

**Adobe Utility Plans Discussion
DRC Comments**

John Bankhead – Discussion of Adobe’s site and utility plans

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Jim Hewitson, Kim Struthers, Brad Kennison

Representatives for the Applicant Present: Bob Elder, Brian Milman, Rulon Gardner, John Bankhead

Began: 1:00

Ended: 2:25

DRC GENERAL COMMENTS:

A general discussion was held regarding the Adobe project

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.

**Powell Subdivision Extension of Approval
DRC Comments**

Scott Woffinden – Requests an Extension of Approval for Powell Subdivision, a 2-lot commercial subdivision located at 575 East State Street in an existing MU (Mixed Use) zone.

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Jim Hewitson, Kim Struthers, Brad Kennison

Representatives for the Applicant Present: Scott Woffinden

Began: 2:25

Ended: 2:40

DRC COMMENTS:

- Review the bond to update any bond figures, including the power
- Will need a new, reprinted mylar
- All references to the 2004 Design Standards should be changed to 2009

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL FEBRUARY 8, 2011

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**Section 12.020 (E) Development Code Amendment
DRC Comments**

Per-Ole Danfors – Requests an amendment to the Lehi City Development Code, Section 12.020 (E) 2, and Section 26.080, regarding swimming pool setbacks.

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Jim Hewitson, Kim Struthers, Brad Kennison

Representatives for the Applicant Present: none present

Began: 2:40

Ended: 2:55

DRC COMMENTS:

- The DRC discussed the proposed amendment. The consensus of the group is that a zero setback is not advisable, but that a reduction to four feet would be acceptable. The DRC also suggests that the requirement for the fence should be removed from the ordinance, as it is already required by the IRC. This change must also be made to Section 26.080.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION FEBRUARY 10, 2011

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**Kensington Place Plat A Final Subdivision Plat
DRC Comments**

Ivory Homes – Requests Final Subdivision review for Kensington Place Plat A (formerly Platinum Fields), an 18-lot Planned Residential Development located at approximately 300 North 21050 West in an existing R-1-22 zone.

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Jim Hewitson, Kim Struthers, Brad Kennison

Representatives for the Applicant Present: Brad Mackay and Tom Romney

Date of plans reviewed: January 20, 2011

Began: 2:55

Ended: 4:30

DRC RED LINE COMMENTS:

Lee:

1. In the CC&Rs, page 13, item 17, under common utilities, clarify that the owner of the lot is providing power and water
2. Verify that the culinary main line meets the 4-foot minimum depth, with the PI ledged at 5-foot – there may be conflicts with the storm drain. On the profile, note that looping is required.
3. Sheet PP6 – on the waste ditch cross section, show the location of the manhole
4. On the drainage plan, note on M3, show the storm drain laterals on the drainage plan going into the lot. Also, add the 3-inch PVC white pipe to the legend
5. Sheet M4 – hold manhole on streets 400 North, 500 North, and Kensington Drive into the development for future asphalt continuation
6. Sheet M4 – on lot 111 pull the lateral back to the main instead of the manhole
7. Provide a driveway plan to assure there is no conflict with the water services
8. Sheet M5 – add a note on the approach to storm drain manhole 04 of the Waste Ditch, provide a curb cut for maintenance vehicle access and also structurally design the sidewalk to hold the weight of maintenance vehicles
9. Sheet M5 – show a PI service for the open space (Parcel A) sized to the recommendations of the Lehi City Parks Dept
10. On the end of streets, show a blowoff only on the culinary – remove the blowoff from the PI (will be capped and blocked)
11. Install a permanent blowoff on the intersection of 400 North/Kensington Drive – south side curb return connect to culinary line on Kensington Drive

Lynn:

12. Sheet M3 – change the note on the perimeter drains to reference the Lehi City specifications
13. Add a note on the plat indicating that, as per the geotechnical report, foundation drains will be required for any floor slab below existing grade.

Jim:

14. Add a note on the drainage plans showing the use of the coefficient of the 0.4 for the drainage calculations
15. On note #4 of the cover, add “this is included in sheets M6 – D1”
16. Sheet PP3 – SDMH#2 match tops of pipe
17. Sheet PP6 – SDMH#04, match tops of pipe
18. Sheet M1 – on the 300 North cross section, change the gutter width on the detail to match City standard
19. Sheet M3 – on lots 101 and 102, which do not have a storm drain in front, engineer to show laterals for those two lots
20. Sheet M3 – on 400 North, 500 North, and Kensington Drive, add standard cleanouts on the storm drain
21. Sheet M7 – show the sedimentation trap symbol on the legend

Brad:

22. Include the “no large animal” note from the preliminary on the final plat
23. Sheet PP1 – show the subbase depth for the widened 300 North
24. Refer to the minimum cover standards on the pipe type for storm drainage
25. Sheet PP6 – show riprap at the end of the 24-inch storm drain outfall as it ties into the waste ditch
26. Control the drainage on the east side of Kensington Drive and on the west adjacent to the Vonwald property (berm, swale, etc). Add a note on the plat indicating that lots 101-108 to control drainage off their own lots

Kim:

27. On the final plat, on Parcels A and B, label as open space dedicated to Lehi City

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28. Carry the density bonus notes over from the preliminary onto the final plat
29. Add a note or detail to the plans regarding the proposed project phasing, including the improvements on the trail and park space
30. On the plat, in the title block, change to Planned Residential Development
31. Council approval must be obtained before the plans can be resubmitted for DRC review
32. Provide a detail on the fencing adjacent to the open space walkway between lots 111-112
33. Add details on the entry monuments (if to be installed)
34. In the CC&Rs, add a note referencing the architectural standards from the PRD section of the Lehi City Development Code

Kerry:

35. Add a hydrant in the cul-de-sac adjacent to lot 111
36. Move the hydrant in the cul-de-sac from 112 to 114
37. They hydrant at lot 118 should be moved down to meet City standard spacing of 500 feet between hydrants – add protection to the hydrant
38. Add a temporary turnaround on lots 114/115

Rob: No comments.

Steve:

39. Provide irrigation plans for the open space area to Lehi City specs -
40. Lehi City to determine seed mix for the open space

PRIOR TO RECORDING OF PLAT:

1. Provide an engineer's cost estimate for the cost of all improvements.
2. Bonding for 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) are paid.
7. Developer shall provide a letter with exhibit of 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 property line adjacent to existing roads must be staked and reviewed by the City.
12. Need warranty deed/title insurance for the waste ditch and open space dedication area. Title insurance policies on each to be obtained through Marnae at Affiliated First Title in American Fork, Utah (756-0222)
13. City Engineer to check the plat for closure
14. Development agreement
15. CC&Rs (to be reviewed by Lehi City Attorney)
16. Payment in lieu of detention will be required

DRC GENERAL COMMENTS:

1. Need to work with the City Engineer regarding the future planned 24 inch sewer in Willow Park Road.
2. Each septic tank will require individual approval by the Utah County Health Dept. before a building permit can be issued.
3. 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.
4. Developer is responsible to purchase move or remove any existing Rocky Mountain Power facilities.
5. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
6. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check set and the developer will pay fees for the copies. 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.

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7. The approval of a development shall be effective for a period of one (1) year from the date the development is approved by the Planning Commission or City Council, whichever is applicable.

THIS ITEM NEEDS TO RETURN TO DRC FOR FURTHER REVIEW.

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