

**Jerry Anderson and Aaron Woods Temporary Use  
DRC Redline Comments**

Jerry Anderson & Aaron Woods – Request Temporary Use approval to operate a haunted house at 310 East State Street in a Mixed Use zone. (second submittal – date of last review 5/11/11)

DRC Members Present: Lee Barnes, Mike Beck, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers  
Representatives for the Applicant: None present

Date of Plans Reviewed: 5/16/11

Review began: 1:00

Review ended: 1:30

**DRC COMMENTS:**

- a) Fire sprinklers and alarm will need to be inspected if it has not been recently inspected (yearly inspections required)
- b) Work with Building and Fire Departments to pass all applicable inspections
- c) If the applicant intends to make this a permanent use, a formal site plan review and approval will be required and permanent site improvements will be evaluated at this time. Any permanent improvements could likely be phased and/or constructed on a timeline. Building elevations will be evaluated at that time for conformance.
- d) Parking in front of the building that backs onto State Street and 300 East cannot be permitted – reverse the entrance and exit for the parking lot onto State Street so the traffic flow is counter-clockwise instead of clockwise. Also, on the 7 parking stalls on the west side, make them 90-degree stalls instead of angled parking to provide adequate egress. Stalls only need to be 9-foot wide (may increase # of parking spaces)
- e) Coordinate with adjacent landowners, including UDOT, for parking
- f) If parking becomes an issue, parking can be evaluated by Lehi City at any time
- g) A separate sign permit will be required for all signage
- h) The duration of the use is only valid for the 2011 time frame as stated in the application

THIS ITEM MAY BE RESUBMITTED FOR CHECKOFF

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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.**

**Larson Farms II Extension of Approval  
DRC Comments**

Lynn Bowler – Requests an Extension of Approval for Larson Farms Phase II, a 41-lot residential subdivision located at 150 North 1700 West in R-2 and R-1-22 (Residential) zones.

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

Representatives for the Applicant Present: none present

Began: 1:45

Ended: 1:55

**DRC GENERAL COMMENTS:**

The DRC feels that there are significant issues with this subdivision, and a full review is required. This item will be scheduled for DRC June 1, 2011 to allow the DRC sufficient time to complete a thorough review of the plans.

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**Olson's Greenhouse Temporary Use  
DRC Redline Comments**

Olson's Greenhouse – Requests Temporary Use approval to operate a greenhouse at 1697 West 2100 North in an existing A-1 (Agricultural) zone.

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

Representatives for the Applicant: Bart Olson, Matthew Carr, Chad Olson

Date of Plans Reviewed: 5/19/11

Review began: 1:00

Review ended: 1:45

**DRC COMMENTS:**

- a) Work with Fire and Building Department to pass all applicable inspections
- b) A back flow preventer will be required at the meter, with a hot box
- c) A hazard assessment must be completed with the Water Department
- d) The duration of this approval is only valid for the time as provided by the applicant, and shall cease by June 15, 2011

APPLICANT TO RESUBMIT FOR CHECKOFF

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**Ferrell Family Dental Site Plan Revision  
DRC Redline Comments**

Verl Greenhalgh – Requests review of a minor revision to the Ferrell Family Dental site plan, located at 10 East State Street in an existing Mixed Use zone.

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

Representatives for the Applicant: none present

Date of Plans Reviewed: 5/16/11

Review began: 1:55

Review ended: 2:25

**DRC COMMENTS:**

It is the recommendation of the DRC that the sump pump be installed as shown on the plans (note #15 on the construction plans). As the sump pump has been bonded as part of the construction, if the owner chooses not to install the sump pump, a letter will be required from the owner of the property accepting responsibility and authorizing the bond to be released.

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