

**Trailer Source Conditional Use and Site Plan Review
DRC Redline Comments**

Tyler Vanderhurst – Requests Site Plan and Conditional Use approval for Trailer Source, a trailer sales business located at an existing building at approximately 10950 North Frontage Road in an existing C (Commercial) zone. (FIRST SUBMITTAL)

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

Representatives for the Applicant Present: Kirk Rogers and Harmony Vanderhurst

Date of plans reviewed: 2/7/11

Review began: 10:30

Review ended: 11:15

DRC COMMENTS:

Lee: No comment

Lynn: No comment

Jim: No comment

Brad:

1. Full site improvements are required, including asphalt, drainage, landscaping, grading, curb and gutter; however these site improvements may be deferred to a later date, within one year of the realignment of the Frontage Road.

Kerry:

2. Sprinkler system will need to be brought up to current Code and re-inspected

Rob: No comment

Kim:

3. Identify on the site plan where customer parking, employee parking, and inventory parking will be layed-out on the site
4. Show the height and type of fencing
5. Show additional landscaping along to frontage to match what was installed on the south side of the parcel

Steve (Todd): No comment

CRITICAL ISSUE:

1. Before opening for business, applicant must pass inspections by the Fire Department and Building Department, must obtain Planning Commission, and shall have a valid business license.

GENERAL COMMENTS:

1. A building permit will be required for any interior alterations
2. The City sewer is within 300 feet of proposed site
3. The next tenant turnover should trigger site improvements
4. Signage will be reviewed and approved as a separate submittal

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISISON MARCH 24, 2011

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.

**Provo Reservoir Canal Trail 30% Drawings
DRC Redline Comments**

Bowen Collins & Associates – Requests review of 30% design drawings for a trail head and grade separated crossings for the Provo Reservoir Canal Trail.

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

Representatives for the Applicant Present: Kurt Bagley, Kyle Leashman

Date of plans reviewed: 2/7/11

Review began: 11:15

Review ended: 12:20

DRC COMMENTS:

Rob:

1. Show the existing (newly relocated) electrical lines to assure there is no conflict
2. Protect the electrical conduits where possible – otherwise may need to be relocated

Kerry: No comments

Lee:

3. Remove the water lines (culinary and PI) shown in 1200 West that do not currently exist. There are three options for getting water to this site – work with Water and Engineering Departments to determine a solution for extension of utilities.
4. At the culinary meter site, install an RP backflow preventer with hot box and power to prevent freezing.
5. Note the proposed sewer line in Bull River Rd as an 18-inch line – show tapped with an insert-a-tee connection
6. Provide easements for the City
7. At the 1200 East crossing, show the PI as a 20-inch

Kim:

8. On the fencing on the undercrossings, show type of fencing to be installed and the locations of the fencing. City recommends black vinyl-coated chain link fencing.
9. City to review future plans of detailed amenities, including lighting

Lynn: No comments

Jim:

10. Label the streets on all sheets
11. On the left-hand side of section AA, clarify that the 4-inch is the thickness of the walk

Brad:

12. On the trailhead layout plat, show a profile of the trail from the trailhead up to the trail.
13. On the trailhead layout plan, show a proposal for grading and drainage
14. If the trailhead layout plan is intended to act as a turn-a-round for the emergency vehicles, all designs shall meet applicable requirements.
15. Set the trailhead layout alignment so that it matches the standard Lehi City street cross section for a 56-foot right-of-way.
16. Show a pavement cross section, designed to City standards for all improvements within the City right-of-way.
17. On the 3200 North structure, electrical and utility conduits will not be allowed within the box
18. On all of the pedestrian undercrossing boxes, show the intended design for drainage beneath the structures
19. All trail sections shall have positive drainage to an approved storm drain system
20. On both of the box culvert sections, show that subbase will be placed underneath City roads

Todd: No comments

THIS ITEM NEEDS TO RETURN TO DRC FOR FURTHER REVIEW

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**Thanksgiving Park Plat D Subdivision Plat Amendment
DRC Comments**

Andrew Bybee – Requests a plat amendment for Thanksgiving Park Plat D, including a vacation of lot 2 of Thanksgiving Park Plat C located at Ashton Blvd & Executive Pkwy in a Resort Community zone. (first submittal)

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

Representatives for the Applicant Present: Tony Trane

Date of plans reviewed: 1/11/11

Began: 10:45

Ended: 11:00

DRC RED LINE COMMENTS:

Lee: No comments

Lynn: No comments

Jim: No comments

Brad:

1. Boundary description does not match lot 2 of plat “C”

Kim:

2. Add a note on the plat that utilities will be installed at time of site plan
3. Note the zoning and tabulations on the plat
4. Check with City Engineer to see if curve radius needs to be included at the intersection of Thanksgiving/Executive and Ashton/Executive

Kerry: No comments.

Rob: No comments.

Todd: No comments.

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor’s and engineer’s stamps and signatures on the plat and construction drawings.
3. Show lot addresses on the final plat.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. City Engineer to check the plat for closure

DRC GENERAL COMMENTS:

1. On the power, developer will install conduit and the City will install wire and charge the developer for the costs.
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 PLANNING COMMISSION FEBRUARY 24, 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. (SECOND SUBMITTAL – 1/26/11)

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

Representatives for the Applicant Present: Brad Mackay and Tom Romney

Date of plans reviewed: February 10, 2011

Began: 1:00

Ended: 2:15

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. Also add a note referencing the architectural standards from the PRD section of the Lehi City Development Code
2. On the plat, clarify the wording for the easement over the private drainage line at the rear of lots 101-108. Add a note on each lot to reference note #14 and #15
3. Sheet PP1 – show the existing Lehi Irrigation line as a 24-inch
4. On the PI valves and blowoff for the open space area in parcel A, add a note to fence around for accessibility

Lynn: No comments

Jim:

5. Sheet M1 – on the 300 North cross section, change the gutter width on the detail to match City standard
6. Sheet M3 – on 400 North, 500 North, and Kensington Drive, add standard cleanouts on the storm drain
7. In order to instill in DRC an adequate comfort level with the rear lot drains, we propose that the engineer prepare a profile of the rear lot underdrain connecting to the storm drain at 300 North with a related hydraulic grade line and elevations. Also consider adding the footing elevations on all lots. Add flow arrows to the grading plan to indicate how the water will be handled behind lots 1-8
8. Note #6 on the plat, specify on the plat that payment in lieu of detention will be permitted

Brad:

9. Remove all notes on the construction plans indicating that the waste ditch will be excavated with Phase 1. Instead, the construction will be entirely with phase 3.

Kim: No comments

Kerry:

10. Note where the hydrant on lot 101 will be moved to and move the hydrant back to the lot line at lot 118.

Rob: No comments.

Steve (Todd): 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). (include line table)
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).

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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
17. Add a detail on the entry monument

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 furnish adequate rights of way or easements for construction of off-site power line extensions.
3. 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.
4. 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.
5. Open space amenities will be completed with Phase 3
6. With Phase 3, considering meandering the trail

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

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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.
(second review)

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

Representatives for the Applicant Present: Brian Gabler

Start time: 2:30

End time: 3:00

Introduction:

- a) Recommend additional coordination with Alpine School District on the location of the school sites.
- b) Page 2 – remove the references to “Highlands” (remove the “s”)

Land Use:

- a) Include a trails plan as part of the land use plan and provide as much detail as possible on the parks and open space.
- b) Change the buffers section to include open space parks and trails
- c) Page L2 – remove the strikethrough on apiary
- d) Pages L2 – L4 - in the bulk and intensity, correct footnotes #1 and #2 to be under applicable tables and remove the asterisk note (as it refers to Planned Community)
- e) Page L12 – under the minimum open space requirement, change the heading to be “Minimum Landscape Requirement” and update the % landscape required for each use.

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