

## Lehi Ranches Plat B Final Subdivision DRC Comments

The Boyer Company/ Spencer Moffat – Requests Final Subdivision review for Lehi Ranches Plat B, a 15-lot residential development located at approximately 400 West 1200 South in an R-1-22 zone.

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

Representatives for the Applicant Present: Brian Gabler and Spencer Moffat

Date of plans reviewed: 1/27/11

Start time: 1:00

End time: 1:40

### DRC RED LINE COMMENTS:

**Lee:**

1. Show a lot square footage (remove roadways) - add tabulation to plat and utility plan
2. On the utility plan, show the easement for the storm and irrigation piping and label the existing 8-inch sewer line between lots 201 and 202 as existing.
3. On the utility plan, blowoff on the west end of 1200 South, add protection.
4. On the east end where manhole #7 ends, hold the manhole back to the west so it can be accessed by the water department (also show on sheet #2)
5. Sheet 2 – on the existing combo boxes that have been installed, add to the note that the 10-foot spacing must be maintained to comply with State regulations.

**Lynn:** No comments

**Jim:** No comments

**Brad:**

6. Cover & Sheet 1 – Show proposed/existing fence for the ½ plus 13’ road @ 41’ from the southern property line – show and label on the bottom right-of-way section.
7. Provide a letter from landowner to the east regarding acceptance of fill across property. Additionally, show grading on sheet 1 so that temporary turnaround can be constructed within lot 208.

**Kim:**

8. Sheet 1 – modify the fence note to indicate that the existing 3-wire fence will be removed and specify the type of fencing to be installed adjacent to Pioneer Crossing right of way – should be making the fencing similar/consistent with the other sections of fencing that have been installed along Pioneer Crossing. Also coordinate the removal of fencing with UDOT.

**Kerry:** No comments

**Rob:** No comments

**Steve:** No comments

### 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. City Engineer to verify subdivision closure
12. City to sign as an owner on the plat

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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.

**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. 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.
3. 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 WILL BE SCHEDULED FOR FEBRUARY 22, 2011

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## **Micron Technology Inc Zoning Map Amendment DRC Comments**

John Ambrose – Request for review of a Zoning Map Amendment on approximately 762 acres of property for Micron Technology Inc. located at approximately SR-92 and 1200 East from TH-5 (Transitional Holding) and TM (Technical Manufacturing) to a PC (Planned Community) zone.

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

Representatives for the Applicant Present: Dennis Rainey and Brian Gabler

Start time: 1:40

End time: 2:

*Consistency with the elements of the Lehi City General Plan.*

The General Plan Land Use Element designates the subject area as Technology **And Light Manufacturing (T-M)**: The purpose of the T-M land classification is to provide for and encourage the development of well-planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development, manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are located in proximity to adequate transportation facilities and infrastructure.

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

1. The General Plan states that it is the policy of the City to zone property to the lowest density zone allowed, unless a higher density zone classification within the designation is deemed appropriate for a given area. It is the burden and responsibility of each applicant to convince the Planning Commission and City Council of the appropriateness of the zone being requested, and to demonstrate that the proposed zone contributes to the accomplishment of the goals and policies of the General Plan.
2. From the Lehi City General Plan Land Use Element the following goals and policies related to residential development and housing opportunities should be considered:
  - a. Maximize the opportunities to ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing housing, as well as a choice of housing types in various locations, consistent with the needs of all segments of the population.
  - b. Identify and reserve areas for all densities of residential development, encouraging higher density residential developments adjacent to adequate transportation facilities and community services.
  - c. New housing constructed in or adjacent to existing residential areas is required to be compatible with existing housing. In particular, provision should be made for adequate space between buildings, adequate parking for residents, and sufficient green space to retain the character of the neighborhood. Residential development standards should encourage creativity and flexibility of design.
  - d. New residential areas will be required to be sensitive to, and recognize the physical qualities of the area, and to strengthen neighborhood attractiveness and amenities.

### **GENERAL COMMENTS:**

1. Provide a legal description of the area
2. A water dedication will be required

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION WITH THE AREA PLAN

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## **Micron Technology- Request for Area Plan review DRC Review**

John Ambrose – Request for Area Plan review for Micron Technology Inc. located at approximately SR-92 1200 East.

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

Representatives for the Applicant Present: Dennis Rainey and Brian Gabler

Start time: 1:40

End time: 3:15

### Introduction:

- a) Number the pages in the introduction
- b) Page 2 – Specify that Highland Blvd is in Highland City, and differentiate from other streets
- c) Page 3 – Address the connectivity issue, as recommended by the Planning Commission during Concept review.
- d) Page 3 – under the “community features” section, clarify that some of the school sites addressed will be in Draper City
- e) Recommend additional coordination with Alpine School District on the location of the school sites.
- f) Page 4 – add a description of what restricted vs. regular open space is

### Land Use:

- a) Page L1 – modular homes cannot be excluded
- b) Page L2 – add a line item for “assisted living facility” and recommend adding it to multi-family only as a conditional use
- c) Page L2 – on Rock Crushers, recommend adding “screens” to that line item – also recommend adding a separate line item for temporary crushers and screens as conditional
- d) Page L3 – remove dwelling unit for caretaker/security guard from public and open space.
- e) Page L3 – under the “Public/Civic Uses” heading, remove cultural and artistic uses from the restricted and open spaces use.
- f) Page L3 – under restricted open space and open space headings, no structures should be permitted. Also, make “parks, playgrounds, opens space, trails and greenways as not permitted”
- g) Page L4 – on “sporting facilities, non-municipal” and “sports fields” add “N” to the last 2 open space categories
- h) Page L4 – remove campgrounds, car wash, and commercial parking lots/structures from the “school/park” zone.
- i) Page L5 – remove commercial recreational facility, conference center, commercial day care, construction sales and service, construction service, from the “school/park” zone – review all land uses within this designation to make all proposed land uses consistent with the intent of this zone.
- j) Page L5 – remove construction sales and service, construction service, and convenience store from the “public” zone – review all land uses within this designation to make all proposed land uses consistent with the intent of the zone.
- k) Page L6 – reconsider allowing body art in the Technology/Manufacturing zone
- l) Page L10 – remove flag lots from the table of bulk and intensity.
- m) Page L10 – remove the “minimum front and rear yard perimeter”
- n) Page L13 – on the unit count, must meet the concept approval for density as approved
- o) Page L14 – add some road address/labels for referencing
- p) Need to include a trails plan as part of the land use plan and provide as much detail as possible on the parks and open space.
- q) Change the buffers section to include open space parks and trails

**THIS ITEM NEEDS TO RETURN TO DRC FOR FURTHER REVIEW**

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**1450 West Road Realignment Site Plan Review  
DRC Redline Comments**

IR Lehi - Requests Site Plan review and recommendation for the 1450 West Street project/Frontage Road relocation, located at 1450 West 2100 North in an existing Commercial Zone.

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

Representatives for the Applicant Present: Joe Rich, Brad Bettinson, David Anderson

Date of plans reviewed: January 31, 2011

Review began: 3:15

Review ended: 3:45

**DRC COMMENTS:**

**Lee:**

1. Sheet PP1 – on the culinary line, change the 10-inch butterfly valves to 10-inch gate valves.
2. Label the culinary line as CL-200 on the legend and add a label on the legend that the 16-inch PI pipe will be class 50 with a purple sock
3. Sheet PP1 – show and label existing blowoff at southwest corner by the gas facility
4. Remove island on 1450 West if not to be constructed at this time

**Lynn:** No comments

**Jim:**

5. Label the manholes

**Brad:**

6. The future 24-inch sewer line from the south is still being designed and may affect the elevations and grades of the proposed storm drain piping.

**Kim:** No comments

**Kerry:** No comments

**Rob:** No comments

**Steve:** No comments

**PRIOR TO PRECONSTRUCTION MEETING:**

1. Provide an engineer's cost estimate for the cost of all improvements.
2. Bonding must be in place prior to construction.
3. Surveyor's and engineer's stamps on construction drawings.

**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. 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.
3. Future easements will be required at the time of development and/or road construction
4. The connection of the 2 lane 1450 West, with the intersection of 2100 North, is hokey.
5. City sewer connection @ 2100 North has been changed. An alternate sewer design/outfall is currently being design and constructed.
6. Use NAD 83 system on the survey and update development plans accordingly

THIS ITEM CAN BE SUBMITTED FOR CHECKOFF

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City Business

Review of parking lot grade standards for Thanksgiving Point Storage – the DRC reviewed the issue of the grades at Thanksgiving Point Storage. City Staff recommends that no grades within the development exceed 6% as per current City standard.

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