as high density residential, so it still meets the requirements. She said that to the north there is a powerline easement and a trail easement. She said the property included 4.7 acres of open space. She said this is a steep area, and it needs to be clarified as to whom will maintain the open space area.

Commissioner Hutchings inquired if the cul-de-sac meets the standard requirements. Mr. Dinsdale replied that it does.

The applicant, Brandon Jones with BLJ Construction, was present. He said that the open space will be maintained by the Traverse Mountain HOA. He also said the trail easement is to allow city access to construct the trail when it’s time for the trail is to be built.

Commissioner Hutchings inquired about the building envelopes for each lot due to the steep slopes. Mr. Jones replied that the retaining walls will start around 30 feet and gradually decrease to about 7 feet. He said that he was able to identify the building envelope on each lot. He said that they may add one more lot next to lot 13 because there is a power easement that would allow for an additional lot.

Chair Roll asked for Public Comment.

Kevin Taylor, a resident, expressed concern for the undeveloped cul-ta-sac and would like to see bumper guards there to protect the homes. There is no curb, gutter or sidewalk and he would like to see the rail guards there to prevent any slide offs of cars into the back of their homes. He is not sure if BLJ Construction is responsible or if it’s Traverse Mountain, but he would like someone to look into it.

Chair Roll closed the Public Hearing at 8:16 p.m.

Commissioner Hutchings inquired about the cul-ta-sac that Mr. Taylor referred to. Ms. Morlan stated that it is used as a temporary turnaround. Mr. Dinsdale stated that there may be a portion of that that needs to be dedicated to Lehi for a city street. He also said that they can work with them to put up some

barricades.

Commissioner Peterson inquired about the retaining wall requirements. Mr. Dinsdale stated that retaining walls over 4 feet need to be engineered and reviewed by the building department.

Motion: Commissioner Peterson moved to recommend approval to the Council the Preliminary Subdivision of Rockwell Estates Plat B, a 20-lot residential subdivision located at approximately Grey Hawk Drive and Chestnut in an existing Planned Community zone; including all DRC comments; finding that the proposed does meet the requirements of the development code and conforms with the area plan; and is not detrimental to the health safety and general welfare of Lehi City. Commissioner Dean seconded the motion.

Motion passed unanimously.

**Rockwell Estates Plat B
DRC Redline Comments**

BLJ Construction – Requests Preliminary Subdivision review of Rockwell Estates Plat B, a 20-lot residential subdivision located at approximately Grey Hawk Drive and Chestnut in an existing Planned Community zone.

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

Representatives of the Applicant Present: Matt Brown, Jeff Hutchings, AJ Delpivo, Brandon Jones, Gary Hutchings

Date of Plans Reviewed: 1/7/16

Time Start: 3:20

Time End:

DRC REDLINE COMMENTS:

Brent – Power: No comments

Kerry – Fire: No comments

Greg – Water/Sewer: No comments

Todd – Public Works: No comments

Kim – Planning:

- 1. Clarify who will own/maintain the open space shown on the plat
- 2. Show a buildable graded pad for each lot to ensure that they are buildable
- 3. Show fencing in the rear of the double frontage lots (lot 1-13) along Grey Hawk as per Traverse Mountain CC&Rs

Gary – Building/Inspections:

- 4. Add a note on the plans that any retaining wall over 4 feet will require a building permit

Mike – Public Works: No comments

Ross – Engineering: No comments

Craig – Parks:

- 5. Provide revegetation plan

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION JANUARY 28, 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

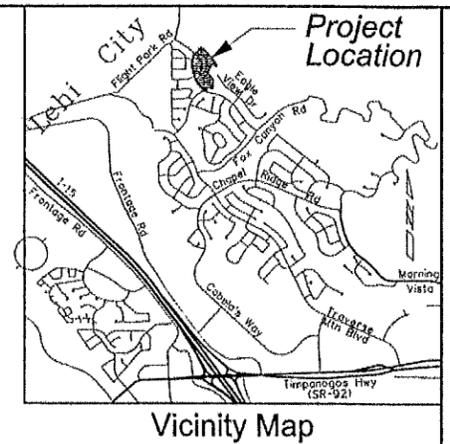
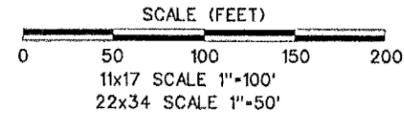
To: Lehi City
Date: January 7, 2015
Subject: Rockwell Estates Plat B

Rockwell Estates Plat B Subdivision will be a new residential subdivision on the northwest end of Grey Hawk Drive at Traverse Mountain in Lehi, Utah. It will consist of 20 single-family lots on a new cul-de-sac with access off of Grey Hawk Drive. The current zoning of the parcel is Traverse Mountain Area Plan HDR. The new subdivision will have driveways, sidewalks, curb and gutter, recreation areas and open space.

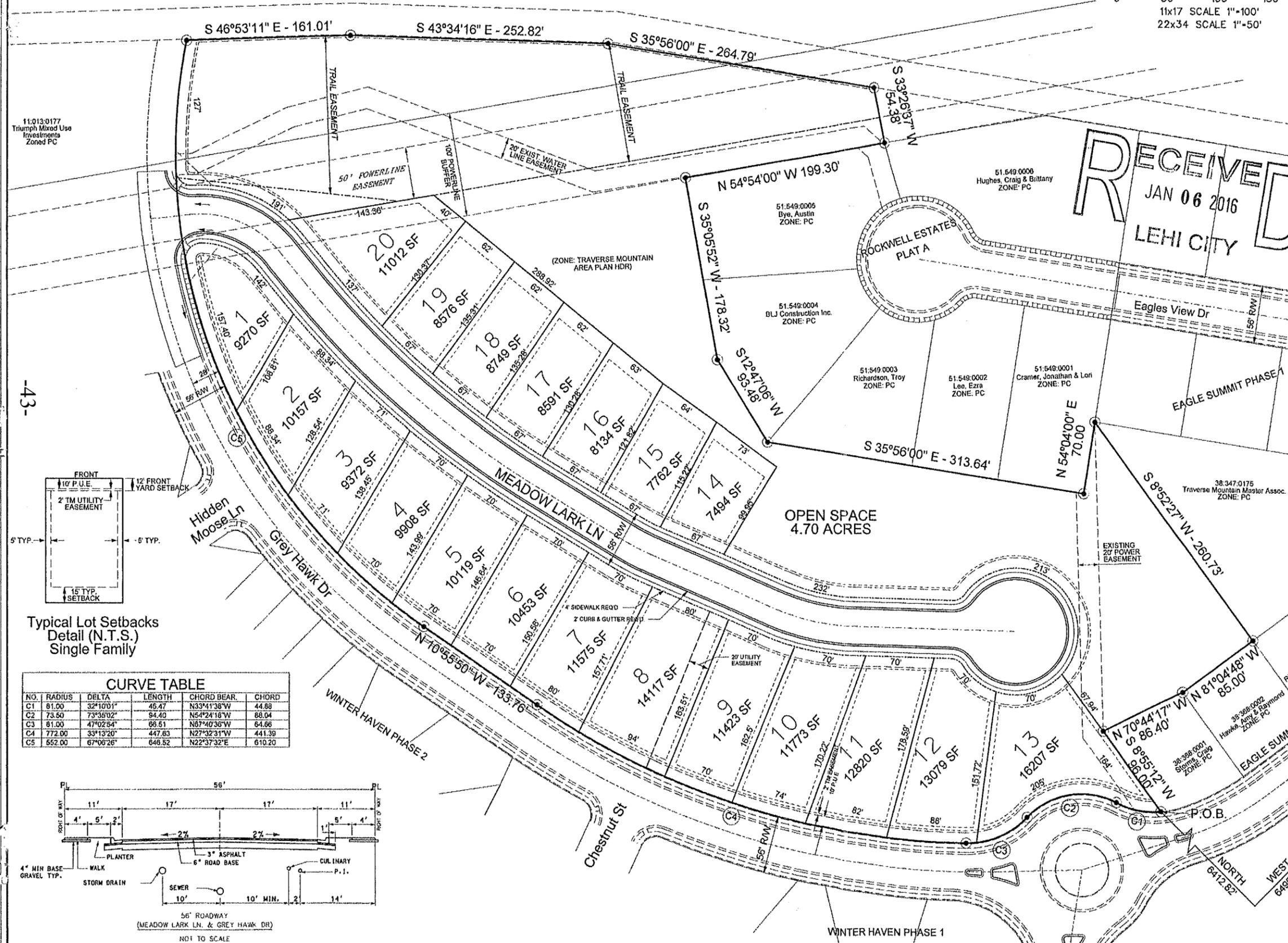
RECEIVED
JAN 06 2016
LEHI CITY

ROCKWELL ESTATES PLAT B A RESIDENTIAL SUBDIVISION JANUARY 5, 2016

11.013.0154
Triumph Mixed Use Investments
ZONE: PC



BROWN
ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097



BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS WEST 0495.09 FEET AND NORTH 6412.82 FEET FROM THE SOUTH EAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING A POINT ON THE NORTHERN RIGHT OF WAY LINE OF GREY HAWK DRIVE AS RECORDED IN EAGLE SUMMIT PHASE 1 ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING SIX (6) CALLS: (1) ALONG AN ARC 45.47 FEET TO THE RIGHT, HAVING A RADIUS OF 81.00 FEET, THE CHORD BEARS NORTH 33°41'38\"/>

NOTE:
1 - STORM DRAINAGE TO BE DETAINED IN TRAVERSE MOUNTAIN LAMBERT DETENTION BASIN USING 3,276 CU.FT. OF ITS CURRENT CONSTRUCTED CAPACITY. PAYMENT TO BE MADE IN LIEU OF DETENTION.

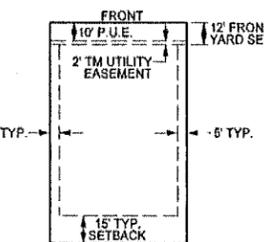
- THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
- 1 - PLAN & PROFILES/CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
 - 2 - ALL PIPE TYPES, SPECIFIC LOCATIONS & DETAILS (BENDS, DETECTOR TAPE ETC.)
 - 3 - VALVES
 - 4 - BLOWOFFS INCLUDING SIZE TYPES & PROTECTION
 - 5 - MANHOLES, BOXES AND RELATED DETAILS.
 - 6 - WATER & SEWER SERVICES DETAILS.
 - 7 - FIRE HYDRANTS
 - 8 - LOT LINE UTILITY EASEMENTS.
 - 9 - STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS.
 - 10 - POWER LINE EXTENSIONS & DOME/TRANSFORMER LOCATIONS.
 - 11 - LOT ADDRESSES.
 - 12 - CBR VALUES AND ROAD SUB-BASE.
 - 13 - SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

TABULATION

TOTAL ACREAGE	10.54 AC.
NUMBER OF LOTS	19
TOTAL AREA OPEN SPACE	4.70 AC.
UNITS PER ACRE	1.80 UNITS/AC

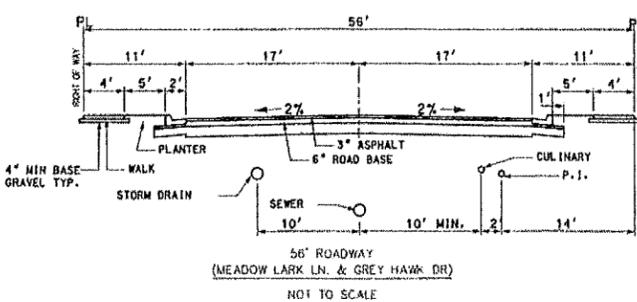
DEVELOPER:
BLJ CONSTRUCTION INC
BRANDON JONES
5204 N EAGLES VIEW DR
LEHI, UTAH 84043
801-897-7256

ENGINEER:
MW BROWN ENGINEERING INC
MATT W. BROWN
578 E 770 N
OREM, UTAH 84097
801-377-1790



CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	CHORD BEAR.	CHORD
C1	81.00	32°10'01"	45.47	N33°41'38\"/>	



REVISIONS

No.	Date	By	Description

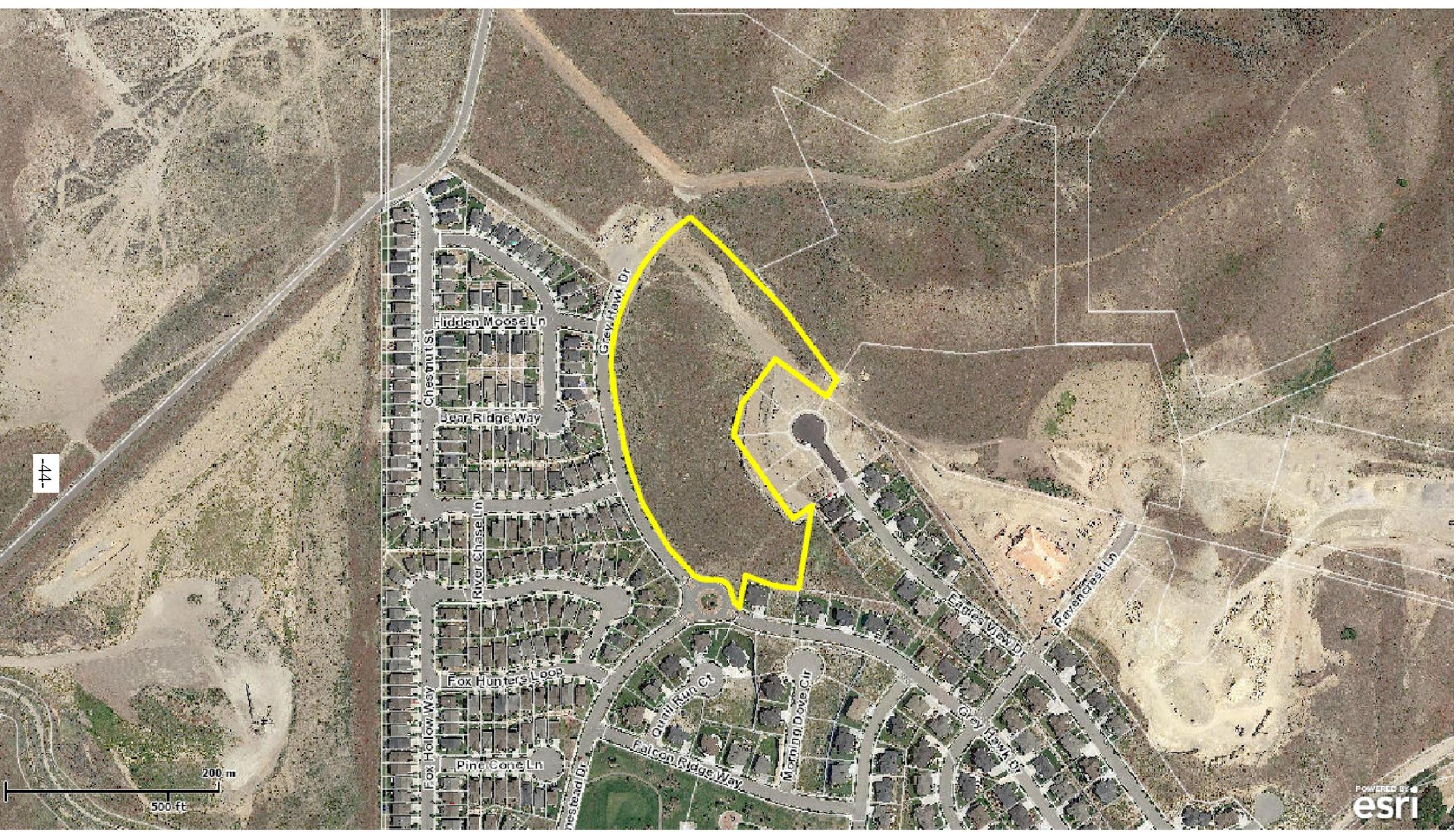
ROCKWELL ESTATES SUBDIVISION PLAT B
TRAVERSE MOUNTAIN - LEHI, UTAH
PRELIMINARY PLAT

PROJECT NO. 2014.031
SHEET NO. 1.00

1-800-662-4111
811
Know what's below.
Call before you dig.

Rockwell Estates Plat B

Aerial



Wed Jan 20 2016 03:57:31 PM.

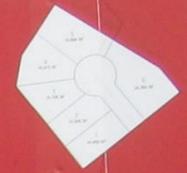
Rockwell Estates Plat B

Zoning



Wed Jan 20 2016 03:58:04 PM.

**ROCKWELL AT
TRAVERSE MOUNTAIN**



- 6 LOTS
- LARGE LOTS
- VIEWS
- GREAT AREA

ROB CLAUSON
801-368-0345
NORTH STAR REAL ESTATE



-47-

#6.



-48-

75688

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 SHCHEDULED FOR CITY COUNCIL 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.

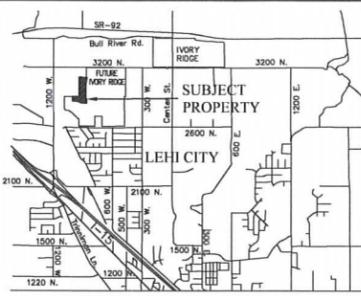
IVORY DEVELOPMENT, LLC

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.

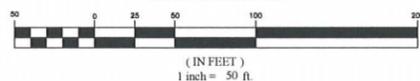




VICINITY MAP
NTS



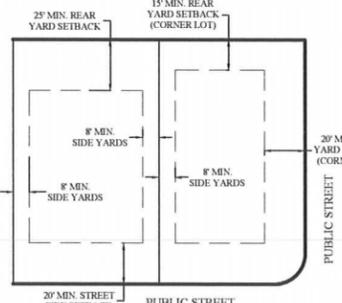
GRAPHIC SCALE



TABULATIONS:

CURRENT ZONE:	PC
TOTAL AREA:	7.68 ACRES
SINGLE FAMILY LOTS:	24
DENSITY:	3.13 UNITS/ACRE
ROADWAY AREA:	1.03 ACRES
ROADWAY LENGTH:	1,640 FEET

- NOTES:**
- THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL, LIFESTYLE, FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 - 10' PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC ROADWAYS (AS SHOWN).
 - ALL HOUSE PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMIT.
 - 5' REBAR AND CAP TO BE SET AT ALL LOT CORNERS. PLUG TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
 - STORM DETENTION FOR THIS PLAT WILL BE DIRECTED TO THE IVORY RIDGE REGIONAL DETENTION POND LOCATED TO THE NORTHWEST OF PARKSIDE AT IVORY RIDGE PLAT "B" (PREVIOUSLY DEDICATED).
 - SIGHT TRIANGLES PER LEHI CITY DEVELOPMENT CODE SECTION 12.070.D.



TYPICAL BUILDING SETBACKS
NTS

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	528.00	19°16'39"	177.65	N09°38'19"E	176.81
C2	278.00	19°16'39"	93.53	N80°21'41"W	93.09
C3	220.00	19°16'39"	74.02	S80°21'41"E	73.67
C4	15.00	89°58'21"	23.55	N44°59'10"W	21.21
C5	500.00	19°16'39"	168.23	N09°38'19"E	167.43
C6	15.00	90°00'00"	23.56	N64°16'39"E	21.21
C7	306.00	19°16'39"	102.96	N80°21'41"W	102.47
C8	15.00	89°55'56"	23.54	S45°02'13"E	21.20
C9	192.00	19°16'39"	64.60	S80°21'41"E	64.29
C10	15.00	90°00'00"	23.56	S25°43'21"E	21.21
C11	556.00	19°16'39"	187.07	N09°38'19"E	186.19
C12	15.00	23°03'57"	6.04	S11°31'59"W	6.00
C13	61.00	135°5'56"	144.70	N44°53'28"W	113.08
C14	61.00	70°20'03"	74.88	S12°06'04"E	70.27
C16	500.00	5°05'49"	44.48	S02°32'54"E	44.46
C17	500.00	12°46'31"	111.49	N11°29'04"E	111.26
C18	499.93	1°24'19"	12.26	N18°34'29"E	4679.43
C19	306.00	5°47'56"	30.97	S73°37'19"E	30.96
C20	306.00	13°28'43"	71.99	S83°19'38"E	4679.96
C21	593.20	7°17'52"	75.81	S03°54'23"W	75.76
C22	532.17	11°58'47"	111.27	S13°32'43"W	111.07

SURVEYOR'S CERTIFICATE

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed and filed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675

Date _____

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:
Beginning at a point on the westerly side of PARK ESTATES AT IVORY RIDGE Subdivision, Plat "F", according to the Official Plat thereof on file in the Office of the Utah County Recorder located N89°55'06"W along the Section line 1,021.01 feet and North 1,087.33 feet from the South 1/4 Corner of Section 32, T4S, R1E, S.L.B.& M.; thence West 101.98 feet; thence along the arc of a 248.00 foot radius curve to the right 83.44 feet through a central angle of 19°16'39" (chord: N80°21'41"W 83.05 feet); thence N70°43'21"W 160.87 feet; thence along the arc of a 250.00 foot radius curve to the left 84.11 feet through a central angle of 19°16'39" (chord: N80°21'41"W 83.72 feet); thence West 162.92 feet; thence N0°04'04"W 161.14 feet; thence S89°55'50"E 274.91 feet; thence N0°04'36"E 799.88 feet; thence S89°58'21"E 75.63 feet; thence along the arc of a 15.00 foot radius curve to the left 5.99 feet through a central angle of 12°52'31" (chord: N78°35'23"E 5.95 feet) to a point of reverse curvature; thence along the arc of a 61.00 foot radius curve to the right 69.80 feet through a central angle of 65°33'51" (chord: S80°03'57"E 66.06 feet); thence S89°59'42"E 178.41 feet; thence S11°12'09"W 282.48 feet; thence South along the extension of, and along the westerly line of said Plat "F" 593.35 feet; thence East along said Plat 35.31 feet; thence South along said Plat 161.00 feet to the point of beginning.

Contains: 7.68 +/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

IVORY DEVELOPMENT, LLC
BY: CHRISTOPHER P. GAMVROULAS, PRESIDENT

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, LLC, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FRIELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATIONS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____

APPROVED BY MAYOR _____ ATTEST _____
APPROVED BY ENGINEER _____ CLERK-RECORDER _____
(SEE SEAL BELOW) (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

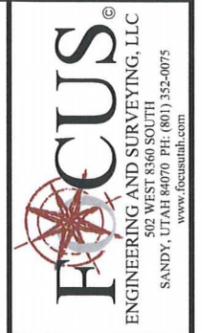
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

PLAT "G"
PARK ESTATES AT IVORY RIDGE
A RESIDENTIAL COMMUNITY
LEHI, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL
-----------------	--------------------	-------------------------	-------------------------

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



Park Estates Plat G

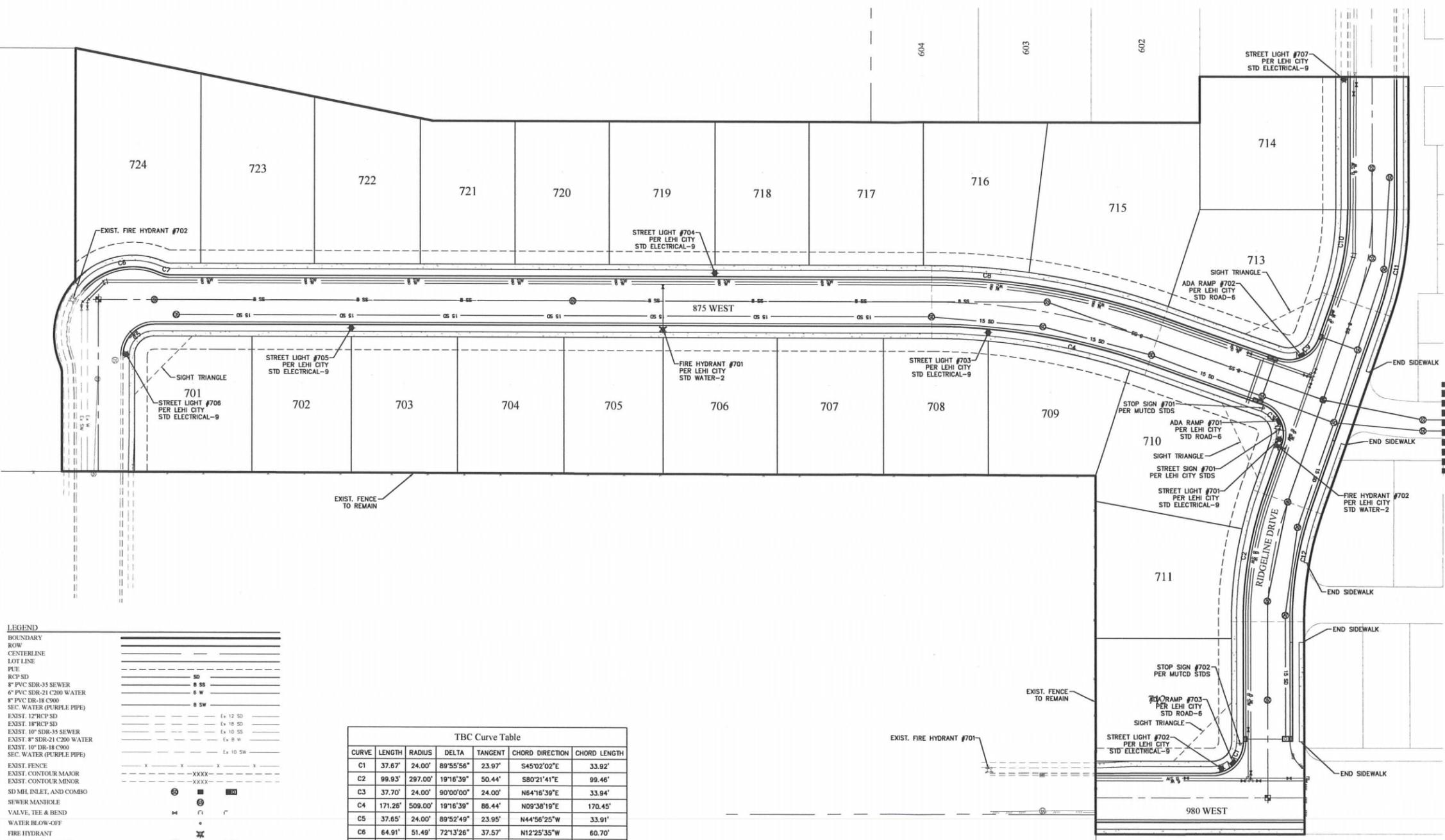
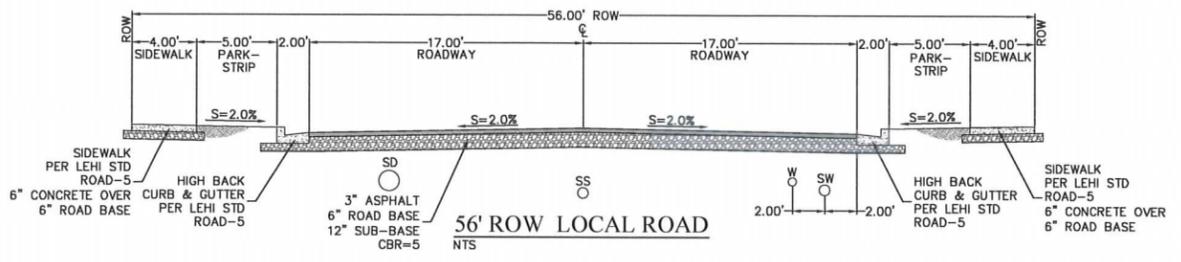
Lehi City

Site Plan

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SITE PLAN

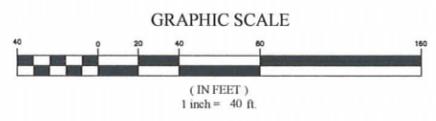
Scale: 1"=40' Drawn: BBD
Date: 1/28/2016 Job #: 15-261
Sheet: **C3**



TBC Curve Table

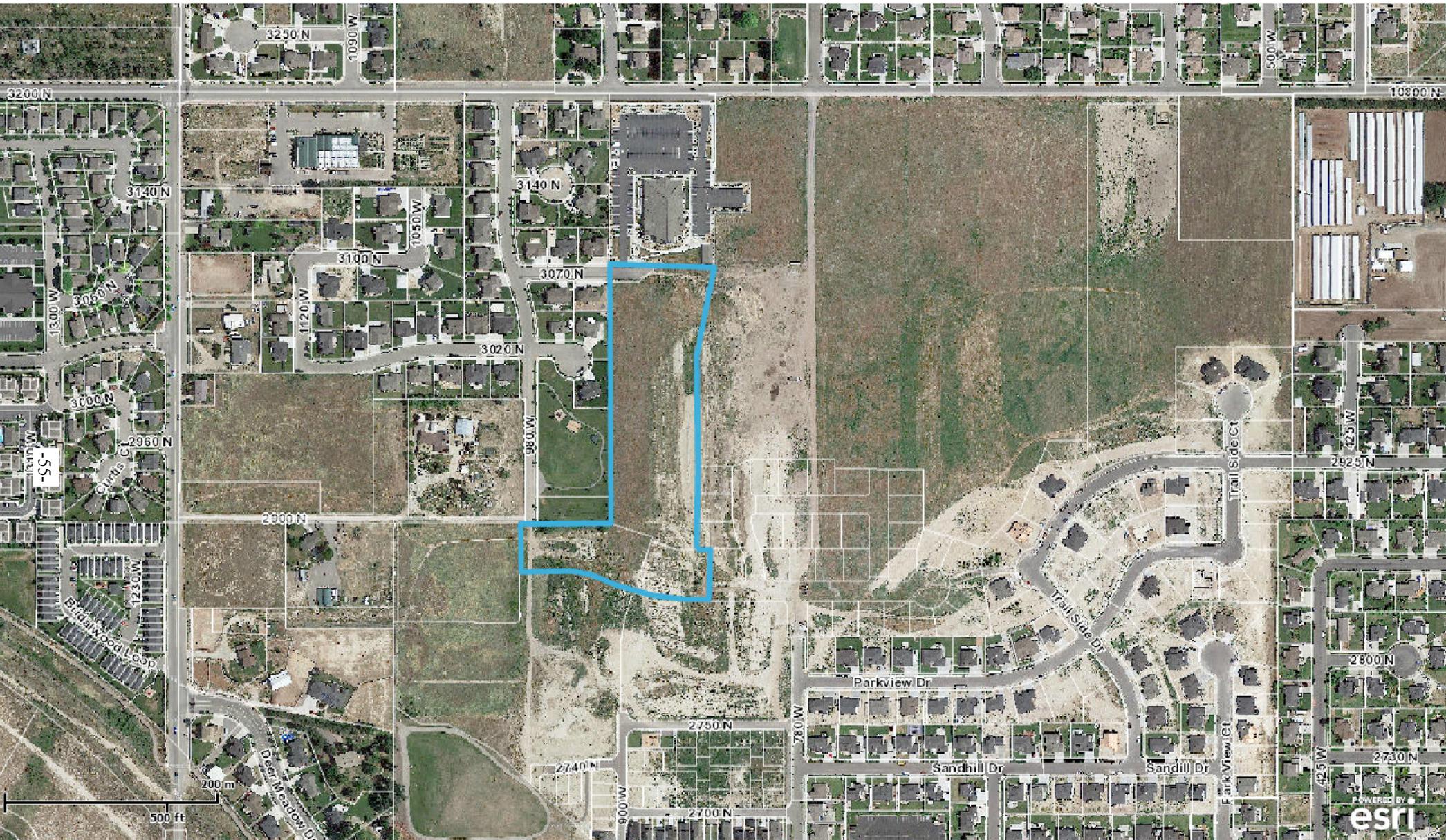
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	37.67'	24.00'	89°55'56"	23.97'	S45°02'02"E	33.92'
C2	99.93'	297.00'	19°16'39"	50.44'	S80°21'41"E	99.46'
C3	37.70'	24.00'	90°00'00"	24.00'	N64°16'39"E	33.94'
C4	171.28'	509.00'	19°16'39"	86.44'	N09°38'19"E	170.45'
C5	37.65'	24.00'	89°52'49"	23.95'	N44°56'25"W	33.91'
C6	64.91'	51.49'	72°13'26"	37.57'	N12°25'35"W	60.70'
C7	9.92'	24.00'	23°41'08"	5.03'	S11°50'34"W	9.85'
C8	183.87'	546.50'	19°16'39"	92.81'	N09°38'19"E	183.01'
C9	37.70'	24.00'	90°00'00"	24.00'	S25°43'21"E	33.94'
C10	67.78'	200.98'	19°19'21"	34.21'	S80°20'23"E	67.46'
C11	80.41'	239.00'	19°16'39"	40.59'	N80°21'41"W	80.03'
C12	40.49'	259.00'	8°57'23"	20.28'	N75°12'03"W	40.45'

- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - PUE
 - RCP SD
 - 8" PVC SDR-35 SEWER
 - 6" PVC SDR-21 C200 WATER
 - 8" PVC DR-18 C900
 - SEC. WATER (PURPLE PIPE)
 - EXIST. 12" RCP SD
 - EXIST. 18" RCP SD
 - EXIST. 10" SDR-35 SEWER
 - EXIST. 8" SDR-21 C200 WATER
 - EXIST. 10" DR-18 C900
 - SEC. WATER (PURPLE PIPE)
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - VALVE, TEE & BEND
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - EXIST. WATER BLOW-OFF
 - EXIST. POWER POLE



Park Estates Plat G

Aerial



Wed Feb 17 2016 07:31:24 AM.

ISSUE

Edge Land 16 – Requests approval of a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from C (Commercial) to HDR (High Density Residential).

A. Ordinance Approving

BACKGROUND

Acreage:	8.9 acres			
Existing Zoning:	A-5			
Existing General Plan Land Use Designation:	Commercial			
Proposed Land Use Designation:	Commercial/HDR			
Existing Land Use:	Undeveloped			
Surrounding Zoning/GP/ Land Use:	<i>North</i>	A-5	PF	Willow Creek Jr. High
	<i>South</i>	PC	PC	Gray’s Farm
	<i>East</i>	Utah County	MDR	Res/Ag
	<i>West</i>	Commercial	C	Vacant (approved Cinco site)
Date of Last DRC Review:	November 10, 2015			

APPLICABLE GENERAL PLAN LAND USE DESIGNATIONS

Commercial (C)

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to insure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

High Density Residential (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

HISTORY

February 10, 1999 – The Lehi West Crossroads Annexation was recorded which included the subject property.

December 10, 2015 – The Planning Commission reviewed this General Plan amendment and concept plan for Lehi Gateway where it was tabled. The Planning Commission made the following motion:

Scott Dean moved to table Edge Land 16’s request for a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from Commercial

to High Density Residential for the purposes of allowing the builder who has presented a reasonable and interesting and good plan to be worked out with the City relative to the sewer issues to the point where we hopefully could have a future meeting on this point with the consensus between the developer and the City as to a resolution of these issues if at all possible. Second by Kelly Ash. Motion carried 5-2 with Jared Peterson and Donna Barnes opposed.

ANALYSIS

The applicant is requesting to amend the General Plan land use designation from Commercial to High Density Residential. Currently, the entire parcel is designed as Commercial on the General Plan, and the applicant would like to change the majority of it – 7.32 acres – to High Density Residential, leaving an approximately 1.6 acre commercial pad at the intersection. Doug Meldrum, Economic Development Director for Lehi City, ran a market analysis for this property to determine whether or not this corner was viable for commercial development (see report attached). It was determined that the corner is viable for retail and/or service type commercial, but that type of commercial is not viable for the entire parcel.

In response to comments from the Planning Commission at the first review of the project, the City and the applicant have proposed a development agreement to ensure that development will move forward

The applicant has filed a concept concurrent with the General Plan amendment to show how potential development could occur if the amendment is approved. A zone change and water dedication will be required prior to any development approvals.

RECOMMENDATION

Planning Division Staff Recommendation:

The Planning Division recommends **APPROVAL** of the proposed Edge Homes general plan amendment including the DRC comments and Planning Commission recommendation. This recommendation is based on the updated layout and elevations the applicant has submitted including a 1.6 acre commercial pad at the intersection (which was originally proposed as a smaller portion of the site), and is contingent upon the recordation of the proposed development agreement between the applicant and the City identifying a specific type of residential development that will go on the property (see attached draft development agreement). This recommendation is also supported by the market analysis of the property.

Planning Commission

The Planning Commission reviewed the proposed change to the General Plan on January 28, 2016 and made the following recommendation:

Motion: Commissioner Hutchings moved to approve with a positive recommendation the General Plan Amendment of 7.3 acres of property located at 2300 West Main Street changing the land use designation from C (Commercial) to HDR (High Density Residential); including that it does fit in with the General Plan in that area; and that it would be an improvement in the area; noting that the city and developer are working on a development agreement; including all DRC comments; with the finding that it is not detrimental to the health, welfare and safety of Lehi City. Commissioner Dean seconded the motion.

The Motion Passed Unanimously.

Minutes from the Planning Commission meeting:

- 4.1 Edge Land 16 – Requests review and recommendation of a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from C (Commercial) to HDR (High Density Residential). (Tabled from the December 10, 2015 meeting)

Tippe Morlan, City Planner, informed the Commission about the details of the property. She said that this is a General Plan amendment for 8.9 acres. She said that Doug Meldrum, the City's Economic Development Director, conducted a market analysis on this property and that the results showed that the corner was viable for retail commercial, but not on the entire 9 acres, so they are proposing this change in accordance with that study. She said that the other portion would be high density residential. Tippe showed the Commission the elevations of the residential townhomes.

Commissioner Dean inquired about this item being tabled at the previous meeting due to the concerns with sewer capacity. Ross Dinsdale, City Engineer, replied that the sewer concerns have been resolved with staff and he is sure that the needs will be met for this project. Mr. Dinsdale said that they have plans for upgrades in the far future if needed.

The applicant, Steve Maddox with Edge Land, was present and available for questions. He said that the concerns with sewer capacity were resolved with staff and they now feel comfortable moving forward. He said that they are also working on a development agreement with the city.

Commissioner Peterson inquired about the acreage amount of the commercial zone. Mr. Maddox replied that it is 1.6 acres.

Commissioner Hampton inquired about the elevations to the proposed residential area. Mr. Maddox showed a rendering with the buildings moved to the front and will include a wider than normal sidewalk, planter strip and lighting fixtures. He said that the elevations of the residential units and commercial building will be tied together, and that they have procured an easement from Alpine School District for pedestrian access to the school property through this property. He said that all of the residential units will access their driveways from inside the project and not from Main Street.

Commissioner Dean inquired about the Development Agreement. Kim Struthers, Planning Director, stated that they are working on an agreement with the developer and would continue fine tuning the agreement.

Chair Roll stated that he does not want to give up commercial, but the study does show that it is not viable in that area. He also said that General Plan amendments need to be seriously considered. Commissioner Hutchings agreed with Chair Roll.

Commissioner Hampton expressed his concerns with the narrowness of the property in regards to commercial development.

Commissioner Dean is supportive of the change and believes that a residential zone next to a school is a better fit than commercial, and was also complimentary of their design plan.

Commissioner Hutchings doesn't think that commercial should be next to a Jr. High, so she is in support of this change.

Motion: Commissioner Hutchings moved to approve with a positive recommendation the General Plan Amendment of 7.3 acres of property located at 2300 West Main Street changing the land use designation from C (Commer-

cial) to HDR (High Density Residential); including that it does fit in with the General Plan in that area; and that it would be an improvement in the area; noting that the city and developer are working on a development agreement; including all DRC comments; with the finding that it is not detrimental to the health, welfare and safety of Lehi City. Commissioner Dean seconded the motion.

Commissioner Hampton inquired if the development agreement stays with the property even if the owners change. Mr. Struthers replied that it does.

The Motion Passed Unanimously.

If approved as requested, the suggested motion would authorize the mayor to sign the ordinance changing the general plan designation on the eastern 7.32 acres of the property from a Commercial to High Density Residential land use designation.

**Edge Land General Plan Amendment
DRC Redline Comments**

Edge Land – Requests review of a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street from a Commercial to an HDR Land Use Designation.

DRC Members Present: Woody Berry, Kerry Evans, Lee Barnes, Christie Hutchings, Lynn Jorgenson, Mike Howell, Ross Dinsdale, Craig Barratt, Todd Munger

Representatives of the Applicant Present: Steve Maddox and Jaran Nicholls

Date of Plans Reviewed: 11/5/15

Time Start: 9:50 AM

Time End: 10:15 AM

DRC COMMENTS:

Consistency with the elements of the Lehi City General Plan.

The only General Plan Element affected by the proposed amendment is the Land Use Element.

Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.

Commercial (C)

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to insure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

High Density Residential (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

1. This property is one of few remaining commercial areas in west Lehi. One of the goals of the General Plan is to “encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods”. Under this goal there is a section that specifically speaks to this area of west Main Street (Best Practice 1.5). It states the following:

Best Practice 1.5: Develop West Main Street and create opportunities for neighborhood-scale commercial nodes

This section of Main Street, between 500 West and the City limit, is not discussed much in former City Plans, which mostly concentrate on the stretch east of 500 West. However it plays an important role as it serves as a transition zone from the historic and rather urban portion of Main Street to the more agricultural and rural area. That stretch of the corridor also serves as a western gateway into the core of the City.

Development for this section of Main Street needs to be strategic to ensure that existing neighborhoods, open space, public facilities and agricultural lands are not completely destroyed or jeopardized by new developments. Strategies for developing that section of the Main Street corridor may include the following:

Update zoning codes and standards to allow for the inclusion of compatible land uses along the corridor.

- a) Identify commercial and neighborhood commercial nodes to serve residents along the corridor as well as others in the City. This will ensure that development and intensity of activity is concentrated and not spread throughout the whole area.
- b) Conduct a study, and develop design guidelines for commercial and residential units for this stretch of Main Street to ensure that new developments are of a standard that strengthens the identity of Main Street while preserving existing neighborhoods and land uses. Guidelines may include: building height, setbacks, densities, color schemes, signage, landscaping, etc.

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.

- c) Require a PUD for residential development in this area and ensure that developments address Main Street with adequate landscaping.
 - d) Consider providing incentives for developers who may be interested in developing along the corridor.
 - e) The City should also consider the creation of a western gateway feature close to the intersection of Main Street and 2300 West.
2. If high density is to be approved at this location, it should be well planned, and integrated with the commercial use on the corner, and possibly include a mixed use component in order to create a “gateway feature” as noted in Best Practice 1.5.
 3. Coordinate with Planning Staff to look at alternatives to the basic change from Commercial to HDR that is being requested.

GENERAL DRC COMMENTS

- The utilities will need to be reevaluated to determine if there is capacity for higher demand on the system.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION DECEMBER 10, 2015

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.



Dear Lehi City,

The following narrative is intended to address the issues outlined in the Application for General Plan Amendment, regarding the Alpine School districts land located at 2300 West and Main Street.

Edge Homes is excited for the opportunity to present Lehi City with our Western Lehi Gateway development.

Our proposed plan is to create an inviting downtown atmosphere by providing the ideal mix of residential and commercial development with superior architecture, main street style lighting, and landscaping specifically designed for Main Street in Lehi.

The residential buildings fronting Main Street will feature timeless architecture conducive to a down town atmosphere and will be situated such that the front elevations of the buildings will face Main Street. This forward facing orientation of buildings will preserve the view along Main Street. (See elevation)

In addition to the beautiful landscaping and architecture that will visually prepare this location to become the Western Lehi Gateway, Edge Homes would like to participate with Lehi City in a gateway monument officially welcoming people into Utah's best place to live.

It is Edge Home's belief this newly rejuvenated area will support existing commerce along Main Street and attract proper and stable business owners; therefore sustaining a vibrant downtown atmosphere for future developments as the western end of Main Street grows.

The prime corner acre of this development will be local commercial use while the remainder of the development will consist of a mix of residential products designed to attract empty nesters to young professionals and families. The variety of housing options will range from main level living accommodating older citizens and those with disabilities, as well as options including views of Main Street from a third story balcony.

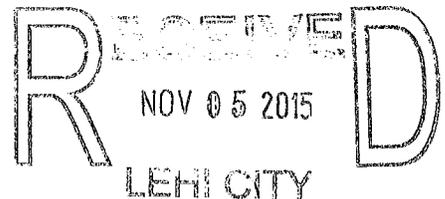
It is Edge Home's pleasure to work with Lehi City to ensure this prominent location sustains long-term livability, supports local commerce, and helps create an appropriate atmosphere for the Western Gateway into Lehi City.

"Appreciate more, whine less, and give without expectation"

-Mayor Bert Wilson Oct. 14, 2015

Edge Homes subdivisions currently under construction in Lehi City:

- Canyon Hills
- Broadmoor Park
- Crestview Lane
- Bingham Farms



Steve Maddox

Steve Maddox
Managing Partner
Edge Homes

Retail MarketPlace Profile

possible retail site
 26 S 2300 W, Lehi, Utah, 84043
 Ring: 1 mile radius

Prepared by Esri

Latitude: 40.3877

Longitude: -111.8859

Summary Demographics

2015 Population	7,463
2015 Households	1,826
2015 Median Disposable Income	\$54,993
2015 Per Capita Income	\$21,104

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$84,060,730	\$18,840,581	\$65,220,149	63.4	11
Total Retail Trade	44-45	\$76,022,520	\$18,110,641	\$57,911,879	61.5	9
Total Food & Drink	722	\$8,038,210	\$729,940	\$7,308,270	83.4	2

Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$17,989,213	\$9,437,290	\$8,551,923	31.2	1
Automobile Dealers	4411	\$15,019,494	\$9,437,290	\$5,582,204	22.8	1
Other Motor Vehicle Dealers	4412	\$1,813,902	\$0	\$1,813,902	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,155,817	\$0	\$1,155,817	100.0	0
Furniture & Home Furnishings Stores	442	\$2,362,615	\$431,428	\$1,931,187	69.1	1
Furniture Stores	4421	\$1,689,177	\$0	\$1,689,177	100.0	0
Home Furnishings Stores	4422	\$673,438	\$431,428	\$242,010	21.9	1
Electronics & Appliance Stores	443	\$3,758,152	\$371,210	\$3,386,942	82.0	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$3,497,159	\$0	\$3,497,159	100.0	0
Bldg Material & Supplies Dealers	4441	\$3,079,587	\$0	\$3,079,587	100.0	0
Lawn & Garden Equip & Supply Stores	4442	\$417,572	\$0	\$417,572	100.0	0
Food & Beverage Stores	445	\$14,528,695	\$1,462,018	\$13,066,677	81.7	1
Grocery Stores	4451	\$12,165,840	\$1,462,018	\$10,703,822	78.5	1
Specialty Food Stores	4452	\$1,655,717	\$0	\$1,655,717	100.0	0
Beer, Wine & Liquor Stores	4453	\$707,138	\$0	\$707,138	100.0	0
Health & Personal Care Stores	446,4461	\$3,603,327	\$0	\$3,603,327	100.0	0
Gasoline Stations	447,4471	\$5,331,880	\$5,678,195	-\$346,315	-3.1	1
Clothing & Clothing Accessories Stores	448	\$3,385,835	\$730,500	\$2,655,335	64.5	3
Clothing Stores	4481	\$2,474,106	\$730,500	\$1,743,606	54.4	3
Shoe Stores	4482	\$373,628	\$0	\$373,628	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$538,101	\$0	\$538,101	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$2,599,041	\$0	\$2,599,041	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$2,147,160	\$0	\$2,147,160	100.0	0
Book, Periodical & Music Stores	4512	\$451,880	\$0	\$451,880	100.0	0
General Merchandise Stores	452	\$14,086,848	\$0	\$14,086,848	100.0	0
Department Stores Excluding Leased Depts.	4521	\$10,399,300	\$0	\$10,399,300	100.0	0
Other General Merchandise Stores	4529	\$3,687,548	\$0	\$3,687,548	100.0	0
Miscellaneous Store Retailers	453	\$3,741,423	\$0	\$3,741,423	100.0	0
Florists	4531	\$94,172	\$0	\$94,172	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$752,364	\$0	\$752,364	100.0	0
Used Merchandise Stores	4533	\$297,967	\$0	\$297,967	100.0	0
Other Miscellaneous Store Retailers	4539	\$2,596,920	\$0	\$2,596,920	100.0	0
Nonstore Retailers	454	\$1,138,332	\$0	\$1,138,332	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$1,028,689	\$0	\$1,028,689	100.0	0
Vending Machine Operators	4542	\$26,688	\$0	\$26,688	100.0	0
Direct Selling Establishments	4543	\$82,955	\$0	\$82,955	100.0	0
Food Services & Drinking Places	722	\$8,038,210	\$729,940	\$7,308,270	83.4	2
Full-Service Restaurants	7221	\$4,246,561	\$356,383	\$3,890,178	84.5	1
Limited-Service Eating Places	7222	\$3,232,664	\$373,558	\$2,859,106	79.3	1
Special Food Services	7223	\$201,760	\$0	\$201,760	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$357,225	\$0	\$357,225	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Copyright 2015 Infogroup, Inc. All rights reserved.

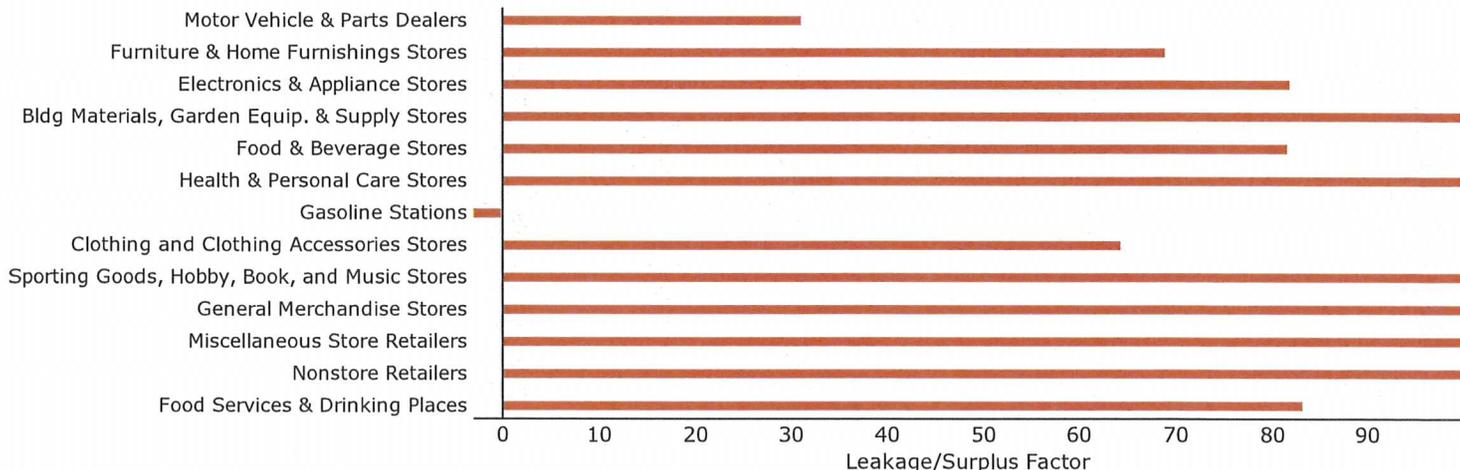


Retail MarketPlace Profile

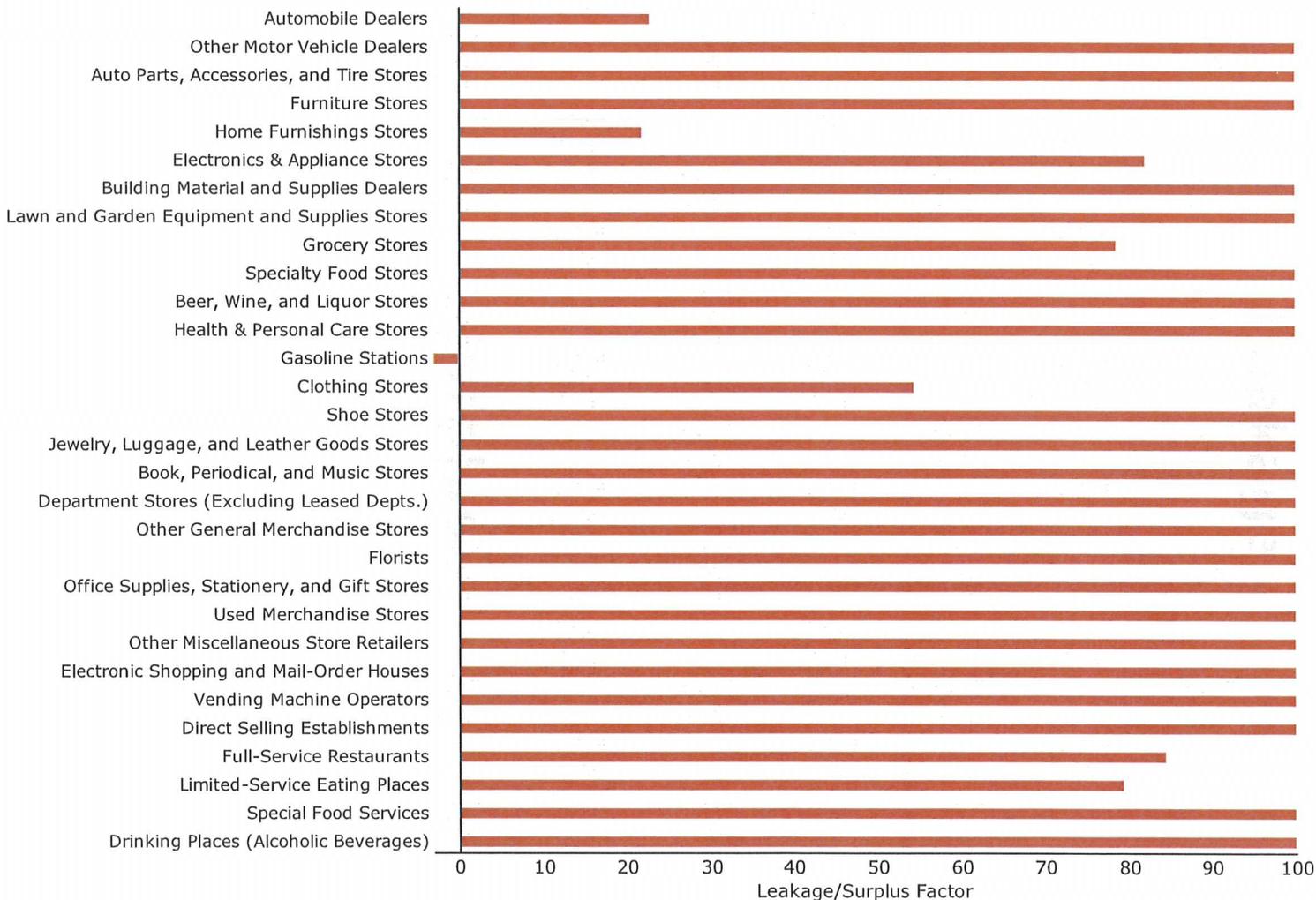
possible retail site
 26 S 2300 W, Lehi, Utah, 84043
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 40.3877
 Longitude: -111.8859

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Copyright 2015 Infogroup, Inc. All rights reserved.

possible retail site
 26 S 2300 W, Lehi, Utah, 84043
 Ring: 3 mile radius

Prepared by Esri

Latitude: 40.3877

Longitude: -111.8859

Summary Demographics

2015 Population	51,330
2015 Households	13,501
2015 Median Disposable Income	\$55,148
2015 Per Capita Income	\$21,525

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$595,755,224	\$387,028,152	\$208,727,072	21.2	183
Total Retail Trade	44-45	\$538,964,390	\$353,277,150	\$185,687,240	20.8	132
Total Food & Drink	722	\$56,790,834	\$33,751,002	\$23,039,832	25.4	52

Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$127,299,137	\$40,596,705	\$86,702,432	51.6	19
Automobile Dealers	4411	\$106,223,761	\$26,498,436	\$79,725,325	60.1	7
Other Motor Vehicle Dealers	4412	\$12,888,209	\$9,171,495	\$3,716,714	16.8	4
Auto Parts, Accessories & Tire Stores	4413	\$8,187,168	\$4,926,774	\$3,260,394	24.9	7
Furniture & Home Furnishings Stores	442	\$16,741,220	\$6,164,746	\$10,576,474	46.2	10
Furniture Stores	4421	\$11,962,003	\$3,155,422	\$8,806,581	58.3	3
Home Furnishings Stores	4422	\$4,779,217	\$3,009,325	\$1,769,892	22.7	7
Electronics & Appliance Stores	443	\$26,538,277	\$33,675,425	-\$7,137,148	-11.9	12
Bldg Materials, Garden Equip. & Supply Stores	444	\$24,887,720	\$14,274,131	\$10,613,589	27.1	16
Bldg Material & Supplies Dealers	4441	\$21,860,187	\$12,497,172	\$9,363,015	27.3	10
Lawn & Garden Equip & Supply Stores	4442	\$3,027,533	\$1,776,960	\$1,250,573	26.0	6
Food & Beverage Stores	445	\$103,159,901	\$88,033,058	\$15,126,843	7.9	13
Grocery Stores	4451	\$86,403,807	\$75,529,355	\$10,874,452	6.7	8
Specialty Food Stores	4452	\$11,750,548	\$12,503,702	-\$753,154	-3.1	5
Beer, Wine & Liquor Stores	4453	\$5,005,546	\$0	\$5,005,546	100.0	0
Health & Personal Care Stores	446,4461	\$25,761,931	\$13,100,318	\$12,661,613	32.6	11
Gasoline Stations	447,4471	\$37,754,605	\$29,040,135	\$8,714,470	13.0	8
Clothing & Clothing Accessories Stores	448	\$23,911,476	\$6,725,641	\$17,185,835	56.1	14
Clothing Stores	4481	\$17,478,809	\$5,767,676	\$11,711,133	50.4	12
Shoe Stores	4482	\$2,634,830	\$566,685	\$2,068,145	64.6	1
Jewelry, Luggage & Leather Goods Stores	4483	\$3,797,837	\$391,280	\$3,406,557	81.3	1
Sporting Goods, Hobby, Book & Music Stores	451	\$18,327,938	\$6,887,608	\$11,440,330	45.4	12
Sporting Goods/Hobby/Musical Instr Stores	4511	\$15,135,726	\$5,757,535	\$9,378,191	44.9	11
Book, Periodical & Music Stores	4512	\$3,192,212	\$1,130,074	\$2,062,138	47.7	1
General Merchandise Stores	452	\$99,729,978	\$103,538,451	-\$3,808,473	-1.9	5
Department Stores Excluding Leased Depts.	4521	\$73,563,783	\$101,064,477	-\$27,500,694	-15.7	2
Other General Merchandise Stores	4529	\$26,166,195	\$2,473,974	\$23,692,221	82.7	2
Miscellaneous Store Retailers	453	\$26,700,769	\$7,566,751	\$19,134,018	55.8	12
Florists	4531	\$681,214	\$769,418	-\$88,204	-6.1	3
Office Supplies, Stationery & Gift Stores	4532	\$5,343,008	\$2,717,809	\$2,625,199	32.6	5
Used Merchandise Stores	4533	\$2,111,330	\$0	\$2,111,330	100.0	0
Other Miscellaneous Store Retailers	4539	\$18,565,218	\$4,009,487	\$14,555,731	64.5	4
Nonstore Retailers	454	\$8,151,438	\$3,674,181	\$4,477,257	37.9	1
Electronic Shopping & Mail-Order Houses	4541	\$7,304,668	\$3,674,181	\$3,630,487	33.1	1
Vending Machine Operators	4542	\$189,126	\$0	\$189,126	100.0	0
Direct Selling Establishments	4543	\$657,643	\$0	\$657,643	100.0	0
Food Services & Drinking Places	722	\$56,790,834	\$33,751,002	\$23,039,832	25.4	52
Full-Service Restaurants	7221	\$29,998,601	\$14,516,420	\$15,482,181	34.8	28
Limited-Service Eating Places	7222	\$22,819,693	\$19,006,935	\$3,812,758	9.1	23
Special Food Services	7223	\$1,434,417	\$0	\$1,434,417	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$2,538,124	\$227,647	\$2,310,477	83.5	1

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

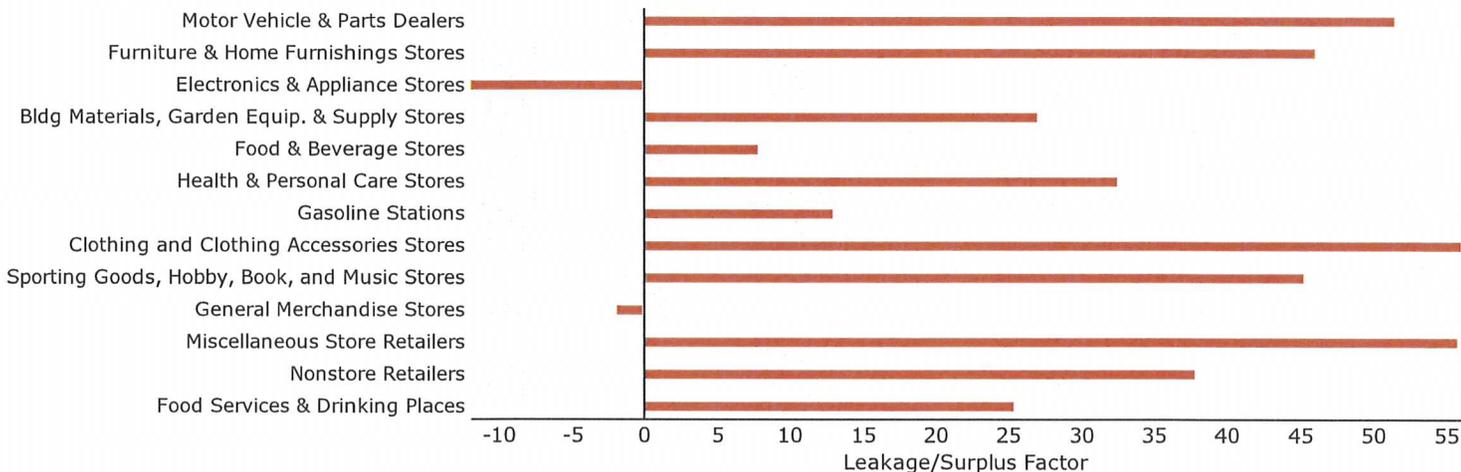
Source: Esri and Infogroup. Copyright 2015 Infogroup, Inc. All rights reserved.



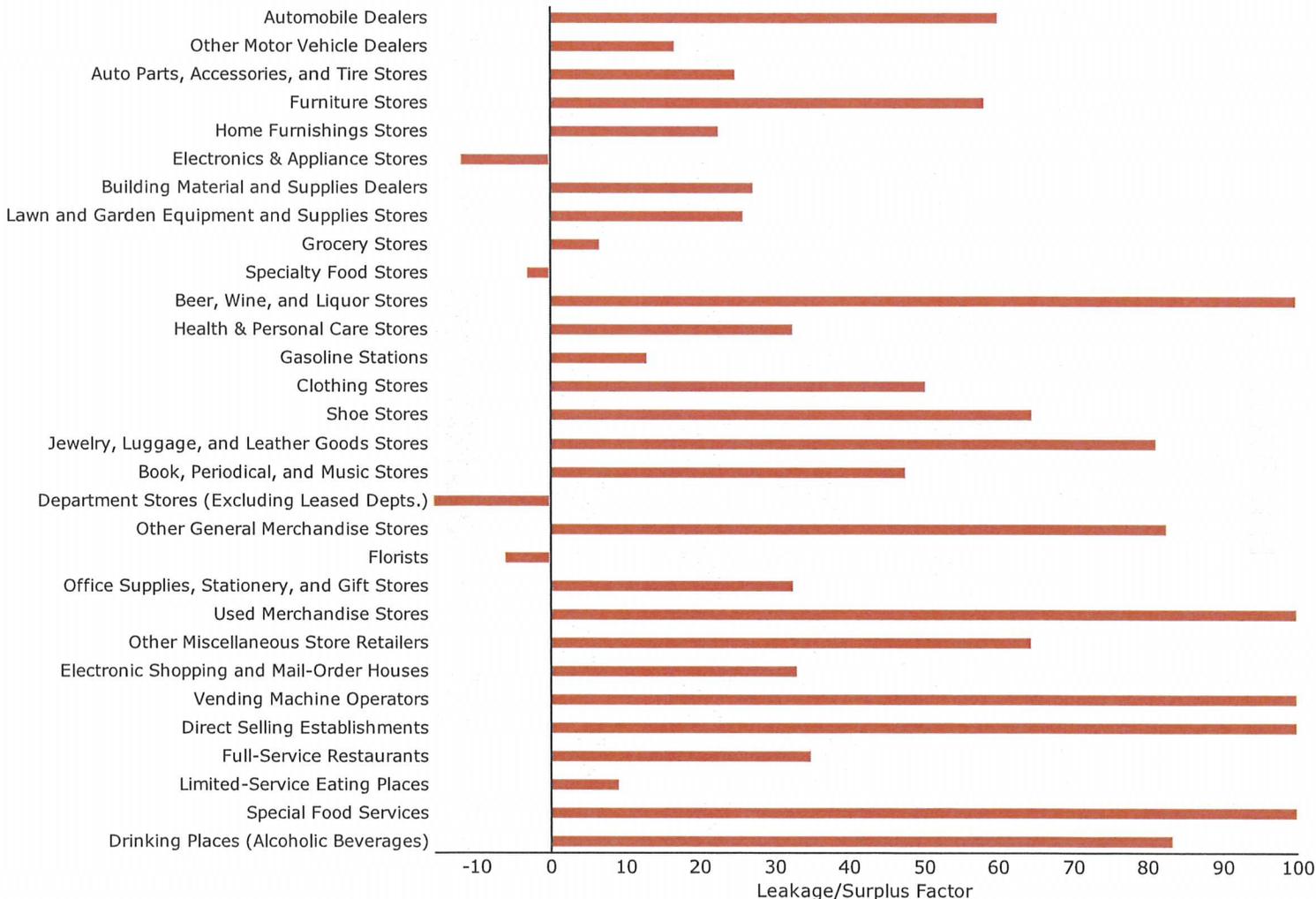
possible retail site
 26 S 2300 W, Lehi, Utah, 84043
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 40.3877
 Longitude: -111.8859

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Copyright 2015 Infogroup, Inc. All rights reserved.



Retail MarketPlace Profile

possible retail site
 26 S 2300 W, Lehi, Utah, 84043
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 40.3877
 Longitude: -111.8859

Summary Demographics

2015 Population	106,666
2015 Households	27,273
2015 Median Disposable Income	\$57,910
2015 Per Capita Income	\$22,612

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,298,078,565	\$1,104,901,001	\$193,177,564	8.0	462
Total Retail Trade	44-45	\$1,173,804,737	\$1,017,534,934	\$156,269,803	7.1	334
Total Food & Drink	722	\$124,273,828	\$87,366,067	\$36,907,761	17.4	128

Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$276,559,482	\$75,726,398	\$200,833,084	57.0	31
Automobile Dealers	4411	\$230,170,567	\$53,852,944	\$176,317,623	62.1	13
Other Motor Vehicle Dealers	4412	\$28,507,923	\$11,933,485	\$16,574,438	41.0	5
Auto Parts, Accessories & Tire Stores	4413	\$17,880,993	\$9,939,969	\$7,941,024	28.5	13
Furniture & Home Furnishings Stores	442	\$36,642,520	\$13,493,993	\$23,148,527	46.2	19
Furniture Stores	4421	\$26,195,199	\$6,568,499	\$19,626,700	59.9	7
Home Furnishings Stores	4422	\$10,447,321	\$6,925,494	\$3,521,827	20.3	12
Electronics & Appliance Stores	443	\$58,065,062	\$64,263,959	-\$6,198,897	-5.1	26
Bldg Materials, Garden Equip. & Supply Stores	444	\$54,988,943	\$48,152,136	\$6,836,807	6.6	34
Bldg Material & Supplies Dealers	4441	\$48,372,887	\$45,705,653	\$2,667,234	2.8	26
Lawn & Garden Equip & Supply Stores	4442	\$6,616,056	\$2,446,483	\$4,169,573	46.0	8
Food & Beverage Stores	445	\$224,057,773	\$150,301,462	\$73,756,311	19.7	27
Grocery Stores	4451	\$187,578,408	\$135,003,614	\$52,574,794	16.3	17
Specialty Food Stores	4452	\$25,541,330	\$15,297,849	\$10,243,481	25.1	10
Beer, Wine & Liquor Stores	4453	\$10,938,035	\$0	\$10,938,035	100.0	0
Health & Personal Care Stores	446,4461	\$56,112,891	\$23,210,610	\$32,902,281	41.5	21
Gasoline Stations	447,4471	\$81,327,868	\$47,236,205	\$34,091,663	26.5	13
Clothing & Clothing Accessories Stores	448	\$52,352,211	\$60,009,304	-\$7,657,093	-6.8	64
Clothing Stores	4481	\$38,195,970	\$45,820,562	-\$7,624,592	-9.1	51
Shoe Stores	4482	\$5,735,080	\$11,759,555	-\$6,024,475	-34.4	8
Jewelry, Luggage & Leather Goods Stores	4483	\$8,421,161	\$2,429,187	\$5,991,974	55.2	5
Sporting Goods, Hobby, Book & Music Stores	451	\$40,254,042	\$64,610,290	-\$24,356,248	-23.2	29
Sporting Goods/Hobby/Musical Instr Stores	4511	\$33,238,475	\$59,377,290	-\$26,138,815	-28.2	26
Book, Periodical & Music Stores	4512	\$7,015,567	\$5,233,000	\$1,782,567	14.6	3
General Merchandise Stores	452	\$217,483,609	\$406,123,187	-\$188,639,578	-30.2	17
Department Stores Excluding Leased Depts.	4521	\$160,665,574	\$224,235,845	-\$63,570,271	-16.5	11
Other General Merchandise Stores	4529	\$56,818,035	\$181,887,342	-\$125,069,307	-52.4	6
Miscellaneous Store Retailers	453	\$58,123,198	\$59,376,091	-\$1,252,893	-1.1	50
Florists	4531	\$1,493,259	\$1,472,201	\$21,058	0.7	4
Office Supplies, Stationery & Gift Stores	4532	\$11,727,704	\$6,560,084	\$5,167,620	28.3	13
Used Merchandise Stores	4533	\$4,609,497	\$562,890	\$4,046,607	78.2	2
Other Miscellaneous Store Retailers	4539	\$40,292,738	\$50,780,915	-\$10,488,177	-11.5	30
Nonstore Retailers	454	\$17,837,137	\$5,031,298	\$12,805,839	56.0	4
Electronic Shopping & Mail-Order Houses	4541	\$15,998,972	\$4,611,407	\$11,387,565	55.3	2
Vending Machine Operators	4542	\$411,380	\$0	\$411,380	100.0	0
Direct Selling Establishments	4543	\$1,426,785	\$419,891	\$1,006,894	54.5	2
Food Services & Drinking Places	722	\$124,273,828	\$87,366,067	\$36,907,761	17.4	128
Full-Service Restaurants	7221	\$65,634,785	\$38,126,173	\$27,508,612	26.5	67
Limited-Service Eating Places	7222	\$49,804,222	\$48,704,018	\$1,100,204	1.1	58
Special Food Services	7223	\$3,177,856	\$0	\$3,177,856	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$5,656,966	\$535,876	\$5,121,090	82.7	3

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Copyright 2015 Infogroup, Inc. All rights reserved.

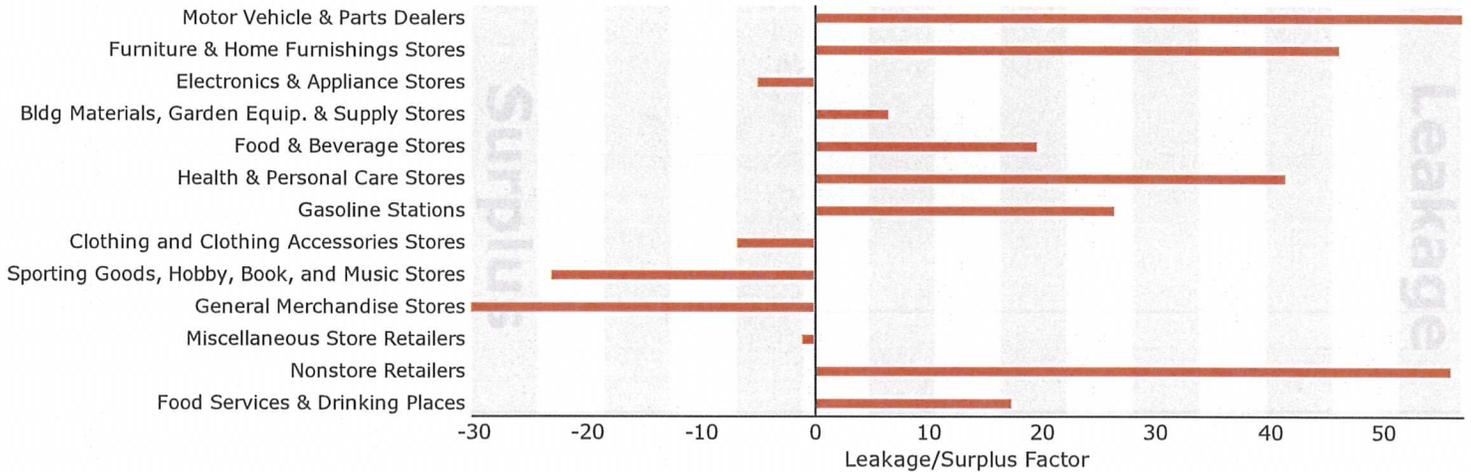


Retail MarketPlace Profile

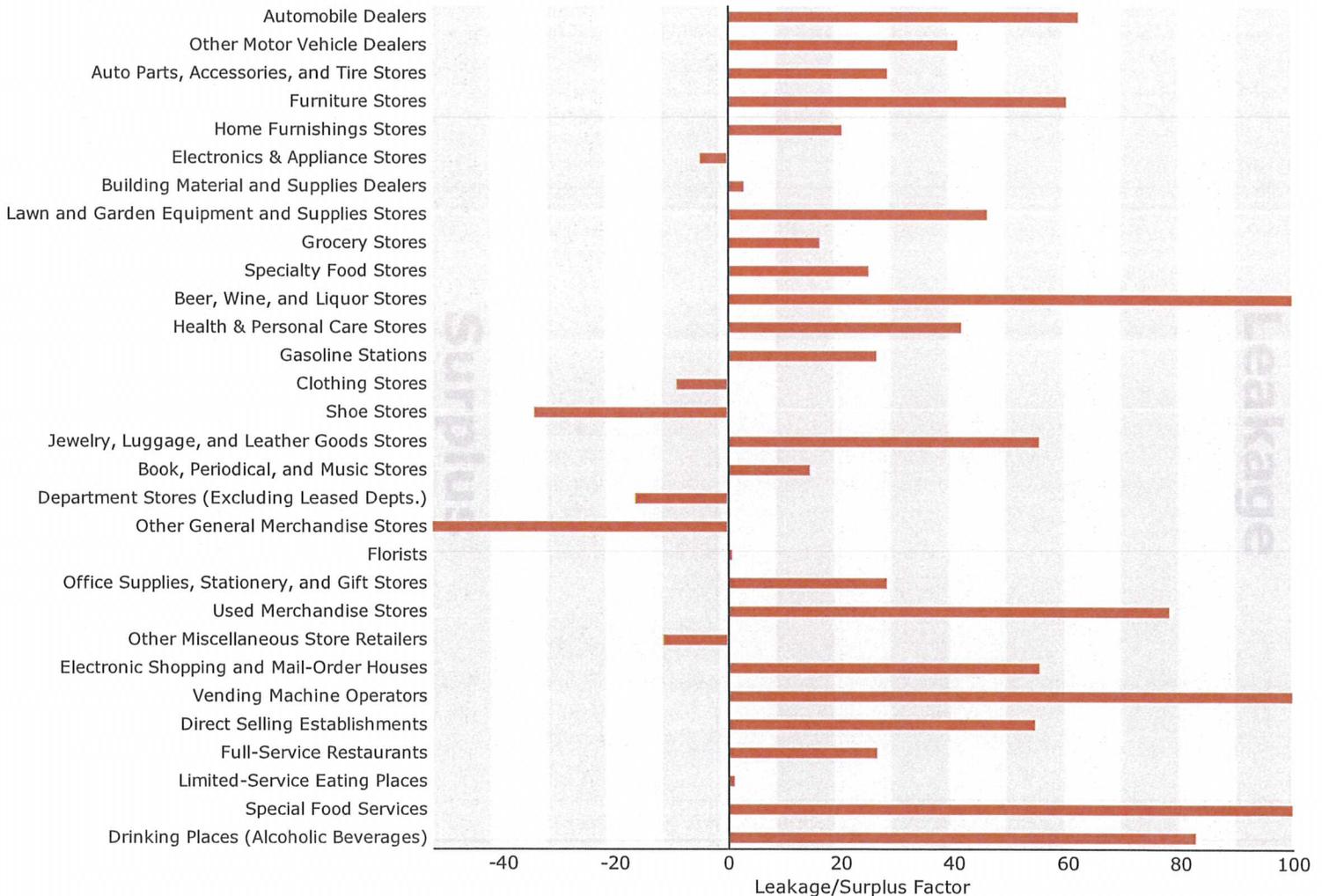
possible retail site
 26 S 2300 W, Lehi, Utah, 84043
 Ring: 5 mile radius

Prepared by Es
 Latitude: 40.3877
 Longitude: -111.8859

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Copyright 2015 Infogroup, Inc. All rights reserved.



ORDINANCE NO. 14-2016

**ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY
GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR EDGE HOMES
(2300 West Main Street)**

WHEREAS, on February 23, 2016, following all necessary public hearings, the Lehi City Council adopted a comprehensive amendment to the Lehi City General Plan which included the 2016 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on January 28 2016, to review and make a recommendation on the General Plan Amendment located at 2300 West Main Street from C (Commercial) to HDR (High Density Residential) as shown on Exhibit “A” and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public hearing on February 23, 2016 pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map and desires to amend the plan from C to HDR;

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

SECTION 1: The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the land use designation from C to HDR on 7.32 acres of property located at 2300 West Main Street and more specifically shown on Exhibit “A” attached hereto.

SECTION II: This ordinance shall take effect immediately upon its passage by the City Council and publication, as required by law.

PASSED AND ADOPTED by the Lehi City Council this 23rd day of February, 2016.

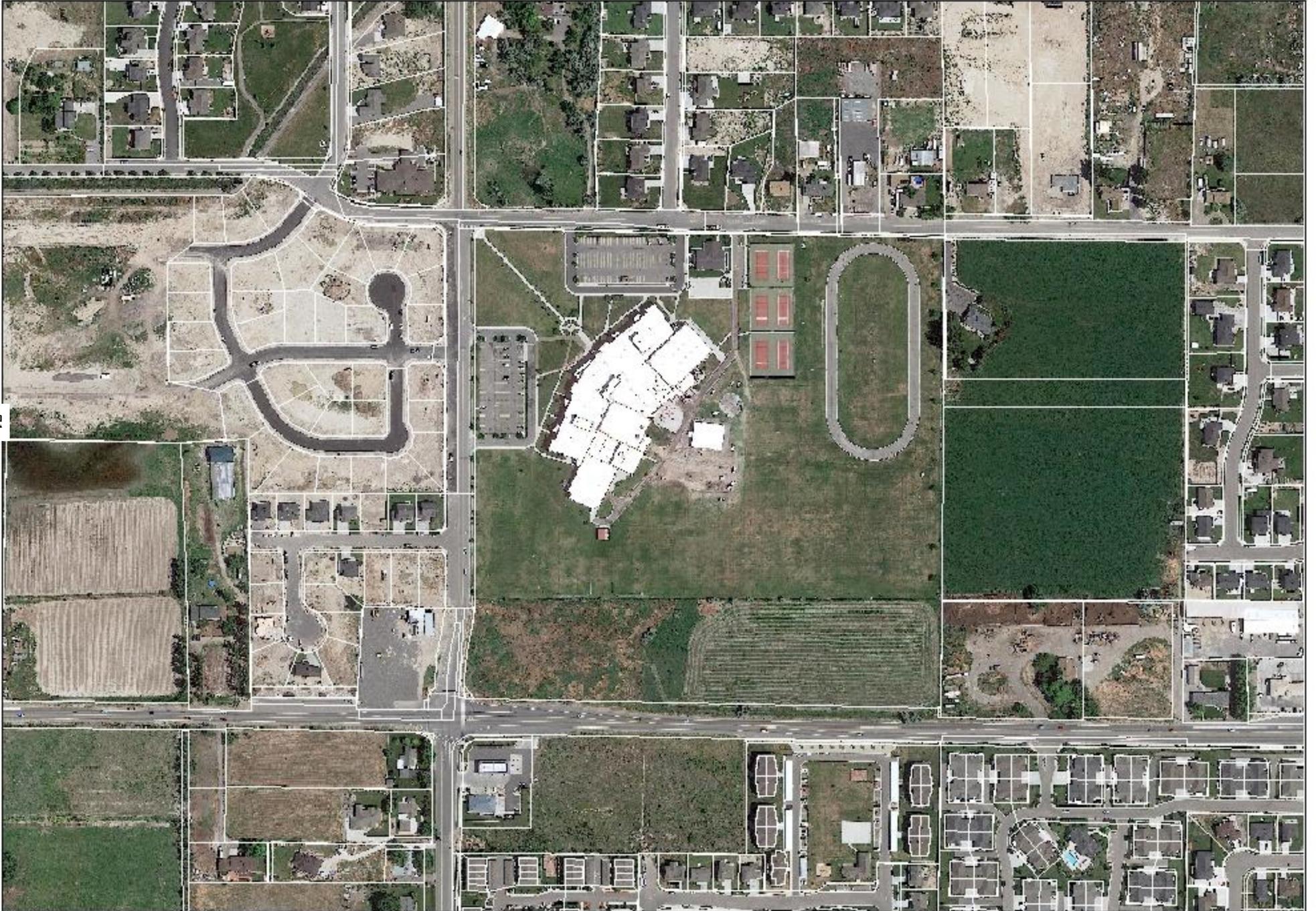
ATTEST:

Bert Wilson, Mayor

Marilyn Banasky, City Recorder

Lehi Gateway/Edge Land GPA

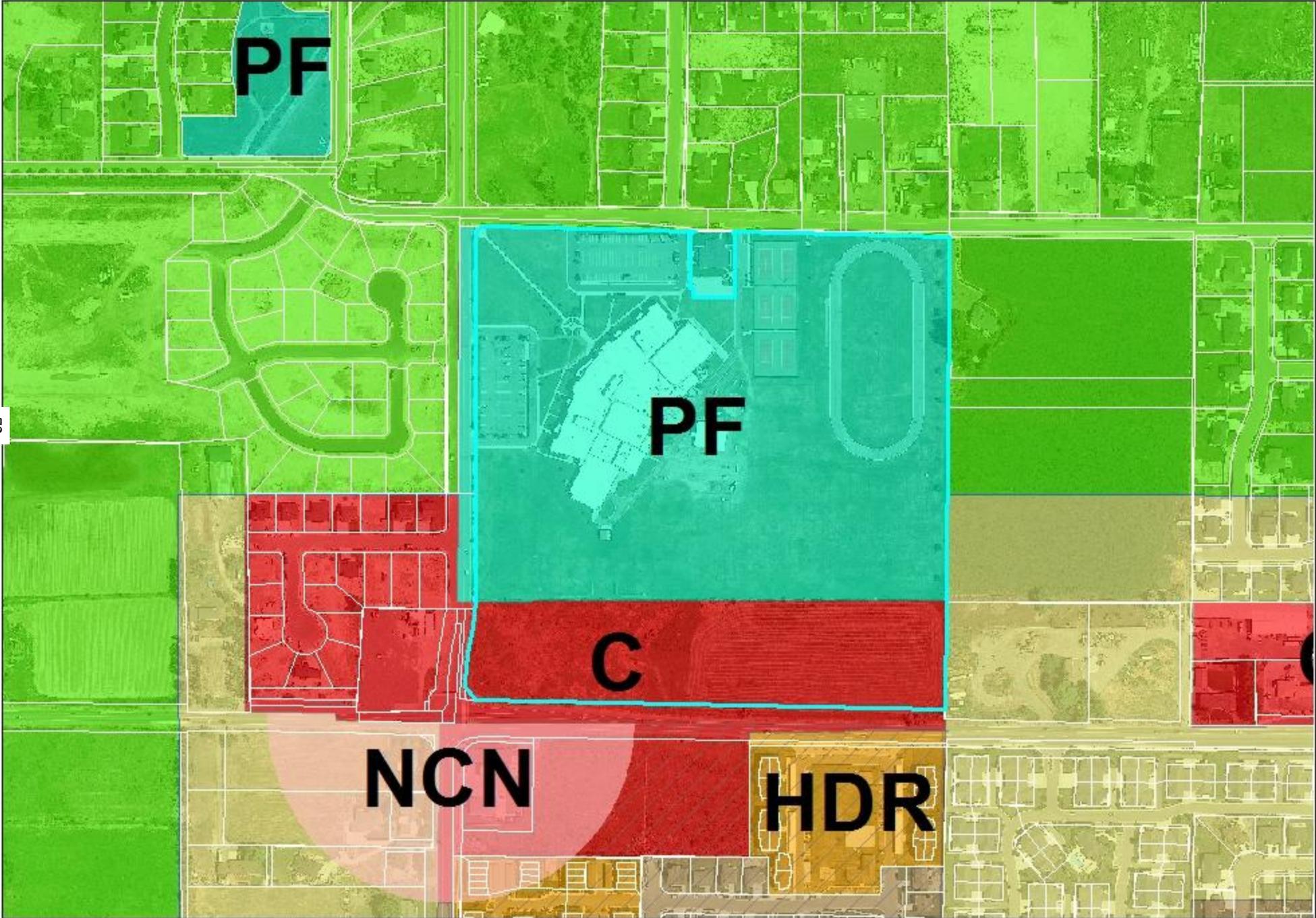
Aerial



-71-

Lehi Gateway/Edge Land GPA

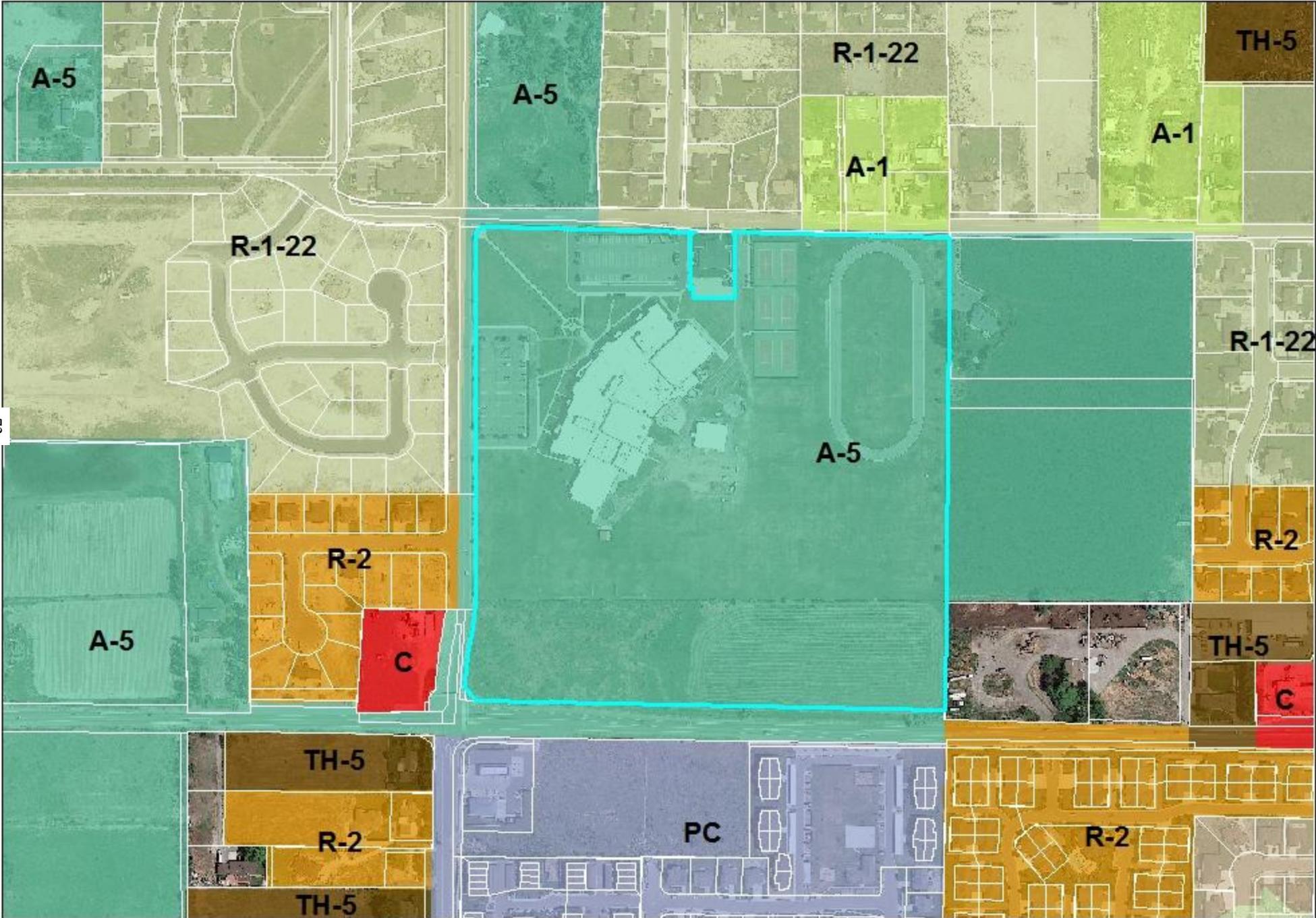
General Plan



-72-

Lehi Gateway/Edge Land GPA

Zoning



-73-

PUBLIC NOTICE

GENERAL PLAN AMENDMENT

NOTICE is hereby given that a Public Hearing before the Lehi Planning Commission will be held on **December 10, 2013 at 7:00 p.m.** in the Council Chambers, Municipal Building, 133 North 100 East, Lehi, Utah for the purpose of receiving comment on **Edge Land 10's** request for a General Plan Amendment on 8.9 acres of property located at 2300 West Main Street from C (Commercial) to an HDR (High Density Residential) land use designation.

All documentation is available for review at the Lehi City Planning Division, 133 North 100 East, Telephone 385-201-1030.



-75-



STARTING @ \$200s
NEW HOMES
8 MILES AHEAD

-76-





-77-

#8.

ISSUE

Edge Land 16 – Requests Concept Plan approval for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street.

BACKGROUND

Acreage:	8.9 acres			
Existing Zoning:	A-5			
Existing General Plan Land Use Designation:	Commercial			
Proposed Land Use Designation:	Commercial/HDR			
Existing Land Use:	Undeveloped			
Surrounding Zoning/GP/ Land Use:	<i>North</i>	A-5	PF	Willow Creek Jr. High
	<i>South</i>	PC	PC	Gray’s Farm
	<i>East</i>	Utah County	MDR	Res/Ag
	<i>West</i>	Commercial	C	Vacant (approved Cinco site)
Date of Last DRC Review:	December 2, 2015			

HISTORY

February 10, 1999 – The Lehi West Crossroads Annexation was recorded which included the subject property.

December 10, 2015 – The Planning Commission reviewed this General Plan amendment and concept plan for Lehi Gateway where it was tabled. The Planning Commission made the following motion:

Scott Dean moved to table Edge Land 16’s request for a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from Commercial to High Density Residential for the purposes of allowing the builder who has presented a reasonable and interesting and good plan to be worked out with the City relative to the sewer issues to the point where we hopefully could have a future meeting on this point with the consensus between the developer and the City as to a resolution of these issues if at all possible. Second by Kelly Ash. Motion carried 5-2 with Jared Peterson and Donna Barnes opposed.

ANALYSIS

The applicant is requesting approval of a proposed concept to show the type of development that could occur on this property if the Edge Homes general plan amendment is approved. The proposed concept shows an approximately 1.6 acre commercial pad with a 20,000 square foot commercial building and an approximately 7.32 acre pad to be development into 60 stacked units and 49 townhome units. The proposed development is brought to the corner of Main Street and 2300 West to create a street wall with parking in the rear. Gabion baskets with planters and pavers will be added along Main Street to create an urban feel, similar to the new Main Street improvements in the historic downtown area. Also, as per the DRC review, Staff recommends using brick as the primary building material on the condos and commercial building along Main Street to achieve a more “urban” feel to the project. The DRC comment about existing sewer capacity has been resolved by the Engineering Department. The development of this property will also be contingent upon a development

agreement between the City and the applicant to ensure that development moves forward as shown in the concept.

RECOMMENDATION

Planning Division Staff Recommendation:

The Planning Division recommends **APPROVAL** of the proposed Edge Homes general plan amendment including the DRC comments and Planning Commission recommendation. This recommendation is contingent upon approval of the Edge Homes general plan amendment which has been submitted concurrently with this concept plan. The positive recommendation is also based upon the updated layout and elevations the applicant has submitted including a 1.6 acre commercial pad at the intersection (which was originally proposed as a smaller portion of the site), and is contingent upon the recordation of the proposed development agreement between the applicant and the City identifying a specific type of residential development that will go on the property.

Planning Commission

The Planning Commission reviewed the proposed change to the General Plan on January 28, 2016 and made the following recommendation:

Motion: Commissioner Peterson moved to approve with a positive recommendation the Concept Plan review and recommendation for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street; including all DRC comments; finding that based on the previous General Plan amendment that this conforms to the general plan, noting that there are a few minor things that need to be worked out with staff including the coloring and commercial building; Commissioner Ash seconded the motion.

Amended Motion: Commissioner Peterson amended his motion to include that the approval of this item is contingent upon the Council's approval of the previous general plan amendment; and to include that staff is working on a development agreement. Commissioner Ash seconded the amended motion.

Amended Motion: Commissioner Peterson added to his original motion that they recognize that the development agreement is a work in progress and that it will be finalized with staff before final. Commissioner Ash seconded the amended motion.

The motion passed unanimously.

Minutes from the Planning Commission meeting:

- 4.2 Edge Land 16 – Requests Concept Plan review and recommendation for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street. (Tabled from the December 10, 2015 meeting)

Ms. Morlan stated that this will include the commercial development and the residential development. She said that this includes the design of the street which have similar design features to Lehi's Historic Downtown Main Street.

Commissioner Hutchings inquired about the entrance to the residential area and the proximity to the intersection. Mr. Dinsdale said that a traffic report will be done and it will be looked at in the site plan stage.

There was discussion regarding the design standards and where those apply.

The applicant, Mr. Maddox, was present. He said that they are donating about ½ of an acre along Main Street in order to secure what they are proposing. He said that he will work with staff to determine the colors. He would also like a theme that may be put into an ordinance that would be continued on east of the development. He said that the footprint for the commercial building would be similar to what is currently being developed on 2300 west and Pioneer Crossing. He said that they will continue to work with the city on the development agreement.

Commissioner Hutchings suggested using design features on the commercial building that would blend into the town homes. Mr. Maddox replied that he would like the design features to be similar.

There was discussion regarding the excessive amount of parking stalls in the commercial development. Mr. Maddox stated that that will be further reviewed on the site plan, but that they do see this as a cross user community, meaning that the commercial will shut down at 6 or 7 p.m. and then that parking can be used for visitor parking from the residential development. He said that he will have further discussion with staff on this issue.

Commissioner Peterson inquired about the cattle feedlot next to the development. Mr. Maddox stated that they will disclose that to potential buyers. He said that there will be a 6 foot fence.

Commissioner Hutchings expressed concerns for the density next to the feedlot.

Motion: Commissioner Peterson moved to approve with a positive recommendation the Concept Plan review and recommendation for Willow Creek, a 113-unit residential development located at approximately 2300 West Main Street; including all DRC comments; finding that based on the previous General Plan amendment that this conforms to the general plan, noting that there are a few minor things that need to be worked out with staff including the coloring and commercial building; Commissioner Ash seconded the motion.

Commissioner Hutchings inquired if this should be contingent upon the approval of the general plan amendment.

Amended Motion: Commissioner Peterson amended his motion to include that the approval of this item is contingent upon the Council's approval of the previous general plan amendment; and to include that staff is working on a development agreement. Commissioner Ash seconded the amended motion.

Mr. Struthers suggested included in the motion that staff will finalize the development agreement with Edge Land.

Amended Motion: Commissioner Peterson added to his original motion that they recognize that the development agreement is a work in progress and that it will be finalized with staff before final. Commissioner Ash seconded the amended motion.

The motion passed unanimously.

**Lehi Gateway Concept Plan
DRC Redline Comments**

Edge Land – Requests Concept plan review for Lehi Gateway, a 113-unit residential development located at approximately 2300 West Main Street in a proposed HDR Land Use Designation. (second submittal – date of last review 11/10/15)

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

Representatives of the Applicant Present: Steve Maddox and Jaran Nicholls

Date of Plans Reviewed: 11/24/15

Time Start: 2:15

Time End: 2:30

DRC COMMENTS:

- a) The overhead powerline across the frontage will need to be buried.
- b) There are no waterlines in Main Street
- c) Update the narrative to include an itemized list of things that are being provided in order to justify the increase in density/density bonus from 12 units per acre to 14.9 units per acre.
- d) Recommend the use of brick as a hard surface material, and at a higher percentage than the rock currently shows.
- e) The guest parking does not meet the City's requirement and would require a reduction as per 37.060 item I. Need to provide justification for the reduction.
- f) Recommend as a condition of approval that the commercial building have exceptional architecture that ties into the residential, and that it wrap the corner as shown in the concept plan.
- g) 6' fence will be required along the eastern boundary adjacent to the existing residential/agricultural use.
- h) Coordinate with Staff to look at density bonus items and other layout considerations.
- i) Break-up the roofline on the townhomes to provide additional variation.
- j) Utilities will need to be extended to the site along Main Street.
- k) Utility Master Plan will need to be updated to address the increase in density.
- l) Detention will be required with a discharge of 0.2 cfs per acre
- m) A traffic study will be required at subdivision/site plan and must address access spacing, access type, access location, and turn movements in 2300 W.
- n) Main Street is Master Planned with a 102' right-of-way.
- o) Suggest providing a pedestrian access to Willow Creek Middle School.
- p) With the current commitments based upon the existing General Plan, there is not sewer capacity in 2300 West to support the increased density
- q) A soils report will be required at the time of development

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION DECEMBER 10, 2015

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.



November, 5 2015

Lehi City Planning and Zoning
99 West Main Street Suite 100
Lehi City, Utah 84043

RE: **Concept Plan Application – Willow Creek Subdivision**

To Whom It May Concern:

We are applying for Concept Plan approval for the Willow Creek subdivision. The Willow Creek subdivision will consist of 8.92 acres that will be subdivided into a 1.03 acre commercial parcel and a 7.89 acre residential parcel zoned R-3.

Residential Dwellings will be constructed with the following types of materials:

- Fiber Cement Siding
- Stucco
- Stone
- Board and Batten

The Willow Creek subdivision will be a private development with amenities consisting of the following: landscape & street maintenance, clubhouse and pool for homeowners, sports court, picnic areas, playgrounds, and fencing consistent with current Lehi City standards and specifications.

We appreciate your time and consideration on this project. Please feel free to contact us with any questions or concerns.

Respectfully,
Edge Homes

Steve Maddox
Managing Partner





Willow Creek
Amenities

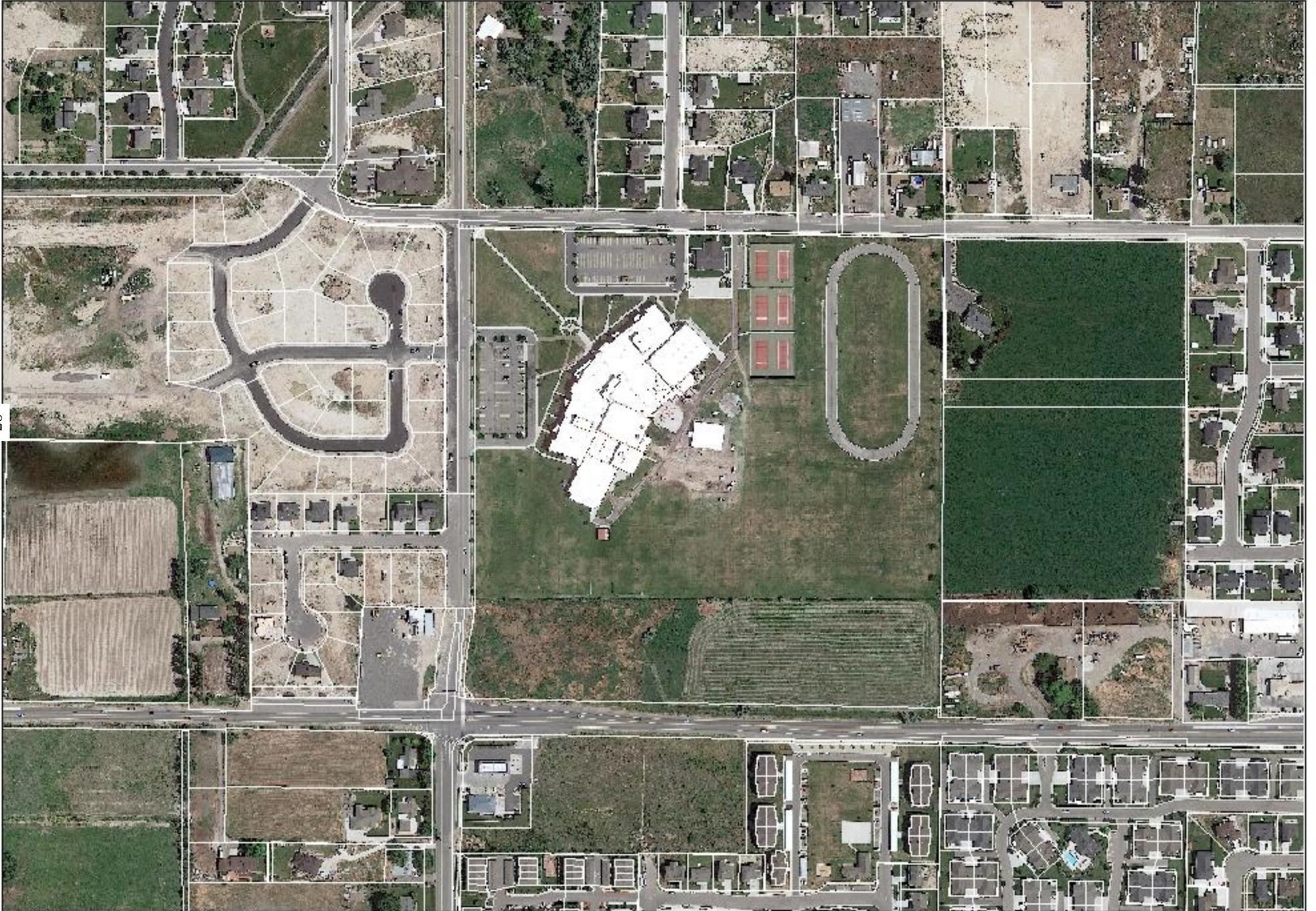
RECEIVED
NOV 05 2015
LEHI CITY





Lehi Gateway/Edge Land GPA

Aerial

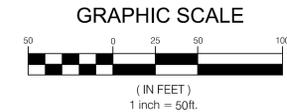


-87-

LEHI GATEWAY



VICINITY MAP
N.T.S.



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

DRAWN BY: EBARPD
 CHECKED BY: BDL
 FIELD CREW: SURVEY
 DATE: 11/03/15
 DRAWING NO.: 1510174conc.

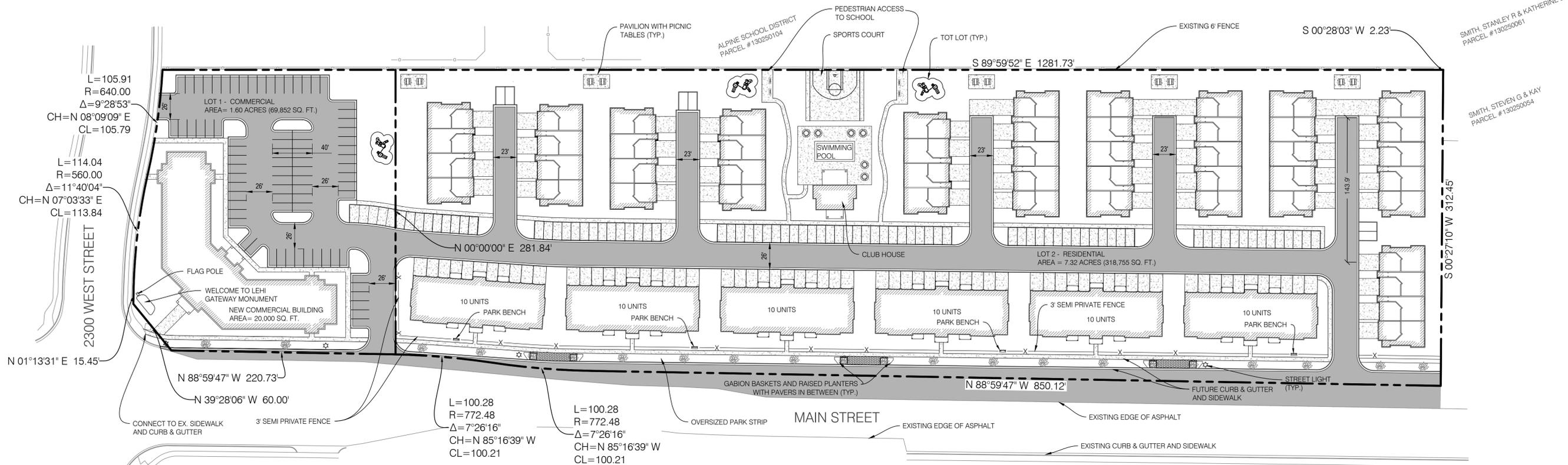
SCALE: MEASURES JACK ON FULL SIZE SHEETS
 ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

BENCHMARK
ENGINEERING &
LAND SURVEYING
 9130 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

BENCHMARK
CIVIL

LEHI GATEWAY CONCEPT
 2300 WEST MAIN STREET
 LEHI CITY, UTAH

PRELIMINARY
 PROJECT NO. 1510174
CONCEPT PLAN
 CON.01
 1 OF 1



- NOTES:
- CURRENT OWNER OF PROPERTY IS THE ALPINE SCHOOL DISTRICT
 - PROJECT DENSITY=14.9 UNITS PER ACRE
 - 109 TOTAL UNITS

PARKING TOTALS	
REQUIRED RESIDENT PARKING (2/UNIT)	218
PROVIDED RESIDENT PARKING	218
REQUIRED VISITOR PARKING (1 / 3 UNITS)	37
PROVIDED VISITOR PARKING	23
REQUIRED COMMERCIAL PARKING (1/300 SQ. FT.)	67
PROVIDED COMMERCIAL PARKING	84
EXTRA COMMERCIAL STALLS TO BE USED FOR RESIDENTIAL USE	17

DEVELOPER/OWNER: EDGE HOMES
 CONTACT: JARAN NICHOLLS
 TELEPHONE: 801-814-7044
 EMAIL: JNICHOLLS@EDGEHOMES.COM

CALL BEFORE YOU DIG.
 IT'S FREE & IT'S THE LAW.

BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER
 1-800-662-4111
 www.bluestakes.org

-88-













-95-



#9.





-97-

#9.



PUBLIC NOTICE

GENERAL PLAN AMENDMENT

NOTICE is hereby given that a Public Hearing before the Lehi Planning Commission will be held on **December 10, 2013 at 7:00 p.m.** in the Council Chambers, Municipal Building, 133 North 100 East, Lehi, Utah for the purpose of receiving comment on Edge Land 10's request for a General Plan Amendment on 8.9 acres of property located at 2300 West Main Street from C (Commercial) to an HDR (High Density Residential) land use designation.

All documentation is available for review at the Lehi City Planning Division, 133 North 100 East, Telephone 385-201-1030.

-100-



STARTING @ \$200s
NEW HOMES
8 MILES AHEAD

\$200s



-101-

#9



-102-

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

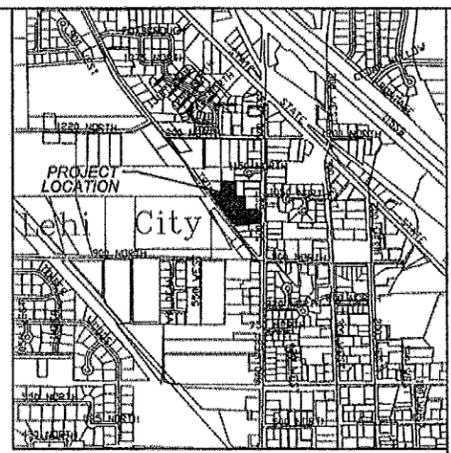
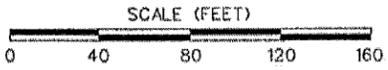
The Hidden Hollow Subdivision will be a new nine lot residential subdivision on the east side of Trinnaman Lane at approximately 1000 North. These will be single-family lots ranging from 8,000-14,000 square feet. Eight of the lots will have access onto Trinnaman Lane via a new cul-de-sac, and one of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

NORTH 1/4 CORNER SECTION 8
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN

ZONE R-2 TABULATIONS

TOTAL PROJECT ACREAGE	3.189 AC
TOTAL ACREAGE IN LOTS	2.37 AC
TOTAL NUMBER OF LOTS	9
UNITS PER ACRE	2.98
TOTAL OPEN SPACE	0
TOTAL ACREAGE IN ROADS	0.65



SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

Beginning at a point which is West 14.21 feet and North 0°24'31" West 3228.77 feet from the South Quarter Corner of Section 8, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 37°19'18" West 32.00 feet; thence South 88°40'01" East 116.29 feet; thence North 0°03'48" East 135.29 feet; thence South 89°10'31" East 56.35 feet; thence South 89°11'53" East 107.99 feet; thence South 0°26'02" West 87.39 feet; thence South 88°38'44" East 15.67 feet; thence South 0°58'41" West 143.42 feet; thence North 87°45'25" East 113.50 feet; thence South 62°31'17" 60.79 feet; thence South 0°58'41" West 115.31 feet; thence South 86°07'11" West 119.55 feet; thence South 56°19'37" West 17.42 feet; thence South 85°40'49" West 135.61 feet; thence North 36°57'44" West 29.89 feet; thence North 89°01'19" West 30.00 feet; thence North 36°57'33" West 368.75 feet to the POINT OF BEGINNING.

Area = 3.189 acres (138,928 sq. ft.)

DATE _____ BARRY ANDREASON
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } s.s.

ON THE _____ DAY OF _____, A.D. _____
PERSONALLY APPEARED BEFORE ME THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF LEHI, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY ENGINEER _____ ATTEST CLERK-RECORDER _____
(SEE SEAL BELOW) (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

PLAT "A"

HIDDEN HOLLOW

A RESIDENTIAL SUBDIVISION

LEHI CITY _____ UTAH COUNTY, UTAH

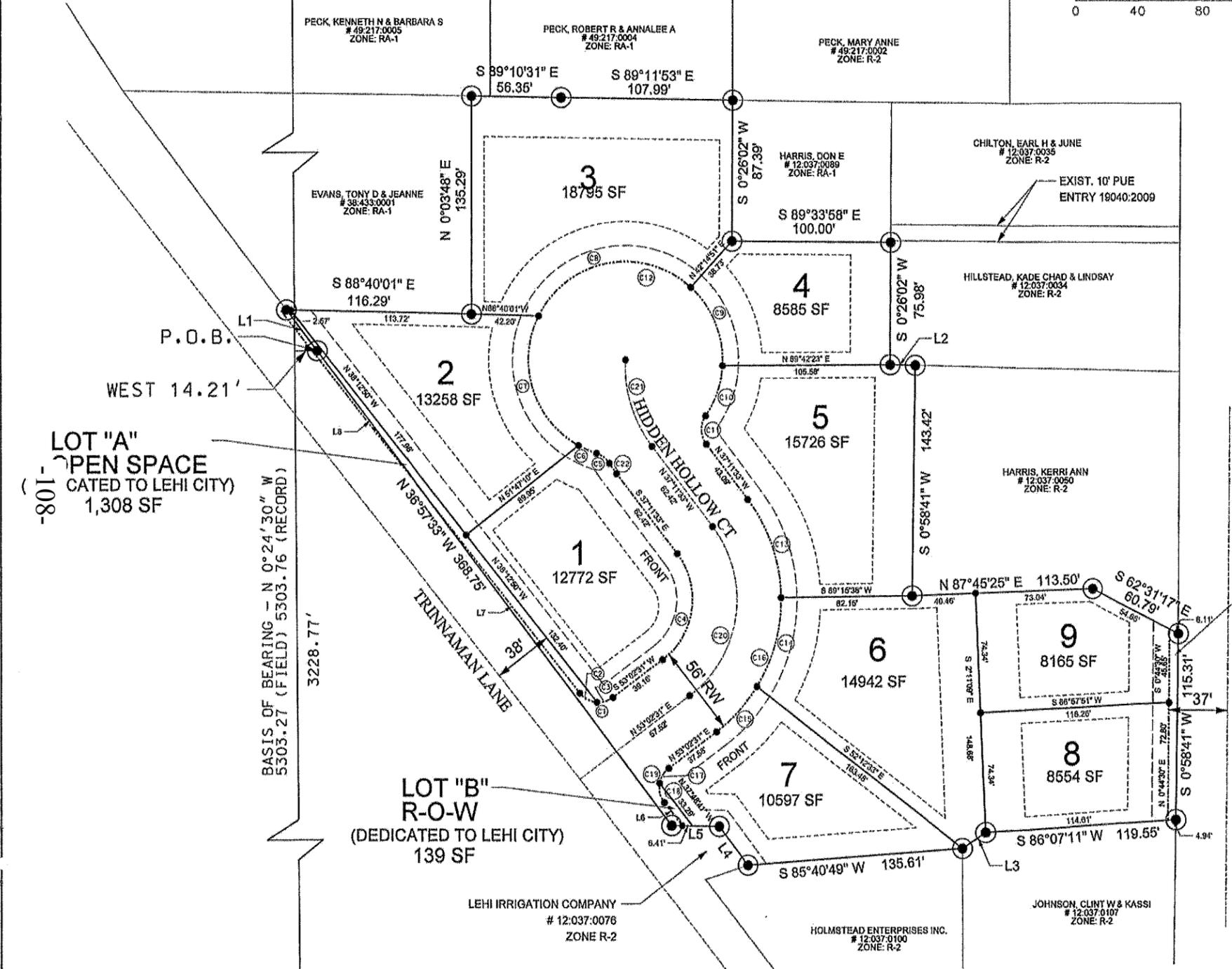
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL: BARRY ANDREASON, NO. 166572, State of Utah

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

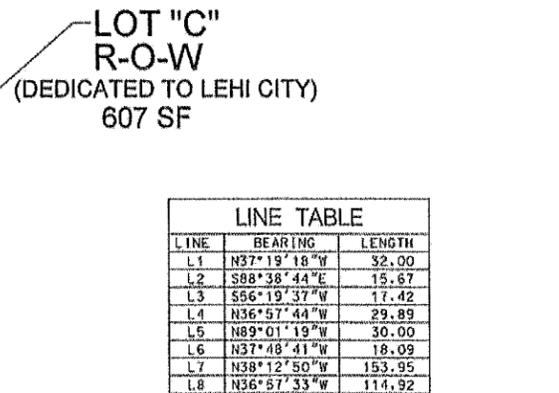


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	88°44'40"	15.00	23.23	20.98	S82°35'09"E
C2	48°11'23"	15.00	12.62	12.25	N62°18'31"W
C3	40°33'17"	15.00	10.62	10.40	S73°19'09"W
C4	90°14'04"	47.00	74.02	66.60	S07°55'29"W
C5	39°25'25"	15.00	10.32	10.12	S52°47'21"E
C6	11°35'44"	61.00	12.35	12.32	S66°42'11"E
C7	87°27'33"	61.00	93.11	84.33	S17°10'33"E
C8	105°41'38"	61.00	112.53	97.24	S79°24'02"W
C9	50°59'47"	61.00	54.29	52.52	N22°15'15"W
C10	31°25'36"	61.00	33.46	33.04	N18°57'27"E
C11	71°51'48"	15.00	18.81	17.60	N01°15'39"W
C12	287°10'18"	61.00	305.74	72.42	N71°05'06"E
C13	36°33'07"	103.00	65.71	64.60	N18°55'00"W
C14	32°28'49"	103.00	58.30	57.52	N15°34'28"E
C15	21°15'08"	103.00	38.20	37.99	N42°24'57"E
C16	90°14'04"	103.00	162.21	145.96	N07°55'29"E
C17	42°39'49"	15.00	11.17	10.91	N31°42'36"E
C18	48°11'23"	15.00	12.62	12.25	N13°43'00"W
C19	90°51'12"	15.00	23.79	21.37	N07°36'55"E
C20	90°14'04"	75.00	118.12	106.28	N07°55'29"E
C21	69°52'22"	82.00	57.32	56.16	N17°10'00"W
C22	52°05'13"	110.00	7.90	7.90	S35°08'06"E

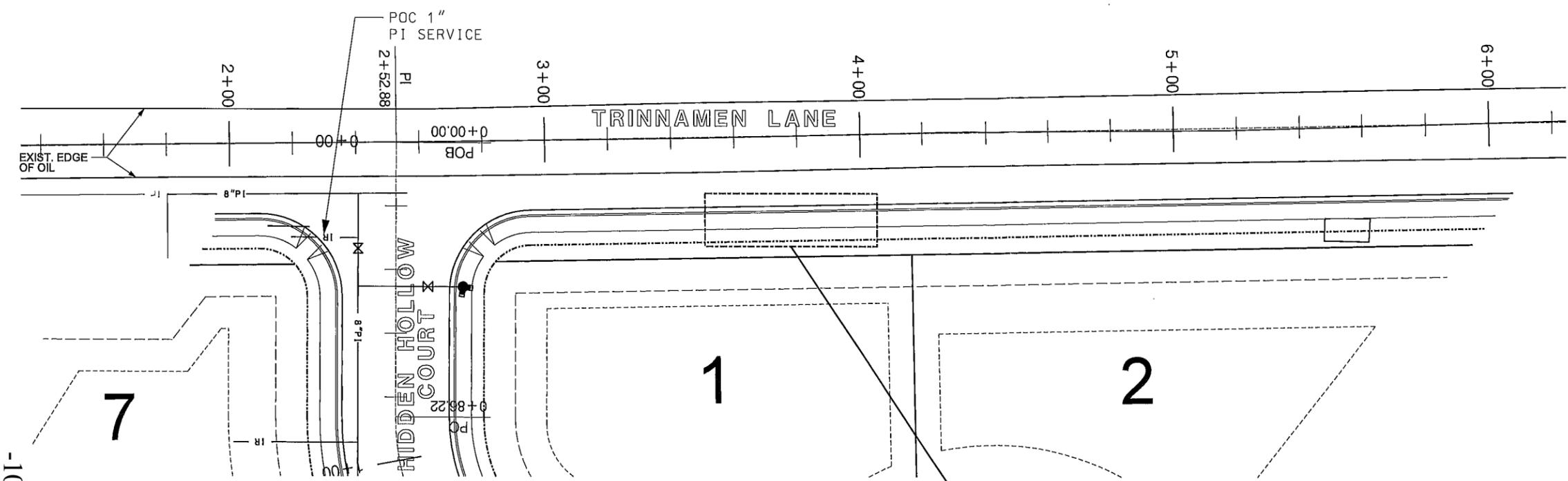
LINE TABLE

LINE	BEARING	LENGTH
L1	N37°19'18"W	32.00
L2	S88°38'44"E	15.67
L3	S56°19'37"W	17.42
L4	N36°57'44"W	29.89
L5	N89°01'19"W	30.00
L6	N37°48'41"W	18.09
L7	N38°12'50"W	153.95
L8	N36°57'33"W	114.92

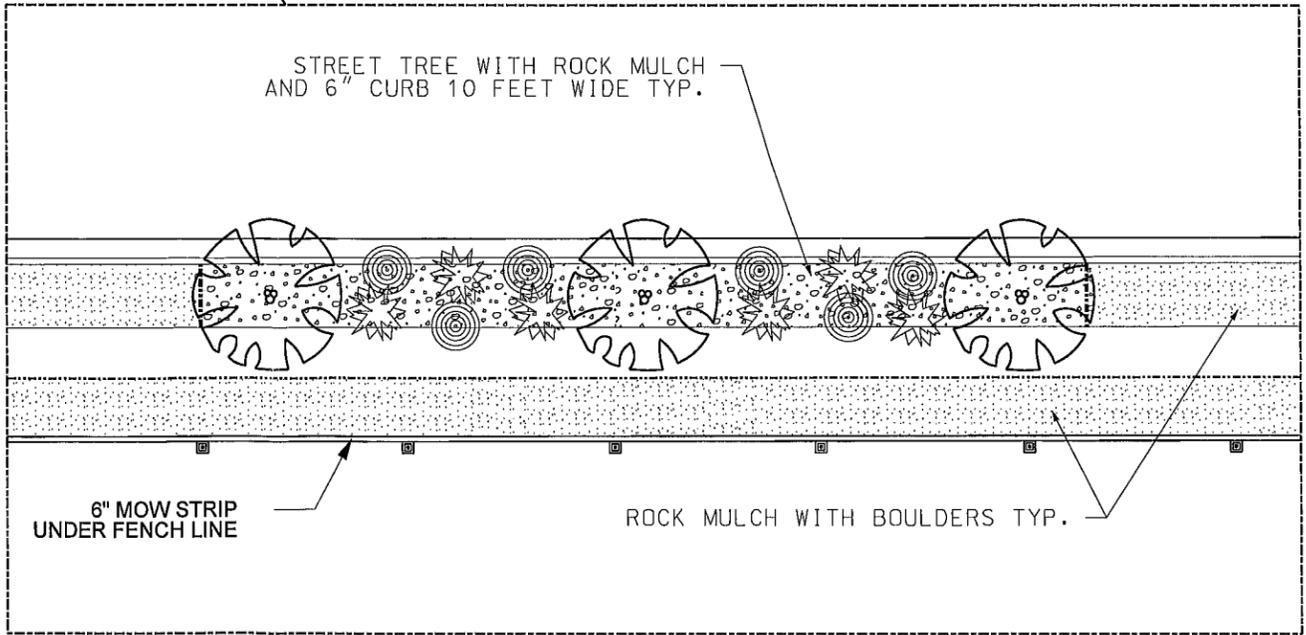


- NOTES:**
1. 1 ADDITIONAL LOT IN LIEU OF RIGHT-OF-WAY, ASPHALT & 5' LANDSCAPING ALONG TRINNAMAN & 500 WEST.
 2. GROUND FLOOR AREA REQUIREMENTS MUST BE MET FOR THE UNDERLYING ZONE.
 3. THIS AREA IS SUBJECT TO THE EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
 4. PAYMENT IN LIEU OF DETENTION OF 2,594 CF WILL BE PROVIDED.

SOUTH 1/4 CORNER SECTION 8
TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN



-109-



No.	Date	By	Name

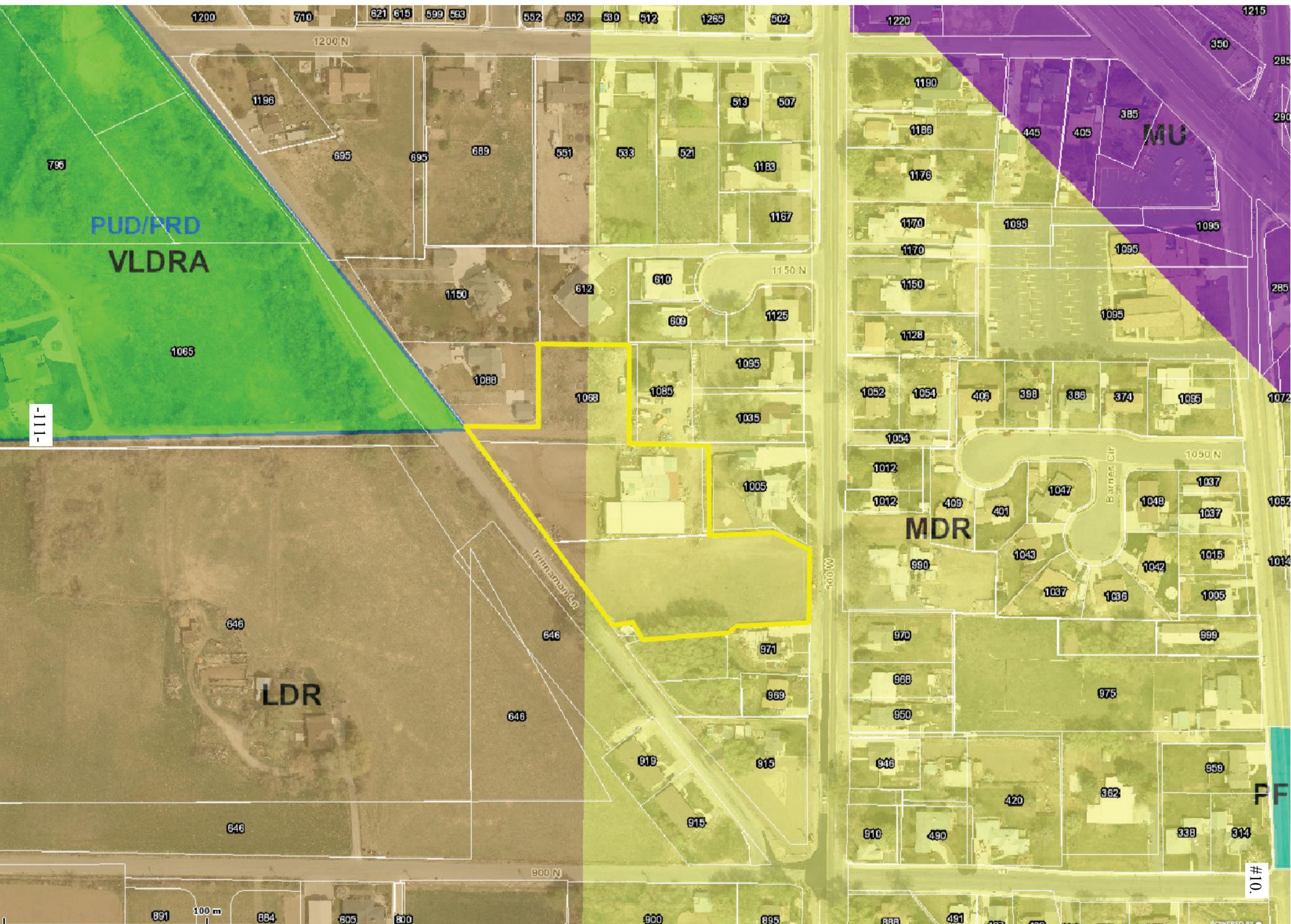
Designed: A.J.D.
Drawn: M.W.B.
Checked: M.W.B.
Date: 01-13-16

Title: HIDDEN HOLLOW SUBDIVISION
Location: LEHI, UTAH
Drawing Name: LANDSCAPE & IRRIGATION PLAN
PROJECT: 2015.01
SHEET #: 6.00



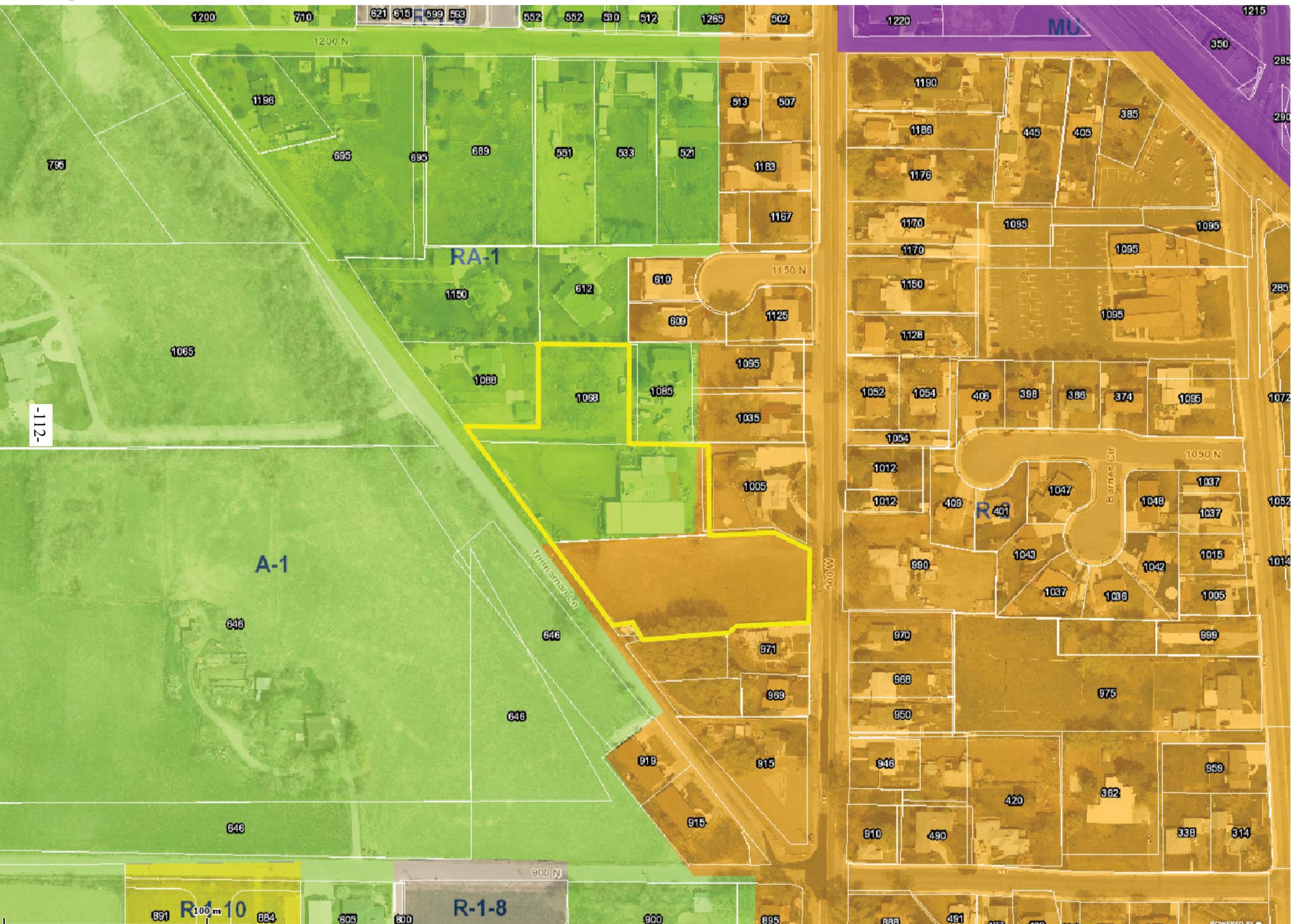
Hidden Hollow

General Plan



Hidden Hollow

Zoning



-113-

PUBLIC NOTICE

SUBDIVISION

NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held on **November 12, 2015** at **10:00 a.m.** in the Council Chambers, Municipal Building, 153 North 700 East, Lehi, Utah for the purpose of receiving comments on Brad Tronson's request for subdivision review for Hidden Hollow, a 9-lot residential subdivision located at approximately 1000 North Tronson Lane in existing RA-1 and R-2 zoning districts.

All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1030.

#10.





-115-

#10.





RESOLUTION NO. 2016-11

**A RESOLUTION OF THE LEHI CITY COUNCIL APPOINTING BOARD MEMBERS
TO THE LEHI CITY BOARD OF ADJUSTMENT**

WHEREAS, the Lehi City Development Code Chapter 3, Section 3.040 outlines the qualification for membership, terms and vacancies for the Lehi Board of Adjustment; and

WHEREAS, in accordance with that section the term of Kerry Schwartz has expired, and this position needs to be filled; and

WHEREAS, the Mayor of Lehi City wishes to appoint, along with the advice and consent of the City Council, the following individuals to the Board of Adjustment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LEHI, UTAH, as follows:

1. Re-appoint current Board Member Kerry Schwartz to a second term which will begin immediately and expires on September 30, 2018.
2. Re-appoint current Board Member Dave Scoville to a second term which will begin immediately and expires on January 31, 2019.
3. Appoint Alternate Judd Kirkham to fill the unexpired term of Board Member Casey Voeks, who moved to Eagle Mountain, whose term expires October 31, 2016.
4. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 23th day of February, 2016

Lehi City Corporation

Bert Wilson, Mayor

Marilyn Banasky, City Recorder



RESOLUTION NO. 2016-12

A RESOLUTION APPROVING A SETTLEMENT AGREEMENT AND MUTUAL GENERAL RELEASE OF ALL CLAIMS BETWEEN LONE PEAK INVESTMENT PARTNERS, LLC; GLACIER INVESTMENTS LEHI, LLC; AND LEHI CITY.

WHEREAS, there is a dispute between Lone Peak Investment Partners, LLC; Glacier Investments Lehi, LLC (Developer) and Lehi City with respect to the approval of a site plan for the Developer which resulted in the filing of that certain legal action now pending in the Fourth Judicial District Court for Utah County, State of Utah captioned Lone Peak LLC, et al. v. Lehi City, Case No 160400244 (Litigation); and

WHEREAS, without waiving or conceding their respective positions in the Litigation, it is the intent and purpose of the Parties to this Agreement to fully and completely settle, compromise and resolve all claims and controversies between them arising out of or in any way referring or relating to the Application and the Litigation as per the Settlement Agreement and Mutual General Release of all Claims attached as Exhibit A.

THEREFORE, BE IT RESOLVED by the City Council of Lehi City that the Mayor is authorized to sign the Settlement Agreement and Mutual General Release of all Claims as attached as Exhibit A.

Approved and Adopted by the City Council of Lehi City this 23rd day of February, 2016.

ATTEST

Bert Wilson, Mayor

Marilyn Banasky, City Recorder

EXHIBIT A

SETTLEMENT AGREEMENT AND GENERAL RELEASE OF ALL CLAIMS

Lone Peak Investment Partners, LLC, a Utah limited liability company, and **Glacier Investments Lehi, LLC**, an Alaska limited liability company, (collectively herein referred to as “**Developer**”), and **Lehi City**, a municipality and political subdivision of the State of Utah (“**City**”), (sometimes collectively referred to as the “**Parties**”), hereby enter into this Settlement Agreement and General Release of All Claims (the “**Agreement**”) as of this 23rd day of February, 2016, for the purpose of settling and resolving certain claims, controversies and disputes between them on the terms and conditions and for the considerations set forth below.

1. **Intent of the Parties.** There is a dispute between the Parties with respect to the approval of a site plan for the Developer, Application No. PL-14-8001 (the “**Application**”), which resulted in the filing of that certain legal action now pending in the Fourth Judicial District Court for Utah County, State of Utah, captioned **Lone Peak LLC, et al. v. Lehi City**, Case No. 160400244 (the “**Litigation**”). Without waiving or conceding their respective positions in the Litigation, it is the intent and purpose of the Parties to this Agreement to fully and completely settle, compromise and resolve all claims and controversies between them arising out of or in any way referring or relating to the Application and the Litigation.

2. **Court Approval and Dismissal of Litigation.** The Parties hereby agree that a stipulation and order shall be executed by counsel for the Parties and filed in the Fourth Judicial District Court, seeking approval of this Agreement, which shall be incorporated as part of the order of dismissal subject to approval of the Court, and dismissing the Litigation with prejudice and upon the merits, with all parties to bear their own costs and attorney’s fees.

3. **Approval of Site Plan Application for Developer.** As part of this Agreement, the City hereby grants approval of Site Plan Application No. PL-14-8001 for Developer with the following conditions:

1. All DRC Redline and Prior to Preconstruction Meeting comments from the December 2, 2015 review as shown in Exhibit A, attached hereto and incorporated herein by this reference.

It is further understood and agreed that while the City has reviewed and approved the Site Plan, Developer shall be required to comply with all other applicable requirements of the Lehi City Code with respect to the construction and operation of the project.

4. **General Release of Claims.**

As part of this Agreement, Developer, for and on behalf of itself and its agents,

indemnitors, insurers, successors, and assigns, hereby releases and forever discharges the City, together with its elected officials, appointed officials, employees, agents, indemnitors, insurers, successors, and assigns, from any and all claims, demands, liabilities, damages, causes of action, costs and expenses, including attorney's fees, arising out of or in any way related to the Application and the Litigation. The foregoing release shall be conditioned upon approval of this Agreement by order of the court prior to the dismissal of the Litigation.

5. **Integration.** This Agreement contains the entire agreement and understanding of the Parties with respect to the subject matter hereof, and integrates all prior conversations, discussions or undertakings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the Parties hereto.

6. **Counterparts.** This document may be executed in one or more counterparts, which together shall constitute one and the same document.

7. **Amendment.** This Agreement or the rights and obligations contained herein may not be modified, superseded, or supplemented except by an instrument in writing signed by the parties hereto.

8. **Additional Acts.** The parties shall do such further acts and things and shall execute and deliver such additional documents and instruments as may be necessary or reasonably requested by a party or its counsel to obtain approvals or other benefits described herein.

9. **Authorization.** Each individual executing this Agreement does thereby represent and warrant to the other signers that the individual has been duly authorized to execute and deliver this Agreement in the capacity and for the party specified.

10. **Mutual Participation in Document Preparation.** Each party has participated materially in the negotiation and preparation of this Agreement and any related items; in the event a dispute concerning the interpretation of any provision of this Agreement or any related item, the rule of construction to the effect that certain ambiguities are to be construed against the party drafting a document will not apply.

11. **No Third-Party Beneficiary Interests.** Nothing contained in this Agreement is intended to benefit any person or entity other than the Parties to this Agreement; and no representation or warranty is intended for the benefit of, or to be relied upon by, any person or entity which is not a party to this Agreement.

12. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the Parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.

WHEREFORE, the parties have executed the foregoing to be effective the date first appearing above.

[Signatures and Acknowledgments on Next Page]

LONE PEAK INVESTMENT PARTNERS,
LLC

By: _____
Its: _____

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this _____ day of _____, 2016, before me personally appeared, _____ known to me to be the person who executed the Settlement Agreement and General Release of All Claims herein in behalf of Lone Peak Investment Partners, LLC, and acknowledged to me that he/she executed the same for the purposes therein stated.

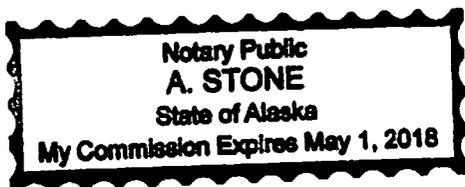
Notary Public

GLACIER INVESTMENTS LEHI, LLC, an
Alaska limited liability company

By: Robert B Gray
Its: Manager

STATE OF ~~UTAH~~ Alaska)
: ss.
COUNTY OF ~~UTAH~~ Matsushiro)
3rd District

On this 19th day of February, 2016, before me personally appeared, Robert B. Gray known to me to be the person who executed the Settlement Agreement and General Release of All Claims herein in behalf of Glacier Investments Lehi, LLC, and acknowledged to me that he/she executed the same for the purposes therein stated.



A Stone 5-1-2018
Notary Public State of Alaska

Having been properly authorized by the City Council I, Mayor Bert Wilson, hereby execute this Agreement for and on behalf of the City.

LEHI CITY CORPORATION

By: _____
Bert Wilson, Mayor

Attest:

Marilyn Banasky, Lehi City Recorder

288683_1.docx

Exhibit "A"

Holiday Inn Express Site Plan DRC Redline Comments

Glacier Investments – Requests Site Plan review for Holiday Inn Express to be located at 3851 Thanksgiving Way in an existing Commercial zone.

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

Representatives of the Applicant Present: Todd Gardner and John Gray

Date of Plans Reviewed: 11/25/15

Time Start: 3:00 PM

Time End: 3:30 PM

DRC REDLINE COMMENTS:

Brent – Power:

1. From the junction box, show a 6" conduit stub to the south property line.

Kerry – Fire: No comments

Greg – Water/Sewer:

2. Keyed note K, E and R - label as hot tap tees.
3. On all 4 fire hydrants show a valve at the tee. Pull the fire hydrants away from the curb line.
4. Label the sewer lateral as "private". Change the note on the profile to indicate it as an 8". Recommend UDOT spec flow fill over the sewer lateral instead of concrete encasing.

Todd – Public Works: No comments

Kim – Planning:

5. Provide a calculation showing that the amount of landscaping and the width of the buffer meets the requirements from Chapter 12. Additional intermediate shrubs should be shown to meet the buffer requirement.
6. Suggest looking at the windows on the west side of the building to see if there are any window treatments that can be done to increase privacy to the adjacent residential properties
7. On the lighting plan, maximum height of the light poles is 20 feet to the top of light – lower poles to meet standard.
8. Only 0.2 foot candle spillover is allowed at the property line – adjust to meet standard. Consider LED lighting to help control light spillover.
9. On the building elevations, a maximum of 49% of the building materials can be EIFS (not counting windows, doors, and other entrances). This standard must be met independently on all 4 sides of the building. Also assure that wall variations spaced at 30-50 feet are met. Recommend earth tone paint colors that tie into the existing development instead of the bright orange. Must tie in the roof line elements of the existing Lone Peak retail buildings into the design of this building in order to meet the Commercial Design Standards.

Gary – Building/Inspections: No comments

Mike – Public Works: No comments

Ross – Engineering:

10. On the 8" PI line - provide a 20' easement.

Steve – Parks: No problems

PRIOR TO PRECONSTRUCTION MEETING:

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 title report to be reviewed by Lehi City Attorney.
4. Need surveyor's and engineer's stamps on construction drawings.
5. New project startup form for Lehi City Storm Water
6. Written and recorded easement over the 8" PI/hydrant line

7. Written and recorded 10-foot PUE on the frontage of the property if there isn't one already recorded
8. Comments from Planning Commission approval

DRC GENERAL COMMENTS:

1. 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.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. 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 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. 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.
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.
7. Signage will be approved through a separate application and review/approval process. Lot size is not large enough to allow for a pylon sign.
8. UDOT has plans to realign Thanksgiving Way and widen I-15 which could impact the proposed site plan.
9. Suggest providing architectural cross section view that includes the existing homes, fence, trees, building and grade differences.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION JANUARY 14, 2016