

**Cyndee Olsen Preschool Home Occupation Permit  
DRC Redline Comments**

Cyndee Olsen – Requests a Major Home Occupation Permit to operate a Preschool from her home located at 250 North 300 East in an existing R-1-8 zone.

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

Representatives for the Applicant: Cyndee Olsen and Bevan Olsen

Date of Plans Reviewed: 4/19/11

Review began: 1:00

Review ended: 1:15

**DRC COMMENTS:**

**Lee:** No comments

**Lynn:** No comments

**Jim:** No comments

**Brad:** No comments

**Kim:** No comments

**Kerry:** No comments

**Rob:** No comments

**Steve:** No comments

**CRITICAL ISSUES**

1. Prior to opening for business, applicant shall obtain final inspection from Fire Department and Inspection Dept, Planning Commission approval and a business license.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION May 12, 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.

**DJ Investment Group Zone Change  
DRC Report**

DJ Investment Group LLC – Requests review and recommendation for a Zone District and Zone District Map Amendment on approximately 78 acres of property located at approximately 4200 North 600 West from an R-1-12 (single family residential) to an R-1-8 (single family residential) zone.

DRC Members Present: Jim Hewitson, Lynn Jorgensen, Lee Barnes, Rob Littlefield, Brad Kenison, Kerry Evans  
REPRESENTATIVES FOR THE APPLICANT: Dave Mast and Bob Christiansen

**DRC COMMENTS:**

***Consistency with the elements of the Lehi City General Plan.***

The General Plan Land Use Element designates the subject area as Low Density Residential. The purpose of the Low Density Residential (LDR) classification is to provide for single-family residential areas with an overall density not to exceed 4 units per acre. Applicable Zoning District classifications, depending on the area include R-1-12, R-1-10, and the R-1-8.

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

1. The General Plan states that it is the policy of the City to zone property to the lowest density zone allowed, unless a higher density zone classification within the designation is deemed appropriate for a given area. It is the burden and responsibility of each applicant to convince the Planning Commission and City Council of the appropriateness of the zone being requested, and to demonstrate that the proposed zone contributes to the accomplishment of the goals and policies of the General Plan.
2. From the Lehi City General Plan Land Use Element the following goals and policies related to residential development and housing opportunities should be considered:
  - a. Maximize the opportunities to ensure an adequate supply of safe, accessible, sanitary, and aesthetically pleasing housing, as well as a choice of housing types in various locations, consistent with the needs of all segments of the population.
  - b. Identify and reserve areas for all densities of residential development, encouraging higher density residential developments adjacent to adequate transportation facilities and community services.
  - c. New housing constructed in or adjacent to existing residential areas is required to be compatible with existing housing. In particular, provision should be made for adequate space between buildings, adequate parking for residents, and sufficient green space to retain the character of the neighborhood. Residential development standards should encourage creativity and flexibility of design.
  - d. New residential areas will be required to be sensitive to, and recognize the physical qualities of the area, and to strengthen neighborhood attractiveness and amenities.

**GENERAL COMMENTS:**

1. The General Plan Land Use Element states that “it is the policy of the City that property within a given General Plan Land Use Designation be zoned to the lowest density zone allowed under that land use designation, unless a higher density zone classification within the designation is deemed appropriate for a given area”. It also states that “it is the burden and responsibility of each applicant to convince the Planning Commission and City Council of the appropriateness of the zone being requested and to demonstrate that the proposed zone contributes to the accomplishment of the goals and policies of the General Plan”. In previous discussions with the Planning Commission and City Council, it is Staff’s understanding that the elected and appointed officials do not feel that the current downturn in the economy is sufficient justification to drive land use decisions such as the zone change being requested. Therefore, the DRC does not feel that the applicant has provided substantial reasoning to justify the smaller-lot zone.
2. Only the 78 acres of property should be included in the zone change – this is the area that was determined not to be steep slopes at the time of annexation, and it is the only area for which water was dedicated. The other acreage should remain in the TH-5 Zone.
3. The DRC recommends that the Planning Commission focus on the land use issues only. Subdivision layout, access to the property and other specific design issues will be resolved at a later date as part of the subdivision approval process.
4. The utilities that will eventually serve this property have been sized within the master plan for a density of 3 units per acre.

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

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**Kensington Place Home Size Reduction  
DRC Redline Comments**

Ivory Development – Requests revisions to Kensington Place, reducing the home sizes, located at approximately 300 North 2150 West in an existing R-1-22 PRD zone.

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

Representatives for the Applicant: Brad Mackay

Date of Plans Reviewed: 4/21/11

Review began: 2:00

Review ended: 2:20

**DRC COMMENTS:**

- The lot sizes in the Kensington Place PRD are still large enough to accommodate the standard minimum home size requirements for the R-1-22 Zone, and by keeping with the current standard, the homes would be more consistent with existing and future homes in the area. However, the requested change from the current standard is not significant, and may have minimal impact. Staff suggests that in lieu of the reduced home size standard that the developer provides a higher percentage of rock or brick or HardieBoard on all of the front home elevations than what is typically used.
- Various members of the DRC felt that the current standard for a 2-story home is not a realistic size

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**Ivory Homes Temporary Project and Directional Signs  
DRC Redline Comments**

Ivory Homes – Requests approval of temporary project signs and directional signs for Ivory Ridge and Elnora Estates.

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison

Representatives for the Applicant: Todd Harris, Dave Zollinger, Mark Hollingshead

Date of Plans Reviewed: 4/14/11

Review began: 2:20

Review ended: 2:40

**DRC COMMENTS:**

- Provide a site plan for each sign – site plan shall assure the line of sight is met and that the sign is not placed within any easements
- Provide an overall site plan showing the location of each sign
- Provide a written approval from the owner of the property upon which each sign is place
- Any sign placed in UDOT right of way will need a written approval from UDOT prior to placement
  - Each sign shall indicate the time frame for which time the sign will be placed

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**Crossfit Timpanogos Conditional Use and Site Plan Approval  
DRC Redline Comments**

Ben McGregor – Requests Site Plan and Conditional Use approval for Crossfit Timpanogos, a fitness and exercise facility located in an existing building at 120 South 1350 East, Units 3 & 4 in an existing Commercial zone.

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

Representatives for the Applicant: Phil Squires

Date of Plans Reviewed: 4/21/11

Review began: 2:40

Review ended: 2:45

**DRC COMMENTS:**

**Lee:** No comments

**Lynn:** No comments

**Jim:** No comments

**Brad:** No comments

**Kim:** No comments

**Kerry:** No comments

**Rob:** No comments

**Steve:** No comments

**CRITICAL ISSUES:**

Prior to opening for business, applicant shall obtain final inspection from Fire Department and Inspection Department, Planning Commission approval and a business license.

**GENERAL COMMENTS:**

1. Provide tenant finish, sprinkler and alarm plan
2. A building permit will be required

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

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**Lehi Riding Club Bookstore Temporary Use  
DRC Redline Comments**

Bevan Olsen – Requests approval of a temporary use permit to operate a bookstore in the Lehi Riding Club building located at approximately 300 North 500 West in an existing RA-1 Zone.

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

Representatives for the Applicant: Bevan Olsen and Cyndee Olsen

Date of Plans Reviewed: 4/21/11

Review began: 1:15

Review ended: 1:20

**DRC COMMENTS:**

**Lee:** No comments

**Lynn:** No comments

**Jim:** No comments

**Brad:** No comments

**Kim:** No comments

**Kerry:** No comments

**Rob:** No comments

**Steve:** No comments

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