

**Traverse Estates Preliminary Subdivision  
DRC Redline Comments**

Paul Willie – Requests Preliminary Subdivision review for Traverse Estates, a 167-lot residential development located off Seasons View Drive 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, Steve Marchbanks

Representatives of the Applicant Present: Tom Romney, Taylor Morgan, Sean Olybrando, Scott Overman, and Paul Willie

Date of Plans Reviewed: 1/21/16

Time Start: 2:00 PM

Time End: 2:40 PM

**CRITICAL ISSUE:**

1. The grading for this project is tied to the grading of the rest of East Canyon. As per the Grading section of the Area Plan, all of the grading must be done simultaneously in one phase. This project cannot be allowed to be constructed until there is a preliminary plat approval on the remaining East Canyon Area as well as an approved grading permit for this project and the other East Canyon property so that it can all be graded together.
2. Traverse Mountain water source is deficient for this development and must be resolved with the Engineering Department prior to final plat approval.

**DRC REDLINE COMMENTS:**

**Brent (Glade) – Power:** No comments

**Kerry – Fire:** No comments

**Greg – Water/Sewer:** No comments

**Todd – Public Works:** No comments

**Kim – Planning:**

1. Need to show slope easements in the backs of the lots that would keep the slopes in a natural condition.
2. Need to address fencing standards within the subdivision. Fencing should be uniform/consistent, and fencing on the 30% slope areas should be prohibited.
3. The north and east boundaries should match fairly close to the development pod boundaries shown on the Traverse Mountain Area Plan with any areas outside the pod boundary to be dedicated to Lehi City to remain as natural open space.

**Gary – Building/Inspections:**

4. Correct PUEs on setback details to show PUEs only on street frontages. Also ensure the setbacks are consistent with the Traverse Mountain Area Plan MDR designation.

**Mike – Public Works:** No comments

**Ross – Engineering:** No comments

**Craig (Steve) – Parks:**

5. The sidewalk needs to be widened to the 8-foot trail on the east side of Seasons View Drive as part of this project.

**DRC GENERAL COMMENTS:**

1. The power circuit must be looped from Seasons View Drive up to Vialetto.
2. Retaining structures may be required for some of the electrical equipment.
3. Power boxes are up to 6 feet in width which will take up some space on lot frontages
4. The developer must coordinate with the Water and Engineering departments to evaluate water needs.
5. Suggest hydroseeding for any areas that require revegetation.
6. Summer View Drive and Autumn View Drive connecting to Vialetto must be 8% or less.
7. For final plats - address any offsite drainage coming onto the site and how to protect homes.
8. Coordinate with Engineering on storm drain detention requirements.
9. Comply with all other area plan requirements.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION FEBRUARY 11, 2016

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**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.**

**ISSUE**

Paul Willie – Requests Preliminary Subdivision approval for Traverse Estates, a 167-lot residential development located off Seasons View Drive in an existing Planned Community zone.

**BACKGROUND**

<b>Existing General Plan Designation:</b>	MDR/PF/ESA	
<b>Existing Zoning:</b>	Planned Community	
<b>Existing Land Use:</b>	Undeveloped	
<b>Number of Lots:/Units</b>	167	
<b>Adjacent Zoning and Land Use:</b>	North:	PC Violetto Subdivision under construction
	South:	PC Season's Apartment
	East:	R-1-12/TH-5 Canyon Hills Subdivision/Undeveloped
	West:	PC Undeveloped
<b>Date of Last DRC Review:</b>	January 27, 2016	

**HISTORY**

**July 26, 1997** – This property was annexed to Lehi City as the Deerfield Annexation included the subject property and most of what is now within the Traverse Mountain Planned Community.

**Dec 4, 2000** – The Fox Ridge Area Plan was recorded for what is now Traverse Mountain which designated Planned Community zoning to the subject property.

**September 24, 2015** – The Planning Commission reviewed and recommended approval for the Seasons Phases 4 and 5 concept plan which included the subject property.

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

**ANALYSIS**

The applicant is requesting approval of a proposed preliminary subdivision for Traverse Estates which includes 167 single family lots. The area included with this subdivision has an MDR designation with a maximum of 196 lots allowed. The proposed density is less than what could be allowed according to the Area Plan.

The DRC made a critical issue comment that this subdivision is tied to the mass grading of the rest of East Canyon. The Seasons Towns site plan has been submitted concurrently with this item which includes the townhome phase shown on the concept plan. The Planning Commission approved the site plan for the Seasons Towns on February 11, 2016. A grading permit was submitted for the required areas in East Canyon which includes Planning Areas B, D, and C2 and will trail behind the site plan and preliminary subdivision applications.

The proposed lot sizes range from approximately 6,000 to 76,000 square feet in size. The lot sizes and frontages are consistent with the requirements of the Area Plan. The layout of the subdivision includes a road connecting from Seasons View Drive up to Violetto with a grade of 8% or less as required by the Area Plan. The connecting road provides two points of access for the subdivision which is required for any development with more than 50 lots.

The total amount of open space to be dedicated to Lehi City is shown at 17.09 acres. Approximately 7 acres is shown to be natural open space and 11 acres is to be dedicated for the required public park designated in the Area

Plan as planning area D6. The Area Plan requires 13 acres for the park and the remaining two acres will be dedicated when the adjacent property develops. The Area Plan requires that the park be mass graded to include 69% of the 13 acres to be graded at 3% slope or less. The Area Plan also designates this park for the future location of the Lehi City recreation center. The recreation center will be constructed separately from this project when sufficient impact fees are collected to cover the construction cost. The final design of the park has not yet been determined may require some additional grading in the future to complete. The applicant and the DRC discussed having the City create a conceptual design of the park area to get a better idea of how it will need to be graded to reduce the amount of future grading that would take place.

The Area Plan shows an 8 foot master planned trail to connect from Morning Vista Road up to the Vialetto subdivision. The proposed plan shows the 8 foot trail along the connecting road which also maintains a grade of 8% or less which is ideal for a trail. The DRC commented that the existing sidewalk adjacent to the Seasons Apartments must be widened to the 8 foot trail in order to make a connection to Morning Vista Road.

**RECOMMENDATIONS**

**Planning Division Staff Recommendation:**

Planning staff recommends **APPROVAL** of the proposed Traverse Estates preliminary subdivision including the DRC and Planning Commission comments. The proposed subdivision meets the requirements of the Traverse Mountain Area Plan and has proposed less density than what is allowed for this planning district.

**Planning Commission Recommendation:**

Planning Commission reviewed this request for a preliminary subdivision on February 11, 2016 and made the following recommendation:

*Scott Dean moved to recommend approval of Paul Willie's request for Preliminary Subdivision for Traverse Estates, a 167-lot residential development located off Seasons View Drive in an existing Planned Community zone subject to DRC comments; subject to the representations of the developer and subject also to a special note from staff relative to water sources and storage that it be thoroughly vetted at the time of each individual plat coming forward and the access trails that the developer alluded to may be added to the plat to make it more inclusive to the connectivity and that there be a clear designation on the plat for no-build areas on the lots which would include no building of fences finding that it is a health benefit to the management of the City and is contingent on the grading permit being approved. Second by Matt Hemmert. Motion carried unanimous.*

Minutes from the Planning Commission meeting on February 11, 2016 are as follows:

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

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

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

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

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

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

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

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

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

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

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

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

Public Hearing closed at 8:30 p.m.

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

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

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

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

**Motion:** *Scott Dean moved to recommend approval of Paul Willie's request for Preliminary Subdivision for Traverse Estates, a 167-lot residential development located off Seasons View Drive in an existing Planned Community zone subject to DRC comments; subject to the representations of the developer and subject also to a special note from staff relative to water sources and storage that it be thoroughly vetted at the time of each individual plat coming forward and the access trails that the developer alluded to may be added to the plat to make it more inclusive to the connectivity and that there be a clear designation on the plat for no-build areas on the lots which would include no building of fences finding that it is a health benefit to the management of the City and is contingent on the grading permit being approved. Second by Matt Hemmert. Motion carried unanimous.*