

ISSUE

Rob Clauson/The 3Ns – Requests Preliminary Subdivision approval of Mountain Point Village, a 37-lot residential development located at 4800 North Traverse Mountain Boulevard in an existing Planned Community zone.

BACKGROUND

Existing General Plan Designation:	HDR		
Existing Zoning:	Planned Community		
Existing Land Use:	Undeveloped		
Number of Lots:/Units	37		
Adjacent Zoning and Land Use:	North:	PC	Single family residential
	South:	PC	Traverse Mountain Elementary
	East:	PC	Single family residential
	West:	PC	Church/Traverse Mountain Boulevard
Date of Last DRC Review:	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.

July 30, 2015 – The Planning Commission reviewed the Mountain Point Village concept plan and recommended approval.

August 25, 2015 – The City Council reviewed and approved the concept plat for Mountain Point Village.

ANALYSIS

The applicant is requesting approval for a proposed preliminary subdivision for Mountain Point Village located at Traverse Mountain and Fox Canyon Road. The proposed subdivision includes 33 townhome lots and 4 single family lots. The Area Plan designates this property as HDR B with a maximum of 66 units allowed. The townhome lots range in size from 1,144 to 1,408 square feet and the single family lots range from 13,940 to 25,821 square feet. The previous concept plan that was submitted included 48 townhome lots and was reduced for the preliminary plat to 33 townhome lots.

The plan shows 2.71 acres of open space which accounts for 42% of the overall site. Parking is shown with two stalls per unit within an enclosed garage and there are 20 surface parking stalls for a total of 86 stalls which meet the parking requirements. The units along Traverse Mountain Boulevard and Fox Canyon Road are oriented to the street with rear-loading garages and front entrances which meets the requirements of the Development Code.

The building elevations on the townhomes show the use of fiber cement and stone for exterior materials which meet the hard surface material requirement 100%. The elevations also show extensive use of pop-outs, roof line variations, dormer windows, entryway awning features, and columns. It seems that the elevations meet and exceed the architectural variations requirements.

Proposed amenities include 2 playgrounds, a sports court, and 4 picnic areas which meet the multi-family amenities requirements of the Development Code.

RECOMMENDATIONS

Planning Division Staff Recommendation:

Planning staff recommends **APPROVAL** of the proposed Mountain Point Village 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 Rob Clauson/The 3 N's request for Preliminary Subdivision for Mountain Point Village, a 37-lot residential development located at 4800 North Traverse Mountain Blvd in an existing Planned Community zone with some concerns of addressing the concerns expressed tonight by the neighbors for traffic impacts not only caused by this development but by existing developments and others recently approved and ask the City Council to give some thought to the necessity of traffic studies before approving this development if they choose to do so and also with a recommendation that the City Council consider the meeting to be open to the public for comments so that the neighbors could be heard; also considering the statements by the developers that if it is the concern of the neighbors that they will relocate the park if needed; that the DRC comments be included and that otherwise it is in keeping with the overall master plan that has previously been approved and in general keeping with the health, safety and welfare of the citizens of Lehi; and that the developer has indicated that there are no entrances into the park except internally, that its elevated, and that through the discussion, we feel much better with where it is than what we originally did. Second by Matt Hemmert. Motion carried 5-1 with Janys Hutchings opposed.

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

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

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

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

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

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

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

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

Public Hearing closed at 8:59 p.m.

Jany's Hutchings asked about the northern access.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Motion: *Scott Dean moved to recommend approval of Rob Clauson/The 3 N's request for Preliminary Subdivision for Mountain Point Village, a 37-lot residential development located at 4800 North Traverse Mountain Blvd in an existing Planned Community zone with some concerns of addressing the concerns expressed tonight by the neighbors for traffic impacts not only caused by this development but by existing developments and others recently approved and ask the City Council to give some thought to the necessity of traffic studies before approving this development if they choose to do so and also with a recommendation that the City Council consider the meeting to be open to the public for comments so that the neighbors could be heard; also considering the statements by the developers that if it is the concern of the neighbors that they will relocate the park if needed; that the DRC comments be included and that otherwise it is in keeping with the overall master plan that has previously been approved and in general keeping with the health, safety and welfare of the citizens of Lehi; and that the developer has indicated that there are no entrances into the park except internally, that its elevated, and that through the discussion, we feel much better with where it is than what we originally did. Second by Matt Hemmert. Motion carried 5-1 with Janys Hutchings opposed.*

**Mountain Point Village Preliminary Subdivision
DRC Redline Comments**

Rob Clauson/The 3Ns – Requests Preliminary Subdivision review of Mountain Point Village, a 37-lot residential development located at 4800 North Traverse Mountain Boulevard in an existing Planned Community zone. (second submittal – date of last review 1/13/16)

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

Representatives of the Applicant Present: Matt Brown, AJ Delpivo, Rob Clauson, Dave Scoville

Date of Plans Reviewed: 1/21/16

Time Start: 11:30

Time End: 12:00

CRITICAL ISSUE: 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:

Glade – Power: No comments

Kerry – Fire: No comments

Greg – Water/Sewer: No comments

Todd – Public Works: No comments

Kim – Planning:

1. Address the revegetation of the slope areas that will not be landscaped. Must meet the revegetation standards specified in the TM Area Plan.
2. Relabel open space area lots 1 and 2 to make it clear that it is open space and use a different label to differentiate from building lots

Gary – Building/Inspections: No comments

Mike – Public Works: No comments

Ross – Engineering: No comments

Steve – Parks:

3. Provide irrigation plan including overall irrigated area

DRC GENERAL COMMENTS:

1. Maintain all PUEs
2. PI and culinary impact fees need to be paid up front with certificates issued
3. Locate the existing power equipment on the drawing and show existing locations
4. At the time of final plat, label the backyard sewer as private for the single family lots
5. At final, provide an erosion control plan with BMPs
6. Staff would support small changes to the building elevations that allow for variety in product while still maintaining the overall theme and compliance with the Design Standards for Chapter 37

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMISSION FEBRUARY 11, 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: December 30, 2015
Subject: Mountain Point Village

The Mountain Point Village Subdivision will be a new 37 lot residential subdivision on the northeast corner of Traverse Mountain Blvd and Fox Canyon Road. It will consist of 4 single-family lots and 33 townhome units. The single-family lots will have driveway accesses onto Ravencrest Lane and the townhomes will have new streets with an access onto Traverse Mountain Blvd and Fox Canyon Road. The current zoning of the parcel is PC. The new subdivision will have driveways, sidewalks, curb and gutter, recreation areas and open space. There will be two phases, with the townhomes in one phase and the single-family homes in another phase.

RECEIVED
JAN 06 2016
LEHI CITY

Mountain Pointe Village

Description:

Travers Mountain, Eagle Summit phase 2 lot #296, 6.4 acres, tax identification number 38 - 366 - 0296/.

Mountain Pointe Village is a planned development within Travers Mountain which has vested rights of 66 dwelling units.

The project will be for 33 townhomes. 37 in phase 1, 11 in phase 2 and 4 single-family lots.

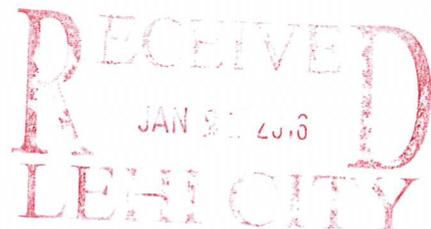
The property is on the corner of Travers Mountain Boulevard and Fox Canyon Road the property is vacant with no structures on site. The property is just north of the elementary school on Travers Mountain Boulevard and South of the LDS church.

The project for the 5 single-family homes is located on Raven Crest Road. Lot number 5 with the trail will be sold to the TM HOA.

Mountain Pointe Village will be a private community with a significant amount of amenities for the homeowners. All owners shall be members of Travers Mountain homeowners Association/Mountain Pointe Village homeowners Association. Which will maintain all on-site amenities. Amenities will be built by the developed to the standards of Lehi city with landscaped areas, 4 picnic areas, one sport court 25'x20', and 2 playground's.

Mountain Pointe Village will maintain a high standard of building material meeting and exceeding the city's architectural standard chapter 37.040 A -3 of 51% or more of each facade shall be constructed of the following exterior building material: brick, stone, fiber/cement siding, hardy board or other durable material. See attached for some proposed building elevations and floor plans. Units 5 thru 12, 19 thru 25 will be stepped to reduce the impact of retaining walls. The Middle units building envelope will be 26 x 48 1,248 square foot with a design landscaped courtyard. The end units building envelope will be 30 x 48 1,440 square foot with a design landscape courtyard. (see attach 1 photo and renderings)

Unit entrance are oriented towards the street like Fox Canyon and Travers Mountain Boulevard will have read-loading garages. (See attach 2 photo's). Standards chapter 37.040 A-5



Amenities:

Street lighting shall be patterned after subdivisions existing in Traverse Mountain. Within the proposed site we will have quality Street furnishings park benches drinking fountain. The landscaping of pocket parks and open areas will be landscape within the design patterns of Traverse Mountain HOA and the city of Lehi design standards. One sports court 25 x 20, 2- Tod lots will be 5 to 12-year-old age, for 15 to 25 kids with softfall underneath. (See attached 3 photo). Community picnic pavilion area (15x10) and a mailbox will have the same design theme with arching roofs, community logo or brand, matching brick or stone used throughout the community and a community barbecue (See attached 4 sketch) community mailbox will have a similar to the community picnic pavilion area community brand logo on the side and recessed lighting (see attached 4 sketch). Fencing will match existing fence styles within Travers Mountain wrought iron with stone pillars in between (see attach 5 photo).

The project will have over 1400 ft.² of trail. currently along Travers Mountain Boulevard there is 645 ft.² of 8 foot wide asphalt trail. Up Fox Canyon Road is approximately 500 ft.² of eight-foot wide asphalt trail. (see attach 6 photos)

Any areas that will require of retaining shall be certified by a licensed engineer and proper permits from the city of Lehi. Any wall design will match existing wall standards within Travers Mountain (see attached 7 photo).

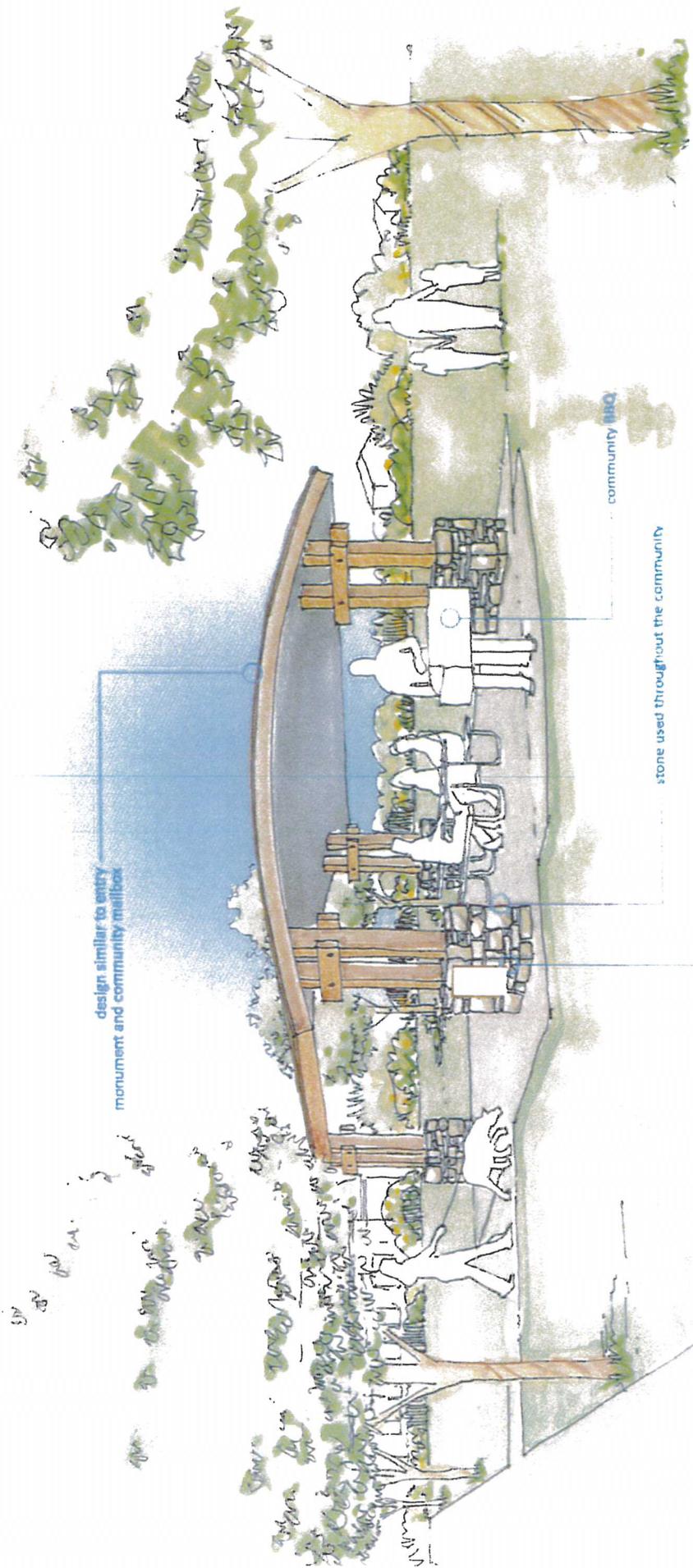
The project will have guest parking stalls to accommodate 33 Townhome units.

The project will have two landscape monuments one on the corner of Fox Canyon and Travers Mountain Boulevard. The other will be on the main entry off of Travelers Mountain Boulevard (see attached 8 photo).

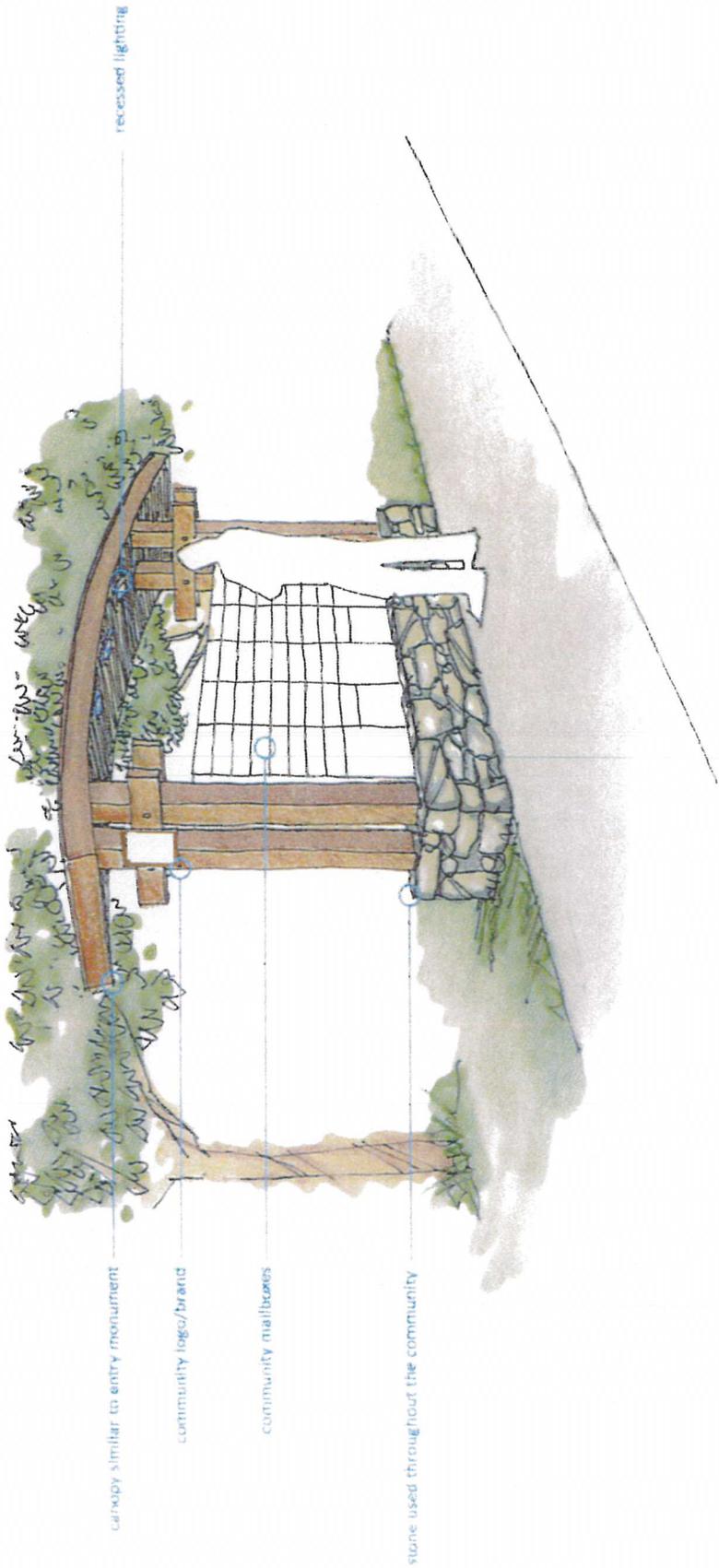
Attach 9 area photo



sample of playground equipment



community



canopy similar to entry monument

community logs/brands

community mailboxes

stone used throughout the community

recessed lighting



community mailbox



sample of picnic area



If any fencing is required we'll match what was currently within Traverse Mountain



Asphalt trail on Travers Mountain Boulevard and Fox Canyon Road over 1200 ft.² of trails by 8 feet wide. picture above is on Travers Mountain Boulevard picture below is on Fox Canyon Road





Retaining walls matching what is currently in Travers Mountain.



Entry monuments on the corner of Fox Canyon and Travers Mountain Boulevard





1 Mountain Pointe Village Traverse Mountain Boulevard and Fox Canyon Road

Utah County Parcel Map

369880025



Generated from the Recorder's Online Parcel Map

This plat is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 5/15/2015





single-family lots Raven Crest



**TABLE 37.080
MULTI-FAMILY DEVELOPMENT AMENITIES REQUIREMENTS**

# UNITS	PICNIC AREA	SPORTS COURT	PLAYGROUND	CLUB HOUSE	POOL/TENNIS COURT/SPLASH PAD
10-30	2	1	1	-	-
30-50	4	1	2	-	-
50-100	6	1	2	1 – Min 750 Sq. Ft.	-
100-200	8	1	3	1 – Min 750 Sq. Ft.	1
200-300	10	2	4	1 – Min 750 Sq. Ft.	1
300-400	12	2	5	1 – Min 1,500 Sq. Ft.	2
400-500	14	2	6	1 – Min 1,500 Sq. Ft.	2
500+	16	2	7	1 – Min 2,000 Sq. Ft.	2

*Amenities may be combined into upgraded amenities at the discretion of the Planning Commission.