

**The Man Expo Temporary Use  
DRC Comments**

Jared Gillespie – Requests Temporary Use approval for The Man Expo to be located in the XSI building

DRC Members Present: Woody Barry, Kerry Evans, Lee Barnes, Kim Struthers, Gary Smith , Jim Hewitson, Steve Marchbanks, Brad Kennison

Representatives for the Applicant Present: Jared Gillespie and Sheldon Sadler

Began: 10:00

Ended: 10:30

- In the area with the rock wall and mechanical bull (west portion), there can be no spectators because the area does not have fire sprinklers.

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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.**

**LiteTec Signs Conditional Use and Site Plan Review  
DRC Redline Comments**

Destry Crump – Requests Site Plan and Conditional Use approval to operate LiteTec Signs, a printing and tradesman business located at 1020 East State Street in an existing Mixed Use (MU) zone. (FIRST SUBMITTAL)

DRC Members Present: Woody Barry, Kerry Evans, Lee Barnes, Kim Struthers, Gary Smith , Jim Hewitson, Steve Marchbanks, Brad Kennison

Representatives for the Applicant Present: Destry Crump

Date of plans reviewed: 3/29/11

Review began: 10:30

Review ended: 10:45

**DRC COMMENTS:**

**Lee:**

1. TSSD pretreatment survey

**Lynn (Gary):**

2. Parking lot area needs to be completely cleaned out so that all parking spaces are usable
3. Fire separation wall will require a building permit

**Jim:** No comment

**Brad:** No comments

**Kerry:**

4. The outstanding fire inspection issues need to be resolved
5. The Fire Marshall will not permit welding until the fire sprinklers are installed or a fire separation wall is constructed

**Rob (Woody):** No comments

**Kim:**

6. All debris and outside storage needs to be cleared away from the exterior
7. As per the approved site plan from Swift Printing, the approved white vinyl fence should be placed

**Steve:**

8. Landscaping is in need of repair – existing PI service needs to be used for all landscape watering

**CRITICAL ISSUE:**

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. Signage will be reviewed and approved as a separate submittal

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

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**Trilobyte Treasures Site Plan Review  
DRC Redline Comments**

Scott Nickle – Requests Site Plan review for Trilobyte Treasures as part of the Thanksgiving Point Development in an existing RC (Resort Community) zone. (second submittal – date of last review 3/30/11)

DRC Members Present: Woody Barry, Kerry Evans, Lee Barnes, Kim Struthers, Gary Smith , Jim Hewitson, Steve Marchbanks, Brad Kennison

Representatives for the Applicant: Ed Axley

Date of Plans Reviewed: 3/31/11

Review began: 10:45

Review ended: 11:15

**DRC COMMENTS:**

**Lee:**

1. Address the existing roof and/or sump drain from the museum and add manhole or box to connect to the existing storm drain system to release water from the detention pond
2. Sheet C-1 – note the easement over the sewer line going to the west (on the main sewer line)
3. Sheet C-1 – label the 18-inch storm drain as private
4. Sheet C-2 – evaluate showing tap on the culinary water to the west island of the parking lot to avoid damage to the existing trees, etc and availability of power for the hot box

**Lynn:**

5. Provide a new soils report or letter from AGEC that the existing geotech will be acceptable for this project

**Jim:** No comments

**Brad:** No comments

**Kim:** No comments

**Kerry:** No comments

**Rob:**

6. Show the arrow to the secondary instead of the primary

**Steve:**

7. Provide landscape plans, including how changes to the landscaping under the building (xeriscape, etc) will be handled

**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 written approval from the Thanksgiving Point architectural review board

**DRC GENERAL COMMENTS:**

1. Signage will require a separate approval
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.
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. Explore relocating the existing sectionalizer box
6. Show the location of the knox boxes
7. May need to sprinkler the building – to be determined at the time of the building permit based upon occupancy
8. A fire hydrant may need to be added
8. If the off-site storage of materials is to stored in Lehi, the storage site will need to be evaluated for zoning compliance.
9. Recommend the installation of erosion control features (ie. sedimentation domes) to keep all debris out of the existing and proposed storm drain boxes

THIS ITEM CAN BE SUBMITTED FOR CHECK OFF

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**Emmett's Wood Shop Conditional Use and Site Plan Review  
DRC Redline Comments**

Scott Litke – Requests conditional use and site plan approval to construct a new woodworking shop at 90 East Main Street in an existing Mixed Use Zone. (FIRST SUBMITTAL)

DRC Members Present: Woody Barry, Kerry Evans, Lee Barnes, Kim Struthers, Gary Smith, Jim Hewitson, Steve Marchbanks, Brad Kennison

Representatives for the Applicant Present: Gail Gibson and Scott Litke

Date of plans reviewed: 3/29/11

Review began: 11:15

Review ended: 12:00

**DRC COMMENTS:**

**Lee:**

1. Show a backflow preventer at the meter (RP above ground with power to keep it from freezing)
2. Complete the TSSD pretreatment survey and submit to Lehi City for approval by TSSD
3. On the tap to the existing sewer main, add a note that the connection will be done with an insert-a-tee tap

**Lynn (Gary):**

4. On walls adjacent to property lines, must meet fire rating as per IBC. Submit details with the building permit.

**Jim:** No comments

**Brad:** No comments

**Kerry:** No comments

**Rob (Woody):**

5. Evaluate the power needs to assure that the existing power service is sufficient to service the new use.
6. The new service is 150 amps (not volts). Correct the plans accordingly.

**Kim:**

7. The same architectural standards that apply to the main building must apply to this building as well (see Chapter 5, Commercial Design Standards, from the Lehi City Development Code), including 51% minimum of the building masonry (suggest matching the rock from the existing building)

**Steve:**

8. Show a rain sensor for the irrigation controller as per City Standards

**CRITICAL ISSUE:**

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.

**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.

**GENERAL COMMENTS:**

1. A building permit will be required
2. Signage will be reviewed and approved as a separate submittal
3. Planning Commission to review the building elevations for compliance with the Commercial Design Standards
4. If the intended use of the building is to become commercial, parking will need to be evaluated at the time of approval by the City

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

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**City Business**

Discussion of permanent Lehi Round-Up sign at approximately 1300 West Pioneer Crossing (south side of road) – the DRC discussed this issue, and the following comments were made:

- The sign should match the aesthetic elements of the other City signs along Pioneer Crossing
- There is no existing power
- There is a concern with the elevation of the road
- The height of the sign should be kept to the minimum height necessary for visibility

Braodmoor Park Grading Plan – there is a question as to whether the grading should address grading over the entire site, instead of just over the roadways.

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**Thanksgiving Meadows Plat F Final Subdivision Plat  
DRC Comments**

McArthur Homes – Requests Final Subdivision review for Thanksgiving Meadows Plat F, a 21-lot residential subdivision located at approximately 3400 West 3800 North in an existing R-2 PUD zone. (FIRST SUBMITTAL)

DRC Members Present: Woody Barry, Kerry Evans, Lee Barnes, Kim Struthers, Gary Smith, Jim Hewitson, Steve Marchbanks, Brad Kennison

Representatives for the Applicant Present: John Gassman and Brian Gabler

Date of plans reviewed: 3/31/11

Began: 1:15

Ended: 1:45

**DRC RED LINE COMMENTS:**

**Lee:**

1. Provide a watered area tabulation on the cover, Page 1, and landscape plan
2. Sheet 1 – show the services for lot 607 moved so they are not coming off the 90-degree bend
3. Remove shading off of temporary turnaround and waterline extension to the south on Bull Hollow Road – show improvements and laterals to the future lots south of this plat (south of lots 612 and 613)
4. On Bluegrass Blvd/Great Plains Way, add a note “existing valves in Great Plains Way and Bluegrass Blvd intersection, may be used for testing but if valves leak or are considered unusable by Lehi Water Dept Inspector, new valves will be installed before pressure testing. All chlorine will be removed before pressure test.
5. Sheet 2 – show to deepen the proposed storm drain system at the combo box #1 and remove the looping of water line - remove water and PI loop at the combo box #2. Also, recommend eliminating the drop manhole at the tie-in to the existing 42-inch storm drain

**Lynn (Gary):** No comments

**Jim:**

6. Sheet 3 – extend profiles to show manholes beyond combo box #4 and carry the profile to show connection with SDMH #3
7. Sheet 3 – in the profile, dash the pipes that will be installed with future phases

**Brad:** No comments

**Kim:**

8. Sheet 1 – show the proposed fencing along lots 601 and 619 along Bluegrass Blvd
9. On the cover sheet/overall plan, show the location of the tot lots, basketball court, and other recreational amenities – also add plant tabulations to the landscape plan

**Kerry:**

10. Move hydrant from 615 to property line between 604/605 to meet spacing requirements

**Rob (Woody):** 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). (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).
11. City Engineer to check the plat for closure

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12. Development agreement
13. CC&R addendum
14. Easement for the turnaround

**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.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL APRIL 26, 2011

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**Micron Technology Area Plan Review  
DRC Comments**

Micron Technology Inc - Requests review of the Micron Area Plan (fourth submittal – date of last review March 9, 2011)

DRC Members Present: Woody Barry, Kerry Evans, Lee Barnes, Kim Struthers, Gary Smith , Jim Hewitson, Steve Marchbanks, Brad Kennison

Representatives for the Applicant Present: Brian Gabler

Date of plans reviewed: 3/31/11

Began: 1:45

Ended:

**DRC GENERAL COMMENTS:**

Utilities/Sewer:

- Spell-check the document
- City Engineering department to verify that the off-site sewer system is adequate to carry these flows and to determine the approximate sewer flows from the properties to the northwest.
- Update the units on the sewer flow table to match the amended concept plan number

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