

**Traverse Area Plan Amendment Concept Review
DRC Comments**

Mountain Home Development – Requests Concept Plan review for Traverse Mountain located at approximately 3940 North Traverse Mountain Blvd (fourth submittal – date of last review 6/29/11)

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

Representatives for the Applicant Present: Jack Hepworth

Date of plans reviewed: 7/5/11

Began: 2:45

Ended: 4:30

DRC REDLINE COMMENTS:

1. Remove the Adobe property/Freeway Commercial, which has been rezoned to Commercial
2. Parks, open space and other amenities within the Perry Property and other high density pods shall be planned for during the area planning process in accordance with Section 06.140 (B and C) or as amended by the Area Plan.

DRC GENERAL COMMENTS:

1. It is the desire of the City that all open space areas be dedicated to the City and will be defined by the Area Plan – the open space dedication should occur concurrently with the recording of the new area plan. If it is determined that the open space will remain private, a conservation easement or some other preservation mechanism must be recorded at the time of recording the new area plan.
2. The extent of development of units within Central Canyon shall be set by the water service elevation of the existing Vialetto culinary water tank
3. Water dedication would be required to accommodate the additional densities from the amended ADA
4. Compliance with the new grading ordinance needs to be addressed with the area plan, including any carryover of past exceptions for Traverse Mountain that have previously been approved.
5. As per approved grading plan, West Canyon is an export grading operation. Based upon discussions between MHDG and Lehi City, Central Canyon and East Canyon will be a balanced grading operation.
6. Additional public facility sites may be considered/evaluated during the area planning process
7. Lehi City and the developer are working on an agreement for the density transfer of 469 units, outside of the project but within close proximity to the development.
8. All building materials must comply with the Urban Wildland Interface Code where applicable

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION JULY 14, 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.