

**Bryan Fox Zone Change Request
DRC Report**

Bryan Fox – Requests review of a Zone District and Zone District Map Amendment on approximately 2.0 acres of property located at approximately 459 North 500 West from an A-1 (Agricultural) to a LI (Light Industrial) zone.

DRC MEMBERS PRESENT: Lee Barnes, Jim Hewitson, Rob Littlefield, Kerry Evans, Kim Struthers, Brad Kennison, Steve Marchbanks, Lynn Jorgensen

REPRESENTATIVES FOR THE APPLICANT: Bryan Fox and Brent Fox

DRC COMMENTS:

Consistency with the elements of the Lehi City General Plan.

The General Plan Land Use Element was recently amended to show this property as Light Industrial (LI). The purpose of the LI classification is to identify and provide locations for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean and attractive industrial setting. Uses allowed in the L-1 classification may include automobile and truck rental, auto and truck repair, furniture manufacture and repair, tire distribution and retail sales, upholstery shops, industrial assembly, freight terminal, warehousing, moving and storage, and manufacturing activity.

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

From the Lehi City General Plan Land Use Element the following goals and policies relate:

GOAL: Identify and protect suitable locations for commercial, industrial and service facilities and buildings.

POLICIES:

- The City will encourage and provide opportunities for a wide range of well-planned commercial service centers, conveniently located and accessible to all segments of the population.
- Encourage the development of office uses in conjunction with commercial centers while maintaining compatibility with adjacent and surrounding development.
- Provide adequate pedestrian and vehicular access to and within all commercial centers.

GENERAL COMMENTS:

- Provide a legal description that includes only the A-1 area that is being rezoned.
- In accordance with Section 27.070 of the Lehi City Development Code, the applicant will need to provide water rights. The water rights conveyance requirements shall be considered a condition of approval. Water rights must be transferred to the City following City Council approval and prior to recordation of a Zoning Map Amendment. The amount of water rights to be conveyed for the area being re-zoned to Light Industrial is 0.66 shares of Lehi Irrigation Company water (or equivalent) per acre. This requirement is based on the difference of a 1 share per acre requirement for Light Industrial Zoning, and a credit for previous water right considerations of 0.34 shares per acre for this area.
- Both a Site Plan and a Conditional Use application will need to be submitted for consideration of the intended storage use. The site will need to meet all current City standards for public and private improvements, as well as any conditions required by the Planning Commission for approval, including architectural standards.
- There is an irrigation pipe on the property that will need an easement at the time of site plan approval. Also, the ditch at the north of the property will need to be preserved. At the time of site plan, work with Lehi Irrigation Company.
- At the time of site plan, improvements along 500 West will be required – UDOT approvals will be required.
- There is currently no storm drainage in the area. Drainage will need to be addressed with the site plan.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION 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.

**Micron Technology Area Plan Concept Amendment
DRC Comments**

Micron Technology Inc - Requests review and recommendation of an amendment to the Residential Land Use Table of the Micron Concept, increasing the units from 524 to 780.

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

Representatives for the Applicant Present: Brian Gabler

Date of plans reviewed: 3/3/11

Began: 10:25

Ended: 10:50

DRC GENERAL COMMENTS:

- Based upon the increase in numbers, verify that utilities are sized correctly for the density
- Highlight the areas that have changed on both the table and the map to make it easier to interpret the areas of change.
- Recommend using two columns on the land use table page, and to keep each block separate as on the previous table.
- Add a note stating that if the 115 units are not used as a mixed use product, that that units cannot be transferred to another area within the development, but the ERUs could be used for additional commercial space within the Mixed Use area.

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

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**Micron Technology Area Plan Review
DRC Comments**

Micron Technology Inc - Requests review of the Micron Area Plan

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

Representatives for the Applicant Present: Brian Gabler

Date of plans reviewed: 3/3/11

Began: 10:50

Ended: 11:20

DRC GENERAL COMMENTS:

Land Use:

- Sheet L2 – Resthome, Nursing Home and Retirement Home/Retirement Center are not permitted in the Lehi City single family residential neighborhoods
- Sheet L13 – note #4 – correct the spelling error
- Sheet L13 – add the same note regarding transfer of Mixed Use units

Introduction:

- Update ERUs on page i-2 (if the concept update is approved)

Area Plan Boundary:

- Provide a tab for the Boundary Description
- Engineering to check legal description
- Provide an exhibit map showing the boundary as described in the “Area Plan Boundary” meets and bounds legal description

Buffers, Open Space, and Trails:

- Show connectivity between the north/south trails, along SR-92 and south to the Murdock Canal Trail where possible to connect pedestrians to the “Social Heart” and throughout the project.
- Delineate the restricted open space areas and the location of the typical parks
- Assure that ADA accessibility is addressed on the Typical Park Plan
- Show proposed lighting for the Typical Park Plan (around the parking lot and paths)
- Indicate that the trails are to meet Lehi City Standard, or request an exception

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.

**Outlets at Traverse Mountain Site Plan Review
DRC Comments**

Jack Hepworth – Requests Site Plan review for the Outlets at Traverse Mountain, a retail development, located at approximately Triumph Blvd & Grand Terrace in an existing Planned Community zone. (second submittal – date of last review 2/23/11)

DRC Members Present: Lee Barnes, Jim Hewitson, Rob Littlefield, Kerry Evans, Kim Struthers, Brad Kennison, Steve Marchbanks, Lynn Jorgensen
Representatives for the Applicant Present: Debra Buffo, Matt Brown, Jack Hepworth
Date of plans reviewed: 3/3/11
Began: 11:20
Ended: 12:45

DRC RED LINE COMMENTS:

Lee:

1. TSSD pretreatment survey submitted to Lehi City
2. Verify storm drain crossings with waterlines and provide looping on the profile
3. Provide an overall landscape plan that highlights the areas being fed by the different points of connection and the size of those connections. Also provide an area tabulation for the points of connection (also show on the site plan)_
4. On the inlet mainline connection from Cabela's, add PI valves to the north and south 10-foot spacing from the culinary valves
5. Label isolation valves blowoff on the northern road
6. Remove one of the blowoffs on the cross access line and provide a blowoff on the southerly road spaced equally between the proposed blowoffs.
7. Label fire line on Sheet 4.0 to the restaurant pad
8. Label hot taps on connection to Grand Terrace Parkway
9. Note #4 on general notes – remove “yolk” and add “meter”

Lynn: No comments

Jim:

10. Sheet C3.0 - Incorporate grading compaction specs

Brad:

11. Provide a plat showing the amended lot, vacated PUEs, and proposed PUEs
12. The plans need to include a pavement cross section, including CBR
13. Provide a roof drain detail and/or sizing on the construction plans
14. Developer to provide fire flow maximums to assure the system has capacity
15. Sheet C7.0 - Recommend installing temporary drainage swales and temporary detention areas along the north side of the silt fence to convey and store storm water generated during construction
16. Recommend adding a note on every construction plan that shows storm drain, that all storm drain piping shall be private unless otherwise noted. Additionally, on any sheets that show public drainage, label as such.

Kim:

17. Provide a detail of the retaining wall materials, colors, etc

Kerry: No comments

Rob:

18. Label the ownership of dry utilities that need to be relocated

Steve:

19. On the plant tabulations, provide detailed information showing exact types of plant materials and the exact quantities of each

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. Provide a title report to be reviewed by Lehi City Attorney.
4. Surveyor's and engineer's stamps on construction drawings.
5. New property line adjacent to existing roads must be staked and reviewed by the City.
6. Provide signed easement verification sheet.
7. Off-site easements (turnarounds, utilities, power, etc).
8. Provide a copy of any necessary boundary line agreement(s).
9. Provide required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).

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10. Provide approval from Traverse Mountain architectural control committee
11. Developer shall provide a letter with exhibit of property covered from their title company guaranteeing that the greenbelt taxes have been paid. Provide approval from Traverse Mountain architectural control committee
12. Work with Steve Marchbanks for the final landscape construction drawings (landscape sprinkler plans, irrigation controller with rain sensor, etc) – must be provided prior to bonding
13. Engineer to check the boundary for closure
14. Plat must be recorded
15. Existing PUEs must be vacated
16. Provide a geotechnical report
17. Provide a detail of the retaining wall materials, colors, etc

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.
4. Show knob boxes as per Fire Marshal
5. Retaining walls will require building permits
6. Signage will require a separate application and approval – the LED signs and “outlet” lettering would require a conditional use approval as an exception to the typical sign standards. As per Section 23.110, applicant to submit for sign theme
7. Planning Commission to review the site for compliance with the Commercial Design Standards from Chapter 5 of the Lehi City Development Code.
8. The parking garage is part of a CDA that is not finalized at this time – CDA must be finalized as a part of the site plan if it is to be constructed
9. Recommend showing ladder runs to the detention structure – show in the detail
10. As a recommendation, a site-specific traffic analysis should be conducted for this site
11. Standpipes may be required on the architectural design of the parking garage
12. Murdock Canal may be under construction during the same time – if so, coordinate with Provo River Water Users
13. Engineering Dept to meet with project engineer to discuss overall storm drainage/detention characteristics
14. Dumpsters are non-typical and are larger than typical dumpsters. Applicant is not proposing enclosures
15. Install a knob box as per Fire Marshal

THIS ITEM NEEDS TO RETURN TO DRC FOR FURTHER REVIEW

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.

City Business

- LEI – modifications to Spring Creek Ranch roadway – the raising of the road is ok. Engineer to redesign the intersection to allow an all-weather surface road out the corner. Add a note stating the access is also for future parking lot for the City Park.
- Follow-up discussion on Rhino Rock to provide a recommendation to Planning Commission – the City would like to see how the fence holds up to small items at high velocity, such as rocks or hubcaps being kicked up from vehicles. The DRC would like more information before a determination can be made.

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**Adobe Subdivision Plat A Subdivision Review
DRC Comments**

Adobe Systems, Inc. – Requests review of Adobe Subdivision Plat A, a 2 lot subdivision that includes an amendment to lot 1 of Traverse Mountain Commercial Subdivision Plat C and located at approximately 3500 North East Frontage Road in a Commercial Zone. (second submittal – date of last review 3/2/11)

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

Representatives for the Applicant Present: Bob Elder, John Bankhead, Mark Murdock

Date of plans reviewed: March 7, 2011

Began: 1:15

Ended: 1:25

DRC RED LINE COMMENTS:

Lee: No comment

Lynn: No comments

Jim: No comments

Brad: No comments

Kim: No comments

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 vacation sheet for the easements to be vacated.
11. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
12. City Engineer to verify subdivision closure
13. Need completed easement vacation form

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 PLANNING COMMISSION 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.

**Adobe Subdivision Plat B Subdivision Review
DRC Comments**

Adobe Systems, Inc. – Requests review of Adobe Subdivision Plat B, a 1 lot subdivision located at approximately 3500 North East Frontage Road in a Commercial Zone (second submittal – date of last review 3/2/11)

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

Representatives for the Applicant Present: Bob Elder, John Bankhead, Mark Murdock

Date of plans reviewed: March 7, 2011

Began: 1:15

Ended: 1:25

DRC RED LINE COMMENTS:

Lee: No comment

Lynn: No comments

Jim: No comments

Brad: No comments

Kim: No comments

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 vacation sheet for the easements to be vacated.
11. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
12. City Engineer to verify subdivision closure

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 PLANNING COMMISSION FEBRUARY 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.

**Adobe Final Site Plan Review
DRC Comments**

Adobe Systems, Inc. – Requests Final Site Plan review for the Adobe professional office campus located at approximately 3500 North East Frontage Road in an existing Commercial zone. (second submittal – date of last review 3/2/11)

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

Representatives for the Applicant Present: Bob Elder, John Bankhead, Mark Murdock

Date of plans reviewed: 3/7/11

Began: 1:30

Ended: 2:00

DRC COMMENTS:

Lee:

1. Sheet C300 – on the fire line off Cabela’s Drive – note tee to be an 8-inch tee rather than an 8x6 reducing tee
2. Sheet C300 – show the 10-inch C900 as 10-inch class 200 (in the utility size requirement block) and on the utility legend, change the culinary from DR18 to an SDR-21
3. On the PI/landscape water, add a reference to Landscape Detail #8

Lynn: No comments

Jim:

4. Label all private storm drain as such (on all applicable sheets)

Brad:

5. Sheet C300 – provide the anticipated fire flows for the fire sprinklers

Kerry:

6. Show a standpipe system on the parking structure – add PIV a minimum 3-feet from the hydrant coming off the PI line

Rob:

7. Note street lights relocated by developer on the electrical site plan
8. Show on the electrical site plan how and what relocations are going to be done

Steve:

9. Irrigation plans with valve placements need to be provided

Kim:

10. Show elevation/architectural detail of parking structure

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. Need surveyor’s and engineer’s stamps on construction drawings.
4. Easements over the fire lines
5. TSSD pretreatment survey
6. Subdivision plats must be recorded prior to issuance of a building permit

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.
4. There is an anticipated reimbursement for pavement, PI, culinary and sewer.
5. Signage will require a separate review and approval

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6. Planning commission needs to provide final determination on the architectural design standards of the Lehi City Development Code.
7. The developer should provide an updated traffic analysis for this site

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION 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.

**Hillside Preservation and Grading Ordinance Review
DRC Comments**

Lehi City – Requests review and recommendation of amendments to the Lehi City Development Code, Chapter 12A, Hillside Preservation and Grading Permit

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

- Lehi City Engineering Dept. requests additional time to review the proposed amended ordinance
- Define (specify) who has the authority to place the stop work order
- Section 12a-030 - E3 – specify a topsoil thickness specified for revegetation and native seed mix
- Section 12a.140 – penalties, should reference the permit violations section
- Section 12-A-040 D – reference the bonding section of the Development Code
- Update “contents” section to include any new sections
- Change Hillside Preservation Overall Zone to apply to all slopes over 10% in the City
- Section 12-A-070 A – change fill to 100 cubic yards and 2,000 square feet of clearing
- Add residential landscape installation as an exception to needing a grading permit (section 12.070)
- Section 12-A-070 B – as an exemption, add any construction project that has been issued a building permit
- Correct all typos as noted
- Section 12-A-080 – add “once application requirements have been met and approved by the appropriate bodies and subject to following conditions . . .”
- Section 12-A-090 B – include vegetation to remain
- Section 12-A-090 D – add what type of electronic format is required (CADD or GIS)
- Add a definitions section, including the definitions of grading vs. mining (For the purposes of this section, grading is defined as the act of leveling, smoothing, or otherwise preparing a development site for construction, by creating a level (or possibly sloped to specific degree) base; or otherwise excavating, compacting, removing native vegetation, grubbing, cutting and/or filling a development site in preparation for the construction of an approved development project. Grading does not include mining, or otherwise removing, screening, or stock-piling material primarily for economic gain; however, the incidental sale of materials may be allowed, provided it is not the sole purpose of the grading.)
- Indicate that a grading permit can only be valid for a year – any amount of time that exceeds a year must file for a renewal (reference extensions section).
- Section 12-A-090 H – include that school zones, high traffic, etc, and must be approved by the City Council
- City to issue a hard copy grading permit
- Reference the bonding section so that it conforms to what is required
- Section 12-A-090 N – add “when grading permit is submitted”
- Section 12-A-100 – add discretionary language from 11.250 regarding the process for forwarding to City Council for approval
- Suggest striking the grading permit fee, as when it changes the ordinance will need to be amended. The fee shall be made adjustable based upon the time and/or amount of material being removed with grading.
- Section 12-A-090 – O – reference the bonding section of the development – bond shall also include erosion control measures and inspection fees.

THIS ITEM WILL BE SCHEDULED FOR DRC MARCH 16, 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.