

**Lehi City Zone Change 2300 North 300 West
DRC Report**

Lehi City – Requests review and recommendation on a Zone District and Zone District Map Amendment on approximately 37 acres of property located between Center Street and 300 West and 2300 North and 2600 North from A-1 (Agricultural), C (Commercial), and LI (Light Industrial) zones to a PF (Public Facilities) zone.

DRC MEMBERS PRESENT: Cal Holmstead, Jim Hewitson, Rob Littlefield, Kerry Evans, Kim Struthers, Brad Kennison, Steve Marchbanks, Lynn Jorgensen , Wade Allred

REPRESENTATIVES FOR THE APPLICANT: Mike Echevarria

DRC COMMENTS:

Consistency with the elements of the Lehi City General Plan.

The General Plan Land Use Element identifies this property as Public Facilities. From the Lehi City General Plan,

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: Provide and maintain an adequate level of service for all community facilities and services such as water, power, roads, police, fire and other protection services, utilities, and solid waste collection and disposal services.

POLICIES:

- The City will coordinate the orderly provision of public facilities and services with public and private development activities in a manner consistent with the fiscal resources of the City and the adopted Capital Facilities Plan.
- Lehi City will give first priority to the expenditure of public funds for capital improvements, maintenance and replacement and upgrading of facilities and services required to serve the already developed areas of the City.
- Lehi City will coordinate closely with all service providers to ensure all City residents are provided with adequate levels of service for all necessary services and facilities.

GENERAL COMMENTS:

- The building cannot fall within Zone 2

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION APRIL 28, 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.

**Lehi City Salt Storage Building Site Plan Review
DRC Comments**

Lehi City – Requests Site Plan review for a salt storage building located at 2375 North 300 West in a proposed Public Facilities (PF) Zone.

DRC MEMBERS PRESENT: Cal Holmstead, Jim Hewitson, Rob Littlefield, Kerry Evans, Kim Struthers, Brad Kennison, Steve Marchbanks, Lynn Jorgensen, Wade Allred

REPRESENTATIVES FOR THE APPLICANT: Mike Echevarria

Date of plans reviewed:

Start time: 10:15

End time: 11:15

DRC RED LINE COMMENTS:

Lee (Cal): No comments

Lynn: No comments

Jim:

1. Provide a drainage report including a narrative and calculations, with Lehi City curves attached
2. Add the 3 standard notes on the plans (ADA, erosion control, and preconstruction meeting)
3. Rename the retention basin to brine catchment basin

Brad:

4. Consider showing on the construction plans an access ramp to the salt retention basin
5. Show the proposed water department basin as a future detention basin, and include outfall piping, etc. so that the basin functions as such. Also, show the proposed volume of the basin.

Kim

6. Recommend giving consideration to the building aesthetics, especially on the 300 West side.

Kerry:

7. Add a hydrant on 300 West to meet required spacing and show the PI line sizing
8. Fire sprinklers will be required if vehicles are to be parked inside the building

Rob:

No comments.

Steve: No comments

GENERAL COMMENTS:

1. Any utilities affected by grading shall be protected or relocated
2. A precon will be required prior to commencement of construction
3. Fence from the street to the water building to restrict access
4. Fire sprinklers will be required if vehicles are to be parked inside the building

THESE ITEMS CAN BE SUBMITTED FOR CHECKOFF

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**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: Cal Holmstead, Jim Hewitson, Rob Littlefield, Kerry Evans, Kim Struthers, Brad Kennison, Steve Marchbanks, Lynn Jorgensen, Wade Allred

- Section 12-A.020 – remove “zone” and indicate that it applies to all slopes over 10%
- Section 12-A.030 – (D)(3)(d) – include any additional permits required for floodplain and/or wetland areas, as well as any mitigation efforts proposed as a part of that plan
- Section 12-A.030 (E)(3)(b) - stabilization shall include, at a minimum, 6-inches of screened certified topsoil . . .
- Section 12-A.040 (D) – change strike-thru text to read “in the case where landscaping cannot be installed because of seasonal and/or weather constraints, the bond for the landscaping shall not be released until the landscaping is installed in a manner acceptable to the City.”
- Consider amending Chapter 36, Definitions, to include grading, mining, grubbing, etc. and then add a reference in this ordinance to Chapter 36.
- Section 12-A.070 (A)(1) – change from 2,000 square feet to one acre
- Section 12-A.070 (A)(2) – change 100 cubic feet to fill and/or excavation that changes the elevation of the existing property more than 2 feet from adjacent properties and surrounding roadways grades.
- Section 12-A.070 (A)(3) – change from 2,000 square feet to one acre
- Section 12-A.070 (A)(5) – remove
- Section 12-A.070 (B)(6) – Cemetery graves. (remove remainder of sentence)
- Section 12-A.070 (B)(9) – Add “any public roadway project “ and remove the rest of this section
- Section 12-A.080 – add “all required fees”
- Section 12-A.090 (D) – change “survey” to “description”
- Section 12-A.090 (D) – add “and the boundaries of the grading site” as required by 12-A.090 (D)
- Section 12-A.090 (G) – remove “realistic” and add “with the option for a one (1) year renewal
- Section 12-A.090 (K) – add a #3 “traffic control plans”
- Section 12-A.100 (F) – any extension shall comply . . .
- Section 12-A.110 – remove “attendees . . .”
- Section 12-A.120 (E) – reference Section 10.120
- Section 12-A.130 – remove “significantly”

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION APRIL 28, 2011

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CITY BUSINESS

Discussion of Victor's Tires fencing – the DRC feels comfortable removing the requirement for the fencing along the west and the north adjacent to the new building. They also felt the 6-foot white vinyl is an adequate replacement

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**Blade HQ Sign Approval
DRC Comments**

Allied Awning & Rental – Requests review of a wall sign for Blade HQ located at 400 South 1000 East.

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

Representatives for the Applicant Present: none present

Date of plans reviewed:

Began: 1:00

Ended: 1:10

DRC GENERAL COMMENTS

- Suggest moving the sign lower so that it does not interfere with the lighter-colored decorative block
- No building permit is required

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**Cresthaven Village Townhomes Elevation Revisions
DRC Comments**

Troy Ferran – Requests review of revised building elevations and unit layout for the Cresthaven Village Townhome project.

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

Representatives for the Applicant Present: Troy Ferran and Nathan Anderson

Date of plans reviewed: March 10, 2011

Began: 1:15

Ended: 1:40

DRC COMMENTS:

- If the meter can falls within a driveway approach, the meter can will have to be moved
- Any hydrant on a lot line must stay on a lot line
- All phased plats will need to be checked by the City Engineer for closure

THIS ITEM HAS BEEN SCHEDULED FOR PLANNING COMMISSION MARCH 24, 2011

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**The Outlets at Traverse Mountain Plat A Subdivision Review
DRC Comments**

Jack Hepworth – Requests review and recommendation for The Outlets at Traverse Mountain Plat A, a one lot Commercial subdivision including a vacation of lots I-12B-2, I-12C, and I-12D of Traverse Mountain Commercial Plat A and located at approximately 2300 West Grand Terrace Parkway in an existing Planned Community zone

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

Representatives for the Applicant Present: Debra Buff and Matt Brown

Date of plans reviewed: March 7, 2011

Began: 1:40

Ended: 2:00

DRC RED LINE COMMENTS:

Lee: No comment

Lynn: No comments

Jim: No comments

Brad:

1. Show a lot number on the plat
2. Correct the title block
3. Show a legend on the plat
4. Change the descriptions on the easements to the boundary and not the PUE

Kim:

5. Remove the Questar signature block

Kerry: No comments

Rob: No comments

Steve: 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. Submit a title report to be reviewed by Lehi City Attorney.
4. Provide evidence that all property taxes (including rollback) are paid.
5. Show lot addresses on the final plat.
6. Provide a disc with the final plat and design drawings in dxf format.
7. Provide a signed easement vacation sheet for the easements to be vacated.
8. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
9. 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.
4. May cause some confusion in the future having a private storm drain and a public sewer
5. 10-foot PUE is only required along the frontage of the parcel

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

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**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. (third submittal – date of last review 3/9/11)

DRC Members Present: Cal Holmstead, 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: 2:00
Ended: 2:45

DRC RED LINE COMMENTS:**Lee:**

1. TSSD pretreatment survey submitted to Lehi City
2. Determine if it allowed to run the interior drainage of the parking garage into the sewer (it would be more appropriate to run it into the storm drain)
3. The fire line going to the parking lot labeled as “hot tap with valve” and add a valve to a blowoff adjacent to the trash compactor pad
4. On Grand Terrace Parkway – relocate fire hydrant blowoff (add a label)

Lynn: No comments**Jim:**

5. There are some sight distance triangles at the main entrance that do not compute. DRC recommends using AASHTO standards to reconfigure the sight triangles
6. Sheet C2.1 – on Grand Terrace Parkway – smooth out the abrupt angle in the island. Add BMP for temporary detention ponds to detail sheet #11

Brad:

7. The plans need to include all dimension for parking pavement cross section
8. Developer to provide fire flow maximums to assure the system has capacity
9. A site-specific traffic analysis should be conducted for this site

Kim: No comments

10. Update the overall landscape plan matches the smaller detail sheets, in particular, the trees in front of the parking structure

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.
4. Provide approval from Traverse Mountain architectural control committee
5. 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
6. Plat must be recorded
7. Existing PUEs must be vacated
8. Provide a geotechnical report

DRC GENERAL COMMENTS:

1. Planning Commission should be aware that dumpsters are non-typical and are larger than typical dumpsters. Applicant is not proposing enclosures
2. 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.

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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. Show know boxes as per Fire Marshal
6. Retaining walls will require building permits
7. 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 a sign theme package for the entire project
8. Planning Commission to review the site for compliance with the Commercial Design Standards from Chapter 5 of the Lehi City Development Code.
9. 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
10. Recommend showing ladder runs to the detention structure – show in the detail
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 Association
13. Engineering Dept to meet with project engineer to discuss overall storm drainage/detention characteristics
14. The engineer needs to meet with the Power Department to work out the power design

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

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