

**Fresh Market Pole Sign Conditional Use and Site Plan Approval  
DRC Comments**

Bill Walley – Requests Site Plan & Conditional Use approval for a pole sign (relocation and height increase) at the Fresh Market building located at 760 East Main Street in an existing C (Commercial) zone. (second submittal – date of last review 3/30/11)

DRC Members Present: Lee Barnes, Jim Hewitson, Rob Littlefield, Kerry Evans, Kim Struthers, Brad Kennison, Lynn Jorgensen, Steve Marchbanks  
Representatives for the Applicant Present: Bill Walley  
Date of plans reviewed: 4/13/11  
Began: 1:00  
Ended: 1:45

**DRC RED LINE COMMENTS:**

**Lee:**

1. There is a concern that moving the sign into the PUE may conflict with the existing culinary waterline – it is recommended that the sign not be moved into the easement

**Lynn:** No comments

**Jim:**

2. Show the clear vision zone/sight triangle to assure the sign does not conflict – signage must be kept outside of this area. (sight triangle is measured 35 feet back from back of curb in each direction)

**Brad:** No comments

**Kim:**

3. The sign ordinance states that a sign should acknowledge and respect the architecture with which it is involved, and not ignore or intrude upon it. Signs must be constructed so as to be an integral part of the overall design of the site and architecturally compatible with the building. The existing sign includes some of the architectural features including the support posts with angled braces, a pitched roof appearance that matches the pitch and the same metal roofing material of the building. The proposed new pole sign does not appear to match any of the architectural features of the existing Fresh Market building. The sign ordinance also states that the structural supports of a pole sign must be architecturally and aesthetically designed to match the building to which it is associated. The primary material of the proposed sign is stucco, and there is no stucco on the existing building. The design of the sign needs to be modified to comply with the sign ordinance’s architectural requirements
4. On the proposed height increase of the sign, Planning staff recommends that the sign height remain at the 25 feet. By moving the sign to the north, the applicant should provide adequate visibility without an increase in height. It is the Planning staff’s opinion that the applicant has not provided enough evidence - the burden of proof will be the responsibility of the applicant. The 120 foot flag pole also helps bring visibility to the site.

**Kerry:** No comments

**Rob:** No comments

**Steve:** No comments

**DRC GENERAL COMMENTS:**

1. 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.
2. 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.
3. A building permit will be required for the pole sign

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

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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.**

**Thanksgiving Park Commercial Site #1 Site Plan Approval  
DRC Redline Comments**

Andrew Bybee – Requests Site Plan review for Thanksgiving Park Commercial Site #1 located at approximately 3400 North Ashton Blvd in an existing RC zone. (fourth submittal – date of last review 3/30/11)

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

Representatives for the Applicant: Andrew Bybee and Tony Trane

Date of Plans Reviewed: 4/12/11

Review began: 1:45

Review ended: 2:15

**DRC COMMENTS:**

**Lee:**

1. Sheet 2 – show correct line size on correct line
2. Show the proposed culinary service as 1.5 inches

**Lynn:** No comments

**Jim:**

3. Provide a post construction SWPPP plan – place standard City erosion control sign on SWPPP plan
4. Sheet 3 of 5 – identify the discharge pipe from the StormTec system
5. Sheet 4 of 5 – storm drain pipe #1- make labeling consistent between plan view and profile
6. Move the 2 large trees out of the access point to avoid any conflict with the sight triangle

**Brad:**

7. Add a note on all sheets with the StormTec System that it is an SC740
8. All private storm drain pipes should be labeled as such

**Kim:**

9. Provide building elevations for all 4 sides of the building – must conform to the architectural standards of Chapter 5 in the Development Code, including the building materials. Any exceptions must be approved by the Planning Commission.

**Kerry:** No comments

**Rob:** No comments

**Steve:**

10. Provide irrigation plans

**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. Planning Commission to review the building for compliance with the Commercial Design Standards
3. 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.
4. 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.
5. 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.
6. Explore relocating the existing sectionalizer box
7. Show the location of the knock boxes

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8. As per TSSD, the owner is responsible to operate and maintain the grease interceptor and sampling manhole
9. Show a rain sensor on the landscape irrigation plans
10. The Thanksgiving Point area plan classifies the drive-thru as a permitted use
11. Signage will require a separate approval
12. Each business will require a separate use approval and a business license

THIS ITEM CAN BE SUBMITTED FOR CHECKOFF

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**Mill Site Lot #1 Site Plan Review  
DRC Redline Comments**

Max Gerber/Atlas Engineering- Request Site Plan review and recommendation for Mill Site Lot #1 of the Mill Pond Subdivision located at 931 East Mill Site Road in an existing LI (Light Industrial) zone. (second submittal – date of last review 3/30/11)

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

Representatives for the Applicant Present: Scott Peterson and Max Gerber

Date of plans reviewed: April 7, 2011

Review began: 2:15

Review ended: 2:30

**DRC COMMENTS:**

**Lee:**

1. Move the hot box label out to backflow preventor
2. Correct landscape tabulations on all sheets

**Lynn:** No comments

**Jim:** No comments

**Brad:**

3. Sheet 5 – show the roadbase extending past the sidewalk as per current Lehi City standards

**Kim:**

4. The Development Code requires a minimum 20-foot landscape buffer between parking lot and roadway as per Section 05.050 (F)(4). The requested exception must be approved by the Planning Commission

**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. Provide a title report to be reviewed by Lehi City Attorney.
4. Surveyor's and engineer's stamps on construction drawings.
5. Provide signed easement verification sheet.

**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. Water, sewer, and storm drain issues will be resolved with the final site plan review and approval
3. All signage will require separate review and approval
4. Planning Commission to review compliance with the Commercial Design Standards – as currently shown, elevations will require specific authorization by the Planning Commission
5. Planning Commission to review the reduction in landscape buffering
6. Carry note #2 to unit 2 and 3 on the knox box

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION MAY 12, 2011

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**IM Flash Grading Permit  
DRC Comments**

Harper-Flatiron - Requests review of a grading permit at the IM Flash site

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

Representatives for the Applicant Present: none present

Began: 3:30

Ended: 3:45

**DRC REDLINE COMMENTS:**

- Preserve or make access to meter sites and easements
- Provide a letter from IMFlash stating approval
- Provide finished ground contours
- Provide a re-vegetation plan
- This proposed site is part of the approved Micron Site Plan, thus the grading permit can be issued

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**Woodbury Commercial Development Discussion  
DRC Comments**

Woodbury- Richard Mendenhall- Request for discussion on future Commercial development located at approximately 2100 North 1300 West

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

Representatives for the Applicant Present: Richard Mendenhall, Brad Bettinson, and Joe Rich

Began: 2:30

Ended: 3:30

**DRC GENERAL COMMENTS:**

A general discussion was held as to what the process for approvals will be. DRC agreed to meet with key stakeholders to come to a consensus on building elevations and architectural theme.

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City Business

- Discussion of construction permit for Ivory Homes for model home in Kensington – would like to start construction of a model home on the second lot in prior to all utilities being installed. The DRC determined that the request must be made to the City Council, as they are the only body who can grant the exception.
- Rycon Computers sign – the DRC had no comments. No building permit is required

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