Lehi City Council Meeting
Agenda
February 11, 2020

3:30 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 3:30 p.m.

1. Welcome and Prayer

2. Tour of Spanish Fork Community Network Fiber

3. Agenda Questions
   The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.

4. Administrative Report

5. Mayor and Council Reports
   Calendar items and outside Committee reports

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Presentations and Reports

   2.1. Recognition of Human Resources Award presented to David Kitchen.

3. 20 Minute Citizen Input
(for public comments on items not listed on the agenda. Comments limited to 3 minutes per person with a time limit not to exceed 20 minutes for this item.)

4. Consent Agenda

4.1. Approve Minutes from the January 28, 2020 City Council Meeting.
012820 CC2.pdf

Regular Agenda

5. Consideration of Resolution 2020-09, approving a Development Agreement with Ivory Homes related to the recently approved applications on the Jonsson mink farm property and amendments to the Holbrook Farms and Ivory Ridge Area Plans.

Petitioner: Ivory Homes

Development Agreement-Ivory (Jonsson General Plan Approval) 01.30.20.docx
Res 2020-09.docx
CCR Ivory-Jonsson Development Code Amendment 02.11.20.docx
Ivory Development Density Transfer Areas Map.pdf

6. Consideration of Ordinance #09-2020, approval of the Jonsson Park Towns Zone Change, approximately 5.3 acres located at 700 South 1900 West, changing the Zoning from TH-5 (Transitional Holding) to R-3 (high density residential).

Petitioner: Ivory Homes

CCR Jonsson Zone Change 02.11.20.docx
Ord 09-2020.docx
Jonsson Zone Change DRC 01.22.20 (1).docx
Jonsson Zone Change 01.22.20 narrative, exhibit.pdf
Jonsson zone change aerial.pdf
Jonsson zone change gp.pdf
Jonsson zone change zoning.pdf

7. Consideration of Preliminary Plat approval for the Jonsson Park Towns, a 59-unit residential development located at approximately 700 South 1900 West.

Petitioner: Ivory Development

CCR Jonsson Park Towns Preliminary Subdivision.docx
Jonsson Park Towns Preliminary Subdivision DRC 01.29.20.docx
Jonsson Farms Towns Preliminary 01.29.20 Plans, and Elevations.pdf
aerial map.pdf
gp map.pdf
zoning map.pdf

8. Consideration of Ordinance #10-2020, approval of the Pine Springs General Plan Amendment for 3.09 acres of property located at 225 South 600 East, changing the land use designation from LDR (Low Density Residential) to HDR (High Density Residential).

Petitioner: Dan Ford

CCR Pine Springs General Plan Amendment 02.11.20.docx
Ord 10-2020.docx
Pine Springs General Plan Amendment DRC 01.08.20.docx
Pine Springs General Plan Amendment narrative.pdf
Pine Springs General Plan Amendment maps.pdf
Pine Springs gpa aerial.pdf
Pine Springs gpa general plan.pdf
Pine Springs gpa zoning.pdf

9. Consideration of Concept plan approval for Pine Springs, a 36-unit residential development located at 225 South 600 East.

Petitioner: Dan Ford

CCR Pine Springs Concept 02.11.20.docx
Pine Springs Concept DRC 01.08.20.docx
Pine Springs Concept 1.8.20 drc concept 1, concept 2.pdf
pine springs concept aerial.pdf
pine springs concept gp.pdf
pine springs concept zoning.pdf

10. Consideration of Preliminary Subdivision approval for Hooke Vista, a 13- lot residential subdivision located at 827 West 900 North.

Petitioner: Bryce Fairbourn

CCR Hooke Vista Preliminary Subdivision 02.11.20.docx
Hooke Vista Preliminary Subdivision DRC 01.08.20.docx
Hooke Vista narrative.pdf
Hooke Vista plans.pdf
Hooke Vista aerial.pdf
Hooke Vista gp.pdf
Hooke Vista zoning.pdf

11. Consideration of Resolution #2020-10, an Intent to Annex the Jacketta M. Clark Annexation, approximately 12.29-acres of property located at 1300 South 200 West with proposed R-1-22 zoning.

Petitioner: PHI Properties

CCR Jacketta M. Clark Annexation - Resolution of Intent 02.11.20.docx
Res 2020-10.docx
Jacketta M. Clark Annexation DRC 01.29.20.docx
Jacketta M. Clark Annexation 01.29.20 narrative, plat.pdf
clark annexation aerial.pdf
clark annexation gp.pdf
clark annexation zoning.pdf

12. Consideration of approval for Revisions to the Madison Meadows Plat A & B for additional lots in lieu of improvements.

Petitioner: Bob Strang

CCR Madison Meadows Plat A & B Revisions 02.11.20.docx
Madison Meadows Revisions DRC 01.29.20.docx
2015 Madison Meadows Plat Original.pdf
Madison Meadows Revisions 01.29.20 plats.pdf
aerial.pdf
General Plan.pdf
Zoning.pdf

13. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2254.
- This agenda has been properly posted and a copy provided to the local news media.

City Council Agenda Item Report

Meeting Date: February 11, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Presentation
Agenda Section:

Subject:
Recognition of Human Resources Award presented to David Kitchen.

Suggested Action:

Attachments:

City Council Agenda Item Report

Meeting Date: February 11, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve Minutes from the January 28, 2020 City Council Meeting.

Suggested Action:

Attachments:
012820 CC2.pdf

LEHI CITY

153 North 100 East
Lehi, UT 84043
(801) 768-7100

Minutes of the **Pre Council**, **Regular Session** of the **Lehi City Council** held Tuesday, **January 28, 2020,** at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah.

Members Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Beau Thomas, Assistant to the City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Marlin Eldred, Economic Development Director; Shaye Ruitenbeek, Management Analyst; Melanie Hansen, Events Coordinator; Teisha Wilson, City Recorder and approximately 20 citizens.

Pre-Council, 5:30 p.m.

1. Welcome and Opening Comment

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Koivisto gave the Opening Comment.

2. Presentations and Reports

2.1 Presentation by Curaleaf

Mayor Johnson stated that this item was pulled by the presenter.

2.2 Legal Update- Ryan Wood

Mr. Wood distributed a memo on the definitions of adjacent and contiguous and how they should be applied in City Code in relation to the Ivory Homes Parkview Cottages application. In city code, the term "contiguous" is consistent with the definition found in state code. The term "adjacent" however, is problematic. City code uses the term "adjacent" differently depending on the context. He stated that it seems appropriate to apply the more specific definition found in Chapter 39, and it is consistent with the way Section 17.040(L) has been applied in every other PUD in the City. It is also consistent with the purpose of this section of the code which is to provide a transition between a PUD and adjacent/contiguous residential development, while still preserving the flexibility allowed in a PUD. Mr. Wood's recommendation is that the city enter into a development agreement with the applicant for clarification of how to apply the code. This also ensures fairness to the applicant who was directed to submit an application consistent with this historical interpretation. There was also discussion of how a developers agreement would solidify some other requests from the city if the applicant is willing to enter into the agreement. Mr. Struthers will follow up with the applicant. Mr. Struthers noted that they will amend the development code definitions for clarity.

DRAFT

2.3 Tiny Homes Discussion

Mr. Struthers stated that Sierra Pierson conducted research on tiny homes and how the code in various cities is applied to accommodate them. Mr. Struthers stated that the philosophy of tiny homes is the ability to have a more simplistic lifestyle. Most tiny homes are defined by 400 square feet or less. Some can be placed permanently, and others are on wheels and can easily be transported. Ms. Pierson stated that Eagle Mountain, and most other cities in Utah, allow for tiny homes, but only as an accessory dwelling unit. Some cities have communities of tiny homes where they share a common area outside of the home. She found regulations that required the homeowners to connect to utilities and others are more like a campground with utility hookups. Mr. Struthers stated that there are many things to consider if they want to pursue this. Councilor Hancock stated that he would like to wait for now and see how other communities react to and apply some of the regulations. He stated that it's good to stay engaged and apprised of the needs of the community.

2.4 Discussion of General Plan Land Use Goals and Policies.

Mr. Struthers stated that this is a follow up discussion from the Joint Work Session on January 14th. He stated that the goals and strategies are what we are trying to achieve as a City and it gives staff direction on how to proceed with planning and development. Some of the goals and policies included the following: Need to be aware on low densities in environmentally sensitive areas; minimize hard surfaces; actively pursuing conservation easements so that city property can always remain open space; make Lehi a place where people want to live; develop strong communities with a variety of housing types, transportation, environment, parks and open space, infrastructure and public safety; create some really good mixed use developments; focus on economic development; include a historic downtown district and build on that heritage. Mr. Struthers stated that he would like the Council to provide input and feedback before these are adopted as part of the General Plan update.

3. Agenda Questions

There was discussion about how the City allots density bonuses.

4. Administrative Report

None.

5. Mayor and Council Reports

Mayor Johnson asked Chris Bleak to attend and give a report on the current legislative session. He stated that there was concerns with transportation funding due to the new tax reform bill that was recently repealed.

Chris Bleak reported that he tracks the bills that may affect Lehi, especially with transportation. He is committed to help find funding for Lehi's transportation. Mr. Bleak noted that there is concern about where the road funding will now come from. He stated that with the repeal of the tax reform bill, there is no longer funding for transit and other transportation. It's also less likely that the State will bond for road projects this year. He also noted that the new I-15 interchange is on the funding list, so he will be lobbying to have that project accelerated.

Mayor Johnson encouraged the Council to sign up as a team for the Environmental Sustainability Committee challenge for cleaner air.

Mayor Johnson asked that the Council close the meeting to discuss the character, professional competence, or physical or mental health of an individual; and to hold a strategy session to discuss the purchase, exchange, or lease of real property.

Motion: Councilor Albrecht moved to adjourn into a Closed Executive Session to discuss the character, professional competence, or physical or mental health of an individual; and to hold a strategy session to discuss the purchase, exchange, or lease of real property. Councilor Hancock seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Hancock, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

The meeting recessed at approximately 6:50 p.m.
The meeting reconvened at approximately 7:05 p.m.

Councilor Hancock left the meeting at approximately 7:05 p.m.

Regular Session, 7:05 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

Mayor Johnson welcomed everyone and noted that all Councilmembers were present, expect for Councilor Hancock who is excused. Mayor Johnson led the pledge of allegiance.

2. Citizen Input (for public comments on items not listed on the agenda)

Darwin Rehart defined ambiguous and stated his concerns with the definitions of contiguous and adjacent.

Jordan Fossen stated that he recently moved to Lehi and asked that the Council consider making a change to the current Accessory Dwelling Unit (ADU) code to allow ADU's in all areas of the City. He said that currently they are not allowed in a Planned Community and he would like to change that.

Wesley Davy distributed a letter to the Council and expressed his concern that the Council agenda has listed opening comment when it's really just a prayer. He is not opposed to praying but would like it to be called for what it is and suggested that the Council invite others to participate that are not of the predominate faith.

3. Consent Agenda

3.1. Approve Minutes from the January 14, 2020 City Council Meeting.

Motion: Councilor Condie moved to approve the consent agenda items. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

4. Forrest Annexation

a. Public Hearing

Mayor Johnson opened the public hearing on this item.

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There were no comments.

Mayor Johnson closed the public hearing.

b. Consideration of Ordinance #04-2020, approval of R-1-15 (residential) zoning on the Forrest Annexation, approximately 4.90-acres of property located at approximately 1900 South Bridle Path Loop.

Austin Whitney was representing the applicant. He stated that they intend to develop the property into a 9-lot subdivision.

Motion: Councilor Condie moved to approve Ordinance #04-2020, approval of R-1-15 (residential) zoning on the Forrest Annexation, approximately 4.90-acres of property located at approximately 1900 South Bridle Path Loop; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

5. Consideration of Resolution #2020-07, approval of the annexation agreement for the Refractory Annexation, approximately 19.36-acres of property located at approximately 2200 North 1200 West.

Duaine Rasmussen was representing the applicant. Councilor Koivisto expressed concerns with environmental issues. Mr. Rasmussen explained that they already did an environmental impact study to show that the site if safe.

Motion: Councilor Southwick moved to approve Resolution #2020-07, an annexation agreement for the Refractory Annexation, approximately 19.36-acres of property located at approximately 2200 North 1200 West; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

6. Consideration of Plat Amendment approval for The Walks at Ivory Ridge Plat D, amending Lot 3 of The Walks at Ivory Ridge Plat C dividing lot 3 in two, located at approximately 3401 N Center Street.

Steven Hopkins was representing the applicant. He stated that the buildings are already in place, this would just create a lot for each building.

Motion: Councilor Condie moved to approve the Plat Amendment for The Walks at Ivory Ridge Plat D, amending Lot 3 of The Walks at Ivory Ridge Plat C dividing lot 3 in two, located at approximately 3401 N Center Street; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

7. Consideration of Resolution #2020-06, a resolution of Intent to Annex the Joyce Jones Annexation, 4.846-acres of property located at approximately 3350 North 1200 West with proposed TH-5 and BP zoning.

Clayton Preece, the applicant, was available for questions. He stated that the family has an agreement to locate a cell tower on the property and noted that the cell tower will look like a farm silo. Mr. Preece stated that he intends to go through the permitting process for the cell tower.

Motion: Councilor Southwick moved to approve Resolution #2020-06, a resolution of Intent to Annex the Joyce Jones Annexation, 4.846-acres of property located at approximately 3350 North 1200 West with proposed TH-5 and BP zoning; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

8. Consideration of Concept Plan approval for the Clark Property, a 21-lot residential development located at 1940 West 1300 South. (Continued from the January 14, 2020 meeting)

Scott Dunn was representing the applicant. He stated that they are dedicating open space to the City, improving the ditch, improving a park and some addition adjacent Lehi property. Councilor Koivisto inquired if the applicant could still do the improvements and change the lots to ½ acre. Mr. Dunn replied that it would not be feasible, but they have tried to match up to the ½ acre lot subdivision even though they are not ½ acre lots, so the same amount of homes would back up to each other.

Councilor Koivisto inquired about keeping the native trees. Mr. Dunn stated that they will preserve trees whenever possible, but he's found that the trees along the ditch usually need to come down to expand the waterway.

Motion: Councilor Condie moved to grant Concept Plan approval for the Clark Property, a 21-lot residential development located at 1940 West 1300 South; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

9. Taylor Meadows Annexation

a. Public Hearing

Mayor Johnson opened the public hearing on this item.

There were no comments.

DRAFT

Mayor Johnson closed the public hearing.

b. Consideration of Ordinance #07-2020, approval of the Taylor Meadows Annexation, approximately 30-acres of property located at approximately 1600 South 500 West with R-1-22 zoning

Dan Ford was representing the Taylor family.

Motion: Councilor Koivisto moved to approve Ordinance #07-2020, approval of the Taylor Meadows Annexation, approximately 30-acres of property located at approximately 1600 South 500 West with R-1-22 zoning; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

10. Consideration of Final Subdivision approval for the Northridge Plat E, a 14-lot single family subdivision located at approximately Northridge Drive and Silver Pine Lane.

Julie Smith was representing the applicant.

Motion: Councilor Condie moved to grant Final Subdivision approval for the Northridge Plat E, a 14-lot single family subdivision located at approximately Northridge Drive and Silver Pine Lane; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

11. Consideration of Final Subdivision approval for the Northridge Plat F, a 9-lot single family subdivision located at approximately Granite Arch Way and Silver Pine Lane.

Motion: Councilor Koivisto moved to grant Final Subdivision approval for the Northridge Plat F, a 9-lot single family subdivision located at approximately Granite Arch Way and Silver Pine Lane; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

12. Consideration of Final Subdivision approval for The Exchange II Phase 21, a 62-unit residential subdivision located at approximately 1700 North 3950 West.

Jed Stewart was representing the applicant. Councilor Albrecht noted that there is a critical issue in the DRC comments that will need to be addressed.

Motion: Councilor Southwick moved to grant Final Subdivision approval for The Exchange II Phase 21, a 62-unit residential subdivision located at approximately 1700 North 3950 West; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Condie, Yes; Councilor Albrecht, Yes; Councilor Southwick, Yes; and Councilor Koivisto, No. The motion passed 3-1.

13. Boundary Adjustment with Saratoga Springs

a. Public Hearing

Mayor Johnson opened the public hearing on this item.

There were no comments.

Mayor Johnson closed the public hearing.

b. Consideration of Ordinance #08-2020, approval of the Saratoga Springs Boundary Line Adjustment, designating the zoning of the Newman Property to TH-5, McLachlan Property to R-2 and R-3, and Boyd Brown Property to Commercial, Light Industrial, and TH-5.

Jed Stewart was representing the applicant.

It was noted that the Planning Commission motion was not included in the packet.

Motion: Councilor Condie moved to approve Ordinance #08-2020, approval of the Saratoga Springs Boundary Line Adjustment, designating the zoning of the Newman Property to TH-5, McLachlan Property to R-2 and R-3, and Boyd Brown Property to Commercial, Light Industrial, and TH-5; subject to the completion of all Development Review Committee and Planning Commission comments; and pending no issues per Planning Commission's motion. Councilor Albrecht seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

14. Consideration of Final Subdivision approval of The Hub at Lehi Backbone, a backbone road located at approximately 1700 North 4400 West.

Boyd Brown is the applicant and was available for questions.

Motion: Councilor Southwick moved to grant Final Subdivision approval of The Hub at Lehi Backbone, a backbone road located at approximately 1700 North 4400 West; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Condie seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

15. Consideration of Ordinance #05-2020, approval of the Public Facility General Plan Land Use Designation for the Dry Creek Municipal Boundary Adjustment with Highland City, 18.79-acres of property located at approximately 3200 North 1800 East.

Motion: Councilor Condie moved to approve Ordinance #05-2020, approval of the Public Facility General Plan Land Use Designation for the Dry Creek Municipal Boundary Adjustment with Highland City, 18.79-acres of property located at approximately 3200 North 1800 East; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Koivisto seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Koivisto, Yes. The motion passed unanimously.

16. Boundary Adjustment with Highland City

a. Public Hearing

Mayor Johnson opened the public hearing on this item.

There were no comments.

Mayor Johnson closed the public hearing.

b. Consideration of Ordinance #06-2020, approval of the Dry Creek Municipal Boundary Adjustment with Highland City, 18.79-acres of property located at approximately 3200 North 1800 East with Public Facilities zoning.

Motion: Councilor Koivisto moved to approve Ordinance #06-2020, approval of the Dry Creek Municipal Boundary Adjustment with Highland City, 18.79-acres of property located at approximately 3200 North 1800 East with Public Facilities zoning; subject to the completion of all Development Review Committee and Planning Commission comments. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; and Councilor Koivisto, Yes. The motion passed unanimously.

17. Consideration of Resolution #2020-08, approval of a street name change in the Autumn Ridge Estates Plat A residential subdivision from "Utah Highlands Drive" to "Autumn Ridge Drive".

Mr. Struthers explained that a portion of Utah Highlands Drive does not connect all the way through, which can cause confusion. Mr. Powell noted that the dead-end was part of the agreement to acquire the roadway for improvements to 1200 E.

Motion: Councilor Koivisto moved to approve Resolution #2020-08, a resolution to approve a street name change in the Autumn Ridge Estates Plat A residential subdivision from "Utah Highlands Drive" to "Autumn Ridge Drive. Councilor Albrecht seconded the motion.

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Roll Call Vote: Councilor Albrecht, Yes; Councilor Condie, Yes; Councilor Southwick, Yes; Councilor Koivisto, Yes. The motion passed unanimously.

17. Adjournment

With no further business to come before the City Council at this time, Councilor Condie moved to adjourn the meeting. Councilor Albrecht seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:30 p.m.

Approved: February 11, 2020 Attest:

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

DRAFT

City Council Agenda Item Report

Meeting Date: February 11, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Resolution 2020-09, approving a Development Agreement with Ivory Homes related to the recently approved applications on the Jonsson mink farm property and amendments to the Holbrook Farms and Ivory Ridge Area Plans.
Petitioner: Ivory Homes

Suggested Action:

Attachments:
Development Agreement-Ivory (Jonsson General Plan Approval) 01.30.20.docx

Res 2020-09.docx

CCR Ivory-Jonsson Development Code Amendment 02.11.20.docx

Ivory Development Density Transfer Areas Map.pdf

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") effective as of the date the last Party signs below ("Effective Date") by and among Lehi City, a political subdivision of the State of Utah ("City") and Ivory Development LLC a Utah Limited Liability Company ("Developer"). The City and the Developer are hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. City, acting pursuant to its authority under Municipal Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, -803, as amended, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations of Lehi City, in the exercise of its legislative discretion, has elected to approve and enter into this Agreement.

B. Developer has a legal interest in certain real property, as described in Exhibit A attached hereto (the "Jonsson Property") and has applied for a general plan amendment to the Jonsson Property, changing the land use designation from low-density residential to high-density residential.

C. Concurrent with the application for the general plan amendment to the Jonsson Property, Developer submitted the following: i) an application to amend the Ivory Ridge Area Plan adding an additional 56 units ("Ivory Ridge Amendment"); ii) an application to amend the Holbrook Farms Area Plan adding an additional 250 units ("Holbrook Farms Amendment"); iii) a concept plan for the Jonsson Property ("Jonsson Concept Plan"); and iv) a concept plan for Ivory Ridge ("Ivory Ridge Concept Plan"). Together, the amendments to the Holbrook Farm Area Plan and the Ivory Ridge Area Plan shall be referred to as the "Area Plan Amendments." Together, the Jonsson Concept Plan and the Ivory Ridge Concept Plan shall be referred to as the "Concept Plans."

D. On December 10, 2019, subject to all applicable reviewing department comments, and Planning Commission comments, the City Council granted approval of Developer's applications ("Project") conditioned on the negotiation and execution of a development agreement ("Agreement") with the City.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1

1.1 **Development Approval**. This Agreement confirms that the Project is an "approved development project" within the meaning of Chapter 12-B of the City Development Code, and the Developer is vested, as of the Effective Date, with the right to develop the Project, subject to the terms of this Agreement, and in conformity with uses, densities, configurations, routes of access, road placements and road designs, and infrastructure routes and connections

generally depicted in the Area Plan Amendments and the Concept Plans, as may be modified in accordance with, or as may be further specified in, this Agreement.

ARTICLE 2

2.1 Jonsson Property General Plan Amendment Approval. Developer agrees to the following:

2.1.1 As shown on the Jonsson Concept Plan attached as Exhibit B the total units on the Jonsson Property will not exceed 59 units and these units will be townhomes or a product less dense than townhomes.

2.1.2 By assignment, novation, or other legal means, Developer will become a party to the lease between Keith Jonsson and Rocky Mountain Power.

2.1.3 Developer will construct a precast concrete fence between the Jonsson Property and the property to the east owned by Utah Power and Light Company ("UP&L Property"). Developer will construct the trail along the south side of the powerline corridor so as to minimize the impact on the lessee's agricultural use of the UP&L Property. The location of the fence and the trail are shown on the map attached as Exhibit C.

2.1.4 Reduced building setbacks on the Jonsson Property will be allowed as follows:

(a) Front along 700 South Street = 15' min front to porch (to create a better pedestrian interface and allow for more flexible building designs)
(b) Side yards along 700 South street = 12' (to give a 2 ft buffer away from the PUE)
(c) Rear yard on the west adjacent to the existing neighborhood = 20' (to match the Dapple Gray plat rear setback)
(d) Between buildings = 12'
(e) Building to curb/sidewalk on driveway side =18' if full driveway or 6' drive apron
(f) Adjacent to open space = 0'

ARTICLE 3

3.1 Ivory Ridge Area Plan Amendment Approval. Developer agrees to the following:

3.1.1 As shown on the Ivory Ridge Concept Plan attached as Exhibit D the total units will not exceed 56 units and these additional units will be townhomes or a product less dense than townhomes.

3.1.2 If not already retired at the time this Agreement is executed, Developer will retire 250 unit passes to the clubhouse and swimming pool so that the additional 56 units approved in the Amendment will not place an additional burden on the current amenities.

3.1.3 Developer will conduct a parking study and ensure that available parking exceeds the minimum required by code.

3.2 City agrees that in lieu of a swimming pool and a clubhouse, Developer shall be allowed to construct a pickleball court and a basketball court. The pickleball court shall be post-tension.

ARTICLE 4

4.1 Ivory Ridge Concept Plan Approval. Developer agrees to the following:

4.1.1 Developer will relocate the common area green space for improved safety and usability.

ARTICLE 5

5.1 Holbrook Farms Area Plan Amendment. Developer agrees to the following:

5.1.1 Holbrook Farms Area Plan to be awarded an additional 250 Units total. No more than 210 units will be added to areas 1a and 1b.

5.1.2 No more than 30 units will be added to Village 2 and these 30 units will be townhomes or a product less dense than townhomes.

5.1.3 No more than 10 units will be added to Village 11 and these 10 units will be townhomes or a product less dense than townhomes.

5.1.4. For purposes of calculating the "triggers" as described in the Holbrook Farms Area Plan (fiscal section) as to when property is to be dedicated and improvements completed, the additional 250 units will not be included in the calculation.

ARTICLE 6

6.1 Breach and Cure. Any material failure by any Party to perform any term or provision of this Agreement, which breach continues uncured for a period of ten (10) days following written notice of such failure from the non-defaulting Party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged breach and, where appropriate, the manner in which said breach satisfactorily may be cured. If the nature of the alleged breach is such that it cannot reasonably be cured within such 10-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 10-day period. Upon the occurrence of an uncured breach or default under this Agreement, this Agreement shall be

terminated and the non-defaulting Party may pursue any and all available legal or equitable remedies.

ARTICLE 7

7.1 Indemnification. Developer agrees to indemnify, hold harmless and defend the City from and against any and all loss, damage, or expense which the City may suffer or for which the City may be held liable by reason of any injury (including death) or damage to any property to the extent arising out of the conduct of the Developer related to the matters referred to herein. This indemnity provision shall not apply to claims arising from or attributable to the negligence or intentional conduct of the City.

7.2 No Agency, Joint Venture or Partnership. It is specifically understood and agreed to by and between the Parties that this Agreement does not create any form of agency relationship, joint venture, or partnership expressed or implied between them.

7.3 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties.

7.4 Other Necessary Acts. Each Party shall execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement.

7.5 Construction/Interpretation. The Parties acknowledge that each has had the opportunity to have this Agreement reviewed and revised by legal counsel and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

7.6 Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; “shall” is mandatory; “may” is permissive.

7.7 Waiver. No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement shall not operate or be construed as a waiver by such Party of any subsequent breach, except as outlined in Article 4.1 above.

7.8 Utah Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

7.9 Covenant of Good Faith and Fair Dealing. Each Party shall use its best efforts and take and employ all necessary actions in good faith consistent with this Agreement to ensure that the rights secured by the other Parties through this Agreement can be enjoyed.

7.10 Representations. Each Party hereby represents and warrants to each other Party that the following statements are true, complete and not misleading as regards the representing warranting Party;

(g) Such Party is duly organized, validly existing and in good standing under the laws of the state of its organization.

(h) Such Party has full authority to enter into this Agreement and to perform all of its obligations hereunder. The individual(s) executing this Agreement on behalf of such Party do so with the full authority of the Party that those individual(s) represent.

(i) This Agreement constitutes the legal, valid and binding obligation of such Party enforceable in accordance with its terms, subject to the rules of bankruptcy, moratorium and equitable principles.

7.11 No Third-Party Beneficiaries. This Agreement is between the City and the Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

7.12 Force Majeure. No liability or breach of this Agreement shall result from delay in performance or nonperformance caused, directly or indirectly, by circumstances beyond the reasonable control of the Party affected ("Force Majeure"), including, but not limited to, fire, extreme weather, terrorism, explosion, flood, war, power interruptions, the act of other governmental bodies, accident, labor trouble or the shortage or inability to obtain material, service, personnel, equipment or transportation, failure of performance by a common carrier, failure of performance by a public utility, or vandalism.

7.13 Notices.

Any notice or communication required hereunder between the parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the City:
The Honorable Mayor Mark Johnson
Lehi City
153 North 100 East
Lehi, UT 84043

With Copies to:

Ryan Wood
Lehi City Attorney
153 North 100 East
Lehi, UT 84043

If to Developer:
[contact name]
[address]
[address]

7.14 Entire Agreement, Counterparts and Exhibits

Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer

7.15 Non-Assignability. This Agreement shall not be assignable by Developer except upon the express written consent of the City in its sole discretion; provided however, that Developer may fully assign this Agreement to its corporate parent, a corporate affiliate or a subsidiary.

IN WITNESS WHEREOF, this Agreement has been entered into by and between City, and Developer as of the Effective Date.

LEHI CITY CORPORATION

By: Mark Johnson
Its: Mayor

ATTEST:

Teisha Wilson
City Recorder

IVORY DEVELOPMENT LLC

By: _____

Its: _____

STATE OF UTAH)
ss:
COUNTY OF _____)

On this_____ day of _____, 2020 before me, _____ a notary public, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the _____ of _____ and that said document was signed by him in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

_____
Notary Public

(notary seal)

LEHI CITY

RESOLUTION NO. 2020-09

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN IVORY DEVELOPMENT, LLC AND LEHI CITY

WHEREAS, Ivory Development, LLC ("Developer") is currently developing a parcel of property referred to as the Jonsson Property; and

WHEREAS, on December 10, 2019, concurrent with an application for a general plan amendment to the Jonsson Property the City Council also considered the following: i) an application to amend the Ivory Ridge Area Plan adding an additional 56 units ("Ivory Ridge Amendment"); ii) an application to amend the Holbrook Farms Area Plan adding an additional 250 units ("Holbrook Farms Amendment"); iii) a concept plan for the Jonsson Property ("Jonsson Concept Plan"); and iv) a concept plan for Ivory Ridge ("Ivory Ridge Concept Plan") and approved the listed applications but conditioned the approval upon the approval of the attached agreement ("Development Agreement"); and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve the Development Agreement; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Development Agreement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 11th day of February, 2020.

LEHI CITY	ATTEST
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

IVORY DEVELOPMENT AGREEMENT

CITY COUNCIL REPORT

Applicant	Brad Mackay- Ivory Development
Meeting Date	February 11, 2020
Requested Action/Purpose	Approval of a proposed development agreement
Assigned Planner	Jacob Curtis

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 29.010. Applicability.
Lehi City may, in the exercise of the legislative powers and at the full discretion of the City Council, enter into a development agreement. Under no circumstances is this required. A development agreement adopted by the City Council may identify terms and conditions which may modify the provisions of this Code and other requirements of the City, provided that the City Council determines the best interests of the City and its residents are advanced by the adoption of such an agreement. Any such development agreement shall constitute a binding contract between the applicant and the city (the "parties") and shall contain such terms and conditions as agreed to by the parties subject to the requirements of this Chapter. The City Attorney or his designee is authorized to negotiate development agreements on behalf of Lehi City.

Section 29.020. Criteria for Entering into a Development Agreement.
The city may enter into a development agreement only if the development agreement:

A. Has been duly adopted by the City Council in accordance with the provisions of this chapter.

B. The proposed development to which the development agreement pertains is in conformity with the general plan, zoning district regulations, and other applicable requirements of the City.

C. The proposed development subject to the agreement contains outstanding features that advance the policies, goals and objectives of Lehi City, or the property owner agrees to provide capital improvements that exceed the development's proportionate share of the costs of the facilities needed to service the development, which hereby advance the provision of facilities to serve Lehi City.

Section 29.020. Effect of Approval and Reservation of Legislative Powers.
It is expressly declared that the intent of a development agreement is to create a vested right in the owner or applicant of property as set forth, pursuant to the terms of the development agreement. Any covenant by the City contained in a development agreement to refrain from exercising any legislative, quasi-legislative, quasi-judicial or other discretionary power, including reclassification of zoning districts or the adoption of any rule or regulation that would affect the proposed development, shall also contain a provision that the city may, without incurring any liability, engage in action that would otherwise constitute a breach of the covenant if it makes a determination on the record that the action is necessary to avoid a substantial risk of injury to the public health, safety and general welfare. The covenant shall also contain the additional provision that the city may, without incurring any liability, engage in action that would otherwise constitute a breach of the covenant if the action is required by federal or state law.

PROPERTY HISTORY

December 10, 2019 The City Council approved a concept plan and General Plan amendment for the Jonsson property, a concept plan and area plan amendment for Ivory Ridge, and a Holbrook Farms area plan amendment as part of a package proposed by Ivory Development.

REPORT ANALYSIS

The applicant is requesting approval of a development agreement that includes properties that are part of a grouping of land use amendments proposed by Ivory Development in order to make possible the buyout of the Jonsson mink ranch. A map exhibit has been included with this report showing the locations of the properties included with the overall proposal. The concept plans, area plan amendments, and General Plan amendment were approved by the City Council on December 10, 2019, but the City Council desired to review the finalized version of the development agreement. The development agreement regulates land uses and development standards for each of the sites.

Jonsson Mink Ranch Property (General Plan Amendment)

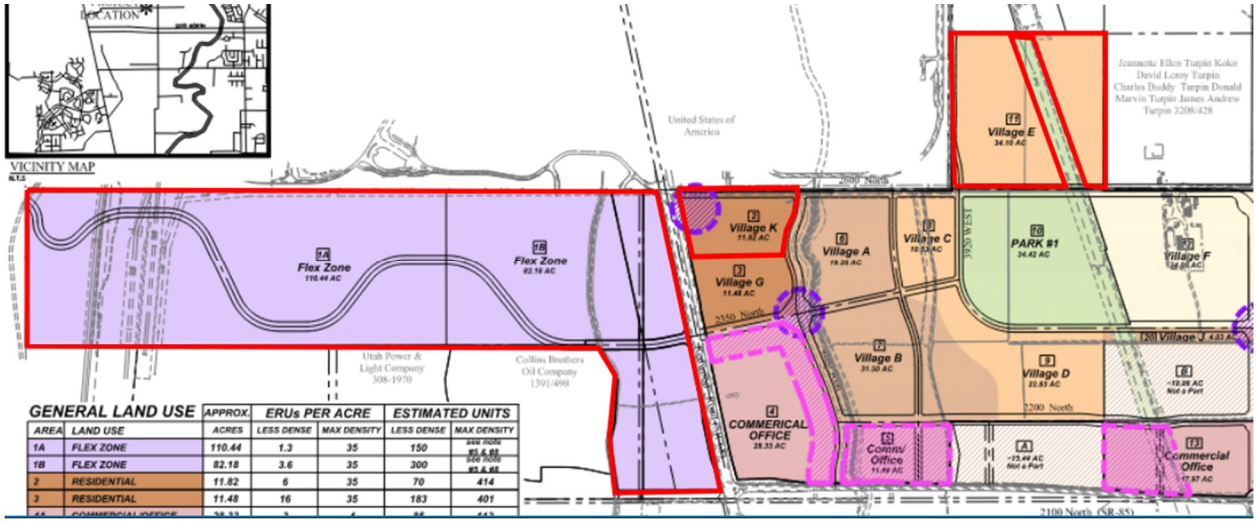
A preliminary subdivision for the Jonsson property was submitted concurrently that will be reviewed by the City Council. The development agreement states that the total units on the Jonsson property will not exceed 59 units and these units will be townhomes or a product that is less dense. The development agreement states that the applicant will construct a precast concrete fence between the Jonsson Property and the property to the east owned by Utah Power and Light Company. Additionally, the applicant will construct the trail along the south side of the powerline corridor. The building setbacks will be reduced along 700 South to 15' minimum front to porch to create a better pedestrian interface and allow for more flexibility in building designs. The proposed setbacks along the west property line match the 20' setbacks allowed in the Dapple Gray Subdivision. The development agreement includes additional setback considerations for setbacks from the side yard to a road, between buildings, and adjacent to open space.

Ivory Ridge (Concept & Area Plan Amendment)

The development agreement states that the total units on the Ivory Ridge property will not exceed 56 units and these units will be townhomes or a product that is less dense. Additionally, the developer will be responsible for conducting a parking study and ensuring that available parking exceeds the required minimum set forth by the Development Code. The development agreement states that the developer will be allowed to construct a pickleball court and basketball court in place of a swimming pool and clubhouse. The developer will also retire 250 unit passes to the current clubhouse and swimming pool so that the new units do not place additional burden on the current amenities. As part of the concept plan approval, the developer will move the common area open space to improve usability and overall safety.

Holbrook Farms (Area Plan Amendment)

The development agreement states that the Holbrook Farms Area Plan will be awarded 250 additional units, but that no more than 210 of those units will be added to areas 1a and 1b, also known as the Flex Zone. The development agreement specifies that no more than 30 units will be added to Village 2 and these units will be townhomes or a product less dense. Additionally, no more than 10 units will be added to Village 11 and these units will be townhomes or a product less dense.

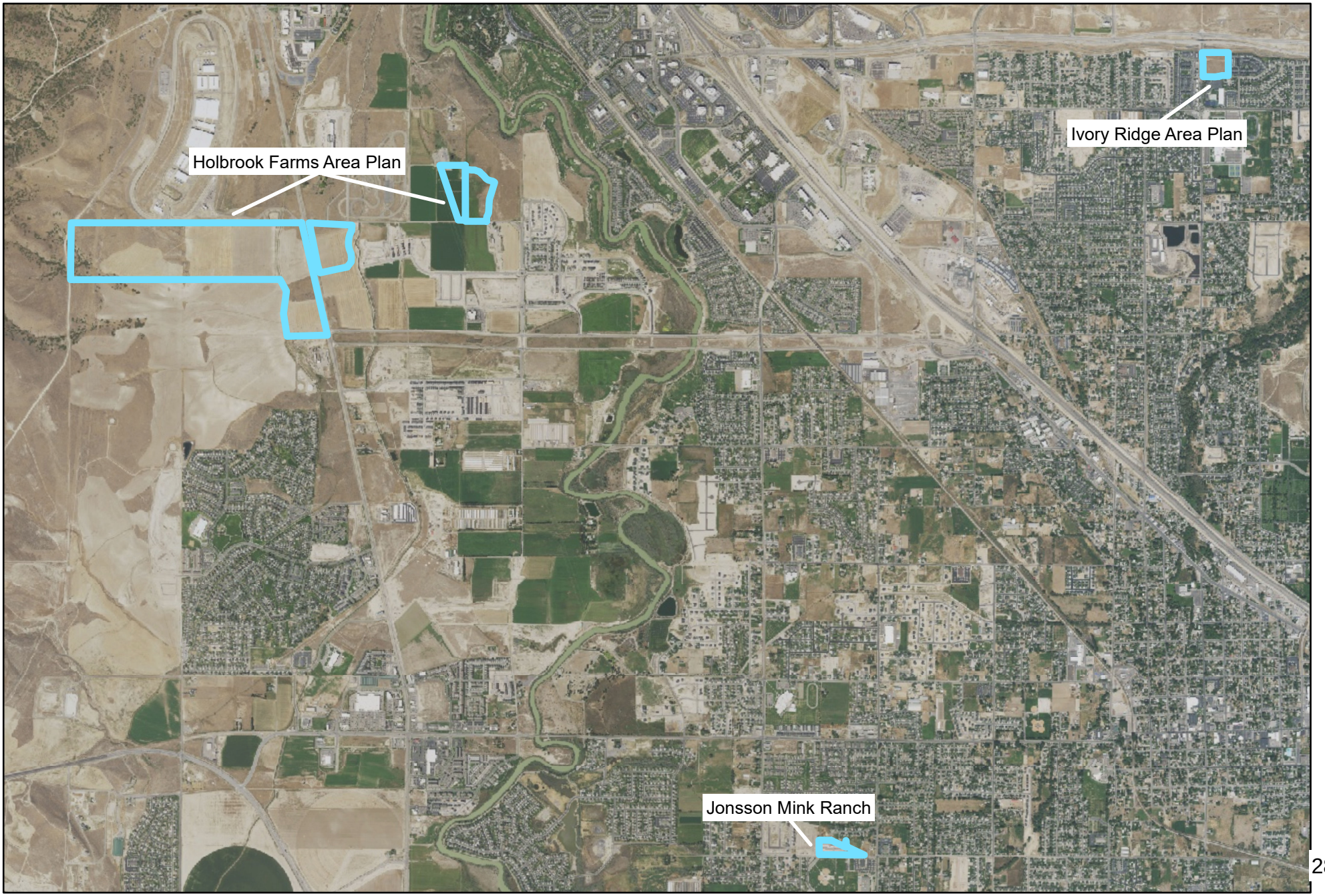


PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** to the City Council for the proposed Ivory Development Agreement. The recommendation is based on the following findings:

1. The proposed development agreement is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed development to which the development agreement pertains is in conformity with the general plan, zoning district regulations, and other applicable requirements of the City.
3. Additional findings based upon information presented during the public hearing.

Ivory Development Density Transfer Areas



0 3,600 7,200 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: February 11, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #09-2020, approval of the Jonsson Park Towns Zone Change, approximately 5.3 acres located at 700 South 1900 West, changing the Zoning from TH-5 (Transitional Holding) to R-3 (high density residential).
Petitioner: Ivory Homes

Suggested Action:

Attachments:
CCR Jonsson Zone Change 02.11.20.docx

Ord 09-2020.docx

Jonsson Zone Change DRC 01.22.20 (1).docx

Jonsson Zone Change 01.22.20 narrative, exhibit.pdf

Jonsson zone change aerial.pdf

Jonsson zone change gp.pdf

Jonsson zone change zoning.pdf

JONSSON ZONE CHANGE
CITY COUNCIL REPORT

Applicant	Brad Mackay- Ivory Development		
Meeting Date	February 11, 2020		
Requested Action/Purpose	Approval of a proposed zone change		
Location	Approximately 700 South 1900 West		
Project Area	5.34 acres		
Existing Zoning	TH-5 (Transitional Holding)		
Proposed Zoning	R-3		
Existing General Plan Land Use Designation	HDR (High Density Residential)		
Adjacent Zoning and Land Use	*North*	R-1-12	Sunset Meadows
	South	PF	Sports Park
	East	TH-5	Vacant
	West	R-1-12	Dapple Gray Trails Plat C
Date of DRC Review	January 22, 2020		
Date of Planning Commission Review	February 6, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE GENERAL PLAN GOALS AND POLICIES

High Density Residential (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.



Best Practice 9.1: ***Develop local neighborhood programs to bring residents together under common causes and character.***

Neighborhoods are created by the coming together of individual households to form strong bonds. Communities are adopting programs and strategies to improve and strengthen neighborhood bonds and community character.

i. <u>Life-Cycle Housing:</u> Plan for housing suitable for different stages of life, including smaller, more affordable units for first-time buyers, singles, young couples, families with many children, and older home owners, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Housing policy should work to create opportunities for people to live and grow in the same community. This will enable young couples, families and the elderly to live near relatives, and stay within their same social networks (e.g. church boundaries) throughout their lives.

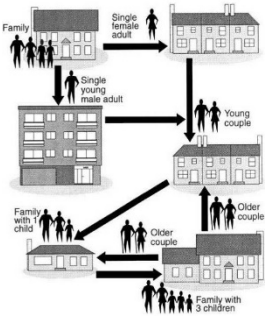


Diagram of life-cycle housing needs
Source: Envision Utah.

ii. Inclusionary Approach: High quality neighborhoods are inclusive and welcome people of all stages of life. Communities are addressing housing affordability using an inclusionary approach that allows for a mixture of housing types and prices, recognizing that housing affordability is integral to the long-term success of the City. Segregating housing by type, price, and size can lead to major divides in a community, most often along socioeconomic lines. This can ultimately lead to areas of higher crime, poverty, and other challenges. Ensuring neighborhoods include housing diversity minimizes the creation of these problem areas, and leads to a more inclusive, diverse, and accepting community. Children in such communities will grow up knowing people from different ages, walks of life, and from different socio-economic groups.

iii. Communal Activity: Community activity such as community gardens, joint art projects, dance and cultural exchange, and other such events introduce people to each other and make it easier for neighborhood policing and easy identification of strangers. That sense of identity also puts *eyes on the street* and neighbors look out for each other's kids and property.

Planning should be strategic, and careful, to ensure that increased densities have minimum or low impacts on the fabric of existing neighborhoods.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

Section 05.020. Zoning Districts Purpose.

H. The purpose of the **High Density Residential District (R-3)** is to provide an environment and opportunities for higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses.

PROPERTY HISTORY

June 12, 2007	This property was annexed into Lehi City as part of the Winford Gray Annexation.
December 10, 2019	The City Council approved a General Plan Amendment and Concept Plan for the Jonsson Mink Ranch Property.

REPORT ANALYSIS

The applicant is requests approval of a proposed zone change from TH-5 to R-3 for 5.34-acres of property. The City Council recently approved a concept plan and General Plan amendment to HDR on the property which would allow for the R-3 zone.

The purpose of the High Density Residential District (R-3) is to provide an environment and opportunities for

higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses. The R-3 designation allows for a maximum density of 12 units per acre.

The DRC had two comments on the proposed zone change. One comment indicated that the proposed zone change is consistent with the recently approved General Plan amendment and the other comment reiterated that water dedication will be required for the R-3 zone.

Please include the DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Jonsson zone change, including DRC comments from January 22, 2020. This recommendation is based on the following findings:

1. The proposed zone change is consistent with the recent approval of a General Plan designation to HDR.
2. The proposed change will not unduly affect the uses, or proposed uses for nearby and adjoining properties.
3. The proposed change does not affect the health, safety, and welfare of the City.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on February 6, 2020. A summary of the motion will be provided prior to the City Council Meeting.

ORDINANCE NO: 09-2020

AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR APPROXIMATELY 700 SOUTH 1900 WEST

WHEREAS, Ivory Development LLC, authorized agent for the owner of property located at approximately 700 South 1900 West and further described by the legal description attached as Exhibit "A", has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the applicant seeks to have said parcel designated as R-3 (High Density Residential); and

WHEREAS, following a public hearing on February 6, 2020, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on February 11, 2020, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of February 6, 2020; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

PART I:

The Zone District Designation and the Zoning District Map of the property described on Exhibit "A" are hereby amended to R-3 (High Density Residential).

PART II:

A. If a provision of this Ordinance 09-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 11th day of February, 2020.

ATTEST

_____ _____

Mark Johnson, Mayor Teisha Wilson, City Recorder

EXHIBIT “A”

JONSSON PROPERTY ZONE CHANGE LEGAL DESCRIPTION

LEGAL DESCRIPTIONS
PREPARED FOR
JONSSON PROPERTY
LEHI CITY, UTAH
JANUARY 14, 2020
19-0166

LEGAL DESCRIPTIONS

TAX PARCEL SERIAL No. 13:024:0021

BEGINNING AT A POINT IN A FENCE LINE INTERSECTION ON THE NORTH SIDE OF 8170 NORTH COUNTY ROAD, WHICH POINT IS NORTH 1067.003 FEET AND WEST 1038.480 FEET (BASED ON THE UTAH STATE COORDINATE SYSTEM, CENTRAL ZONE AND DATA PUBLISHED BY THE UTAH COUNTY SURVEYOR, BEING ENTRY NO. 51683-78 IN BOOK 1708 AT PAGE 123) FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A FENCE LINE AS FOLLOWS: NORTH 00°00'43" EAST 338.084 FEET; THENCE SOUTH 89°35'16" EAST 642.962 FEET; THENCE SOUTH 340.771 FEET TO A POINT IN THE REMNANTS OF A FENCE LINE ON THE NORTH SIDE OF SAID COUNTY ROAD; THENCE ALONG SAID FENCE LINE AND SAID ROAD LINE NORTH 89°20'54" WEST 643.057 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION CONVEYED TO UTAH POWER & LIGHT COMPANY IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 24, 1979 AS ENTRY NO. 33524 IN BOOK 1772 AT PAGE 317 IN THE OFFICE OF THE UTAH COUNTY RECORDER AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE GRANTOR'S LAND AT A POINT 1240 FEET SOUTH AND 390 FEET WEST, MORE OR LESS, FROM THE CENTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE I EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 370 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY LINE OF SAID GRANTOR'S LAND; THENCE SOUTH 65°07' EAST 400 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF SAID GRANTOR'S LAND; THENCE NORTH 170 FEET, MORE OR LESS, ALONG SAID EAST BOUNDARY LINE TO THE POINT OF BEGINNING.

TAX PARCEL SERIAL No. 13-024-0024

Commencing South 1587.8 feet and West 387.75 feet from the Northwest corner of the Southeast quarter of Section 18, Township 5 South, Range 1 East, Salt Lake Meridian; thence North 199.13 feet; thence South 65°07' East 468.55 feet; thence West 424.48 feet to the beginning.

Jonsson Residential Zone Change
DRC Redline Comments

*Ivory Development- requests review of the **Jonsson Zone Change**, 5.3 acres of property located at approximately 700 South 1900 West changing the zoning from TH-5 to R-3.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Brad Mackay, Taylor Morgan
Date of Plans Reviewed: 1/16/20
Time Start: 12:22 PM
Time End: 12:23 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Kim – Planning:
1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-3 zone. The amount of culinary water is 5.40 feet per acre and the irrigation water is 1.90 feet per acre.
2. The proposed zone change is consistent with a General Plan amendment to HDR that was recently approved by the City Council on December 10, 2019.

Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Trent – Parks: No comments

Consistency with the elements of the Lehi City General Plan.

This area has a proposed **R-3** zoning designation on the General Plan that has been filed concurrently.

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

From the Lehi City General Plan Land Use Element the following goals and policies related to development should be considered:

1. Maximize opportunities to create an overall pattern of planned and orderly development with a system of land uses, adequately and efficiently served by a balanced and energy-efficient system of transportation, and community services that are sensitive to the natural physical qualities of the area.

2. Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.

3. Promote variety in commercial spaces, densities, and locations.

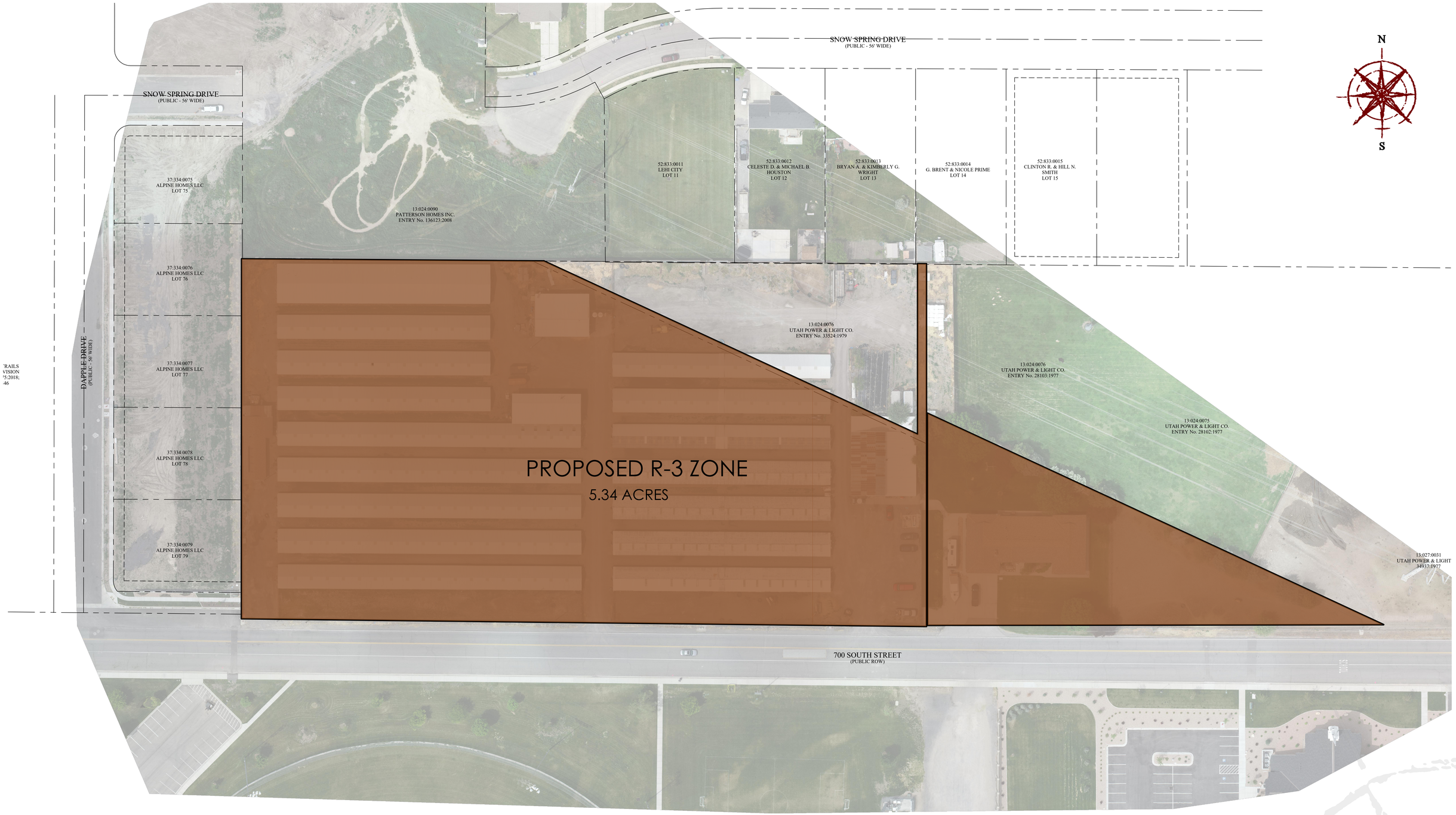
THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBURARY 6th

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.

Jonsson Property

Zone Change

The proposed amendment to the Jonsson Property zoning to R3 zone is being requested to allow for the property to be purchased and the mink farm operation to be relocated or shut down. This rezone will allow for the project to continue through the development process. This change will address a need to create an attainable housing product within this part of the City. The change will address the need of providing housing for a market segment that will fill the void of price, size, and lifestyle. This will allow the park across the street to be able to turn on the lights and utilize the park more efficiently. The amendment will not negatively affect the surrounding properties. The new changes will be suitable and work together with the existing uses and surrounding zoning. The change to the R3 zone will make the community a better place for the overall City with the diversity of product. The overall public health, safety, and welfare of the overall community will not be impacted.



'RAILS
VISION
'5:2018;
46

JONSSON PROPERTY MINK FARM rezone exhibit

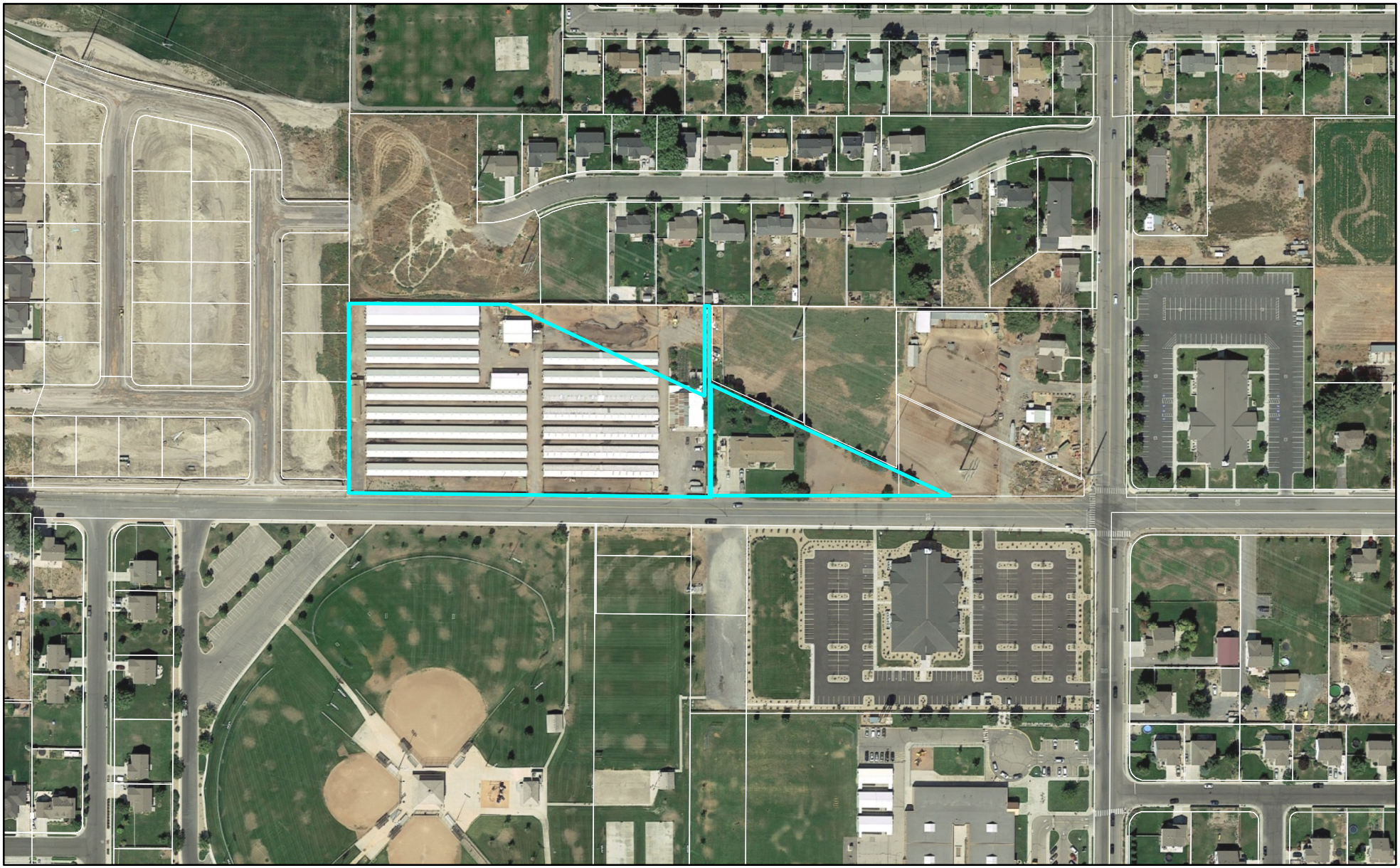
LEHI CITY, UTAH COUNTY
1/14/2020
19-0166

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Z:_2019\19-0166 Farm Land Mink Farm\design 19-0166\dwg\exhibits\19-0166 Rezone Exhibit.dwg

Jonsson Zone Change

Aerial

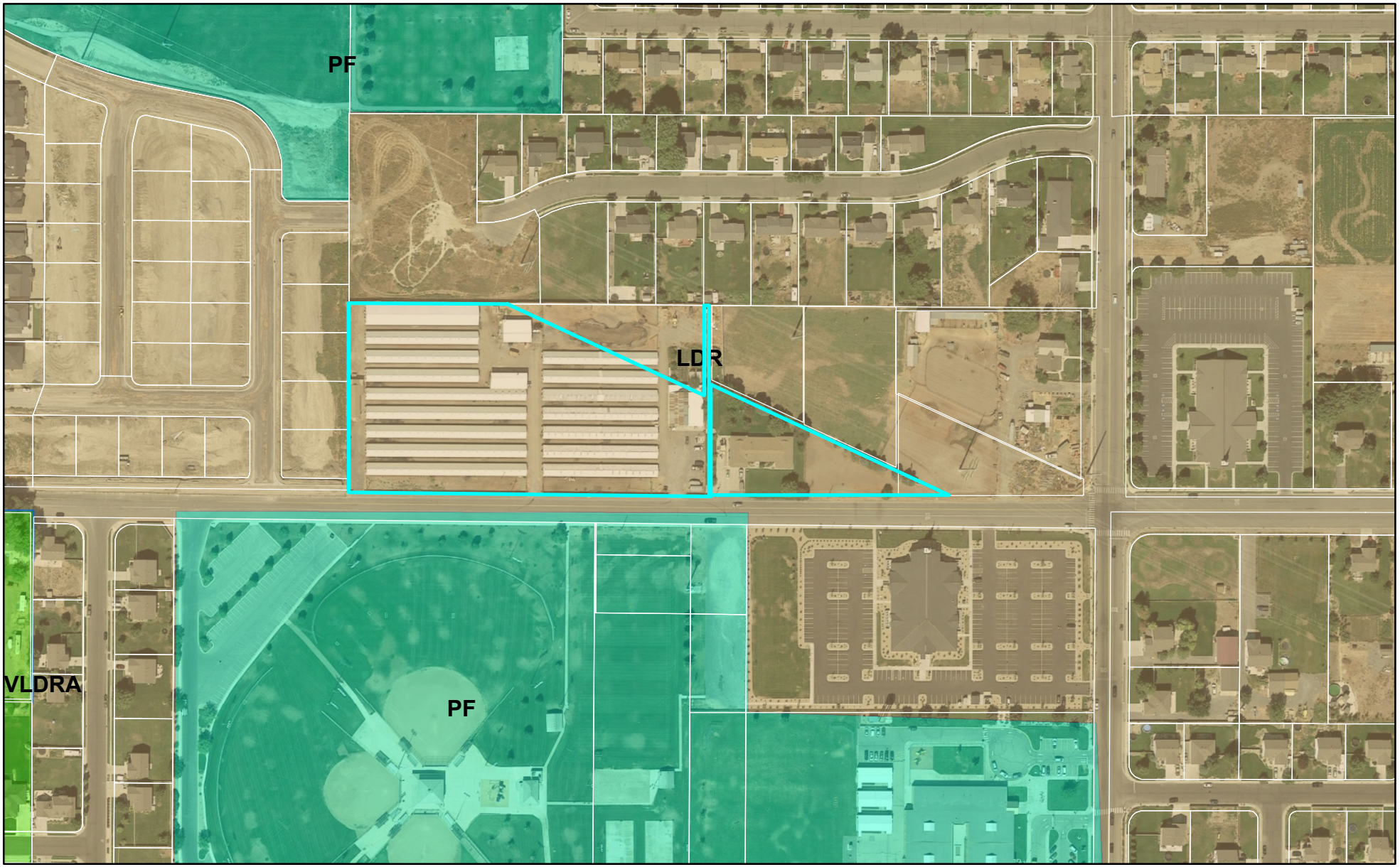


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LEHI CITY

Jonsson Zone Change

General Plan

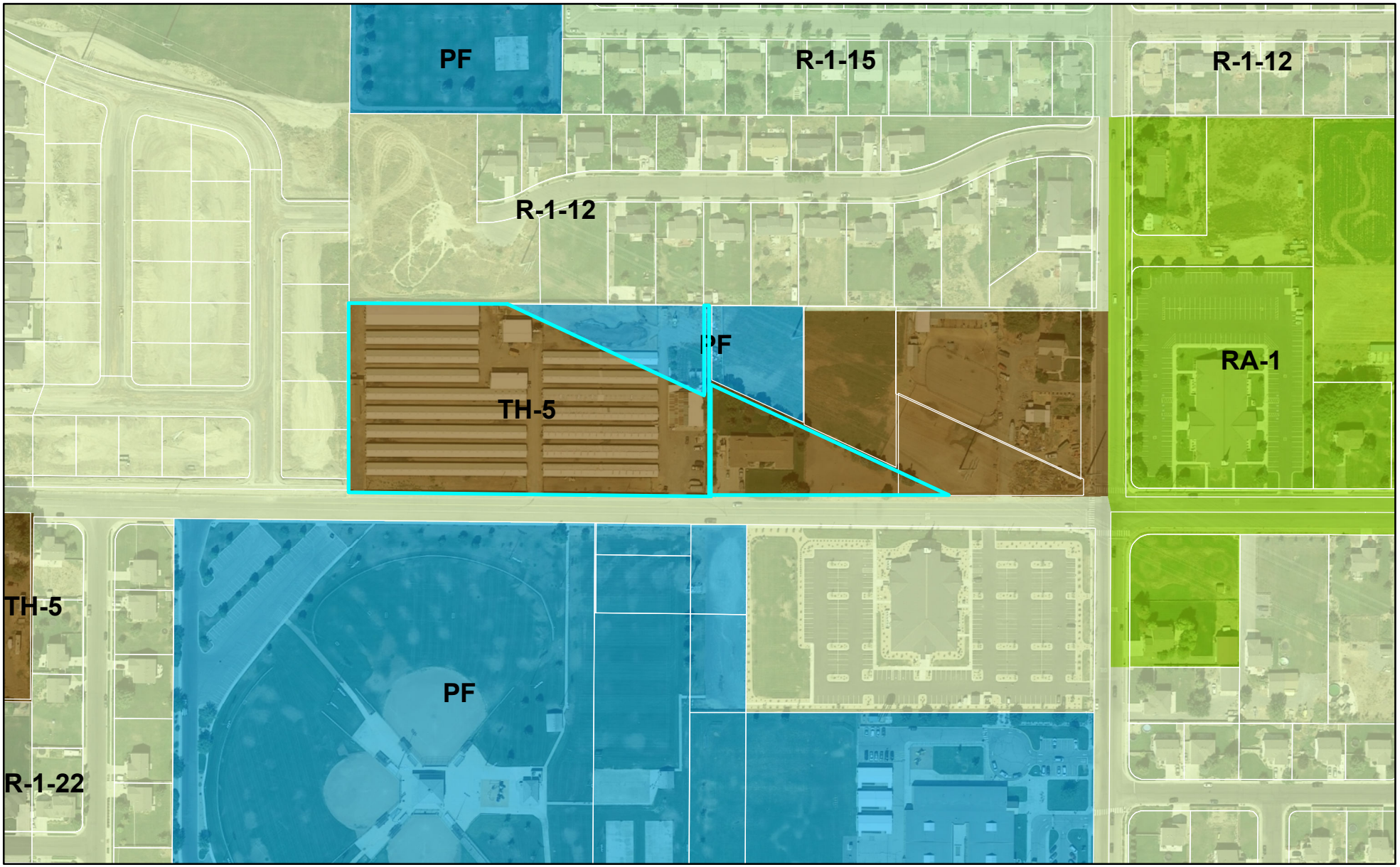


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LEHI CITY

Jonsson Zone Change

Zoning



0 290 580 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: February 11, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Preliminary Plat approval for the Jonsson Park Towns, a 59-unit residential development located at approximately 700 South 1900 West.
Petitioner: Ivory Development

Suggested Action:

Attachments:
CCR Jonsson Park Towns Preliminary Subdivision.docx

Jonsson Park Towns Preliminary Subdivision DRC 01.29.20.docx

Jonsson Farms Towns Preliminary 01.29.20 Plans, and Elevations.pdf

aerial map.pdf

gp map.pdf

zoning map.pdf

JONSSON PARK TOWNS PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Brad Mackay- Ivory Development		
Meeting Date	February 11, 2020		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	Approximately 700 South 1900 West		
Existing General Plan Designation	HDR (High Density Residential)		
Existing Zoning	TH-5 (Transitional Holding) with proposed R-3		
Existing Land Use	Mink Ranch		
Number of Lots/Units	59 units		
Adjacent Zoning and Land Use	*North*	R-1-12	Sunset Meadows
	South	PF	Sports Park
	East	TH-5	Vacant
	West	R-1-12	Dapple Gray Trails Plat C
Date of DRC Review	January 29, 2020		
Date of Planning Commission Review	February 6, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

Section 11.100. Effect of Preliminary Subdivision Plat Approval.
A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the City Council, the applicant may file an application for final subdivision plat approval.

Section 37.020. Multi-Family Residential Design Standards
Townhome Building Orientation. Townhomes shall be oriented towards all public streets with rear loading garages accessed by a paved parking area or alley way (see Figure 138). In addition, rear loading townhomes shall be required for a minimum of 50 percent of the total townhome units in a development with building entrances being oriented towards streets, parks, courtyards, and other open spaces. Units required to orient towards public streets may be considered toward meeting the 50 percent requirement. Off-street parking shall not be allowed between the building entrance of rear-loading townhomes and the street sidewalk.

Open Space. Common open space is an essential design feature of all multi-family projects, and the following standards shall be met for all new multi-family developments:

a. Open space areas shall respect and maintain natural features, such as trees and significant vegetation, hills, drainages, wetlands, water bodies, water ways, and other natures features.

b. All open space areas within multi-family developments shall be designed to have two or more sides of the

open space fronting primary internal public or private streets to ensure that open space is visible and available to all residents in the area (see Figure 141).

c. Open spaces shall be centrally located so they are accessible as a community amenity to all units in the development.

Pedestrian circulation. Mult-family residential projects shall provide a circulation plan and include the following improvements to improve pedestrian circulation and safety:

a. Pedestrian walkways that interconnect the adjacent streets, open spaces, parking areas, building entrys, adjacent sites and adjacent master planned trails where applicable. Each building located along a public road shall provide a sidewalk connection from the building entrance to the public sidewalk.

b. Walkways shall be hard surfaced with concrete, brick pavers or asphalt.

Crosswalks shall be placed where pedestrian walkways cross streets and internal roads and shall be painted or made of concrete or brick pavers.

APPLICABLE GENERAL PLAN SECTIONS

Best Practice 9.1: ***Develop local neighborhood programs to bring residents together under common causes and character.***

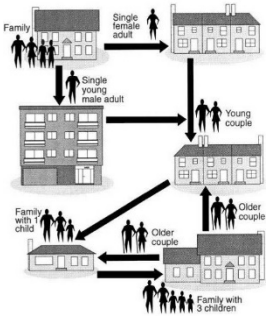


Diagram of life-cycle housing needs
Source: Envision Utah.

Neighborhoods are created by the coming together of individual households to form strong bonds. Communities are adopting programs and strategies to improve and strengthen neighborhood bonds and community character.

i. Life-Cycle Housing: Plan for housing suitable for different stages of life, including smaller, more affordable units for first-time buyers, singles, young couples, families with many children, and older home owners, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Housing policy should work to create opportunities for people to live and grow in the same community. This will enable young couples, families and the elderly to live near relatives, and stay within their same social networks (e.g. church boundaries) throughout their lives.

ii. Inclusionary Approach: High quality neighborhoods are inclusive and welcome people of all stages of life. Communities are addressing housing affordability using an inclusionary approach that allows for a mixture of housing types and prices, recognizing that housing affordability is integral to the long-term success of the City. Segregating housing by type, price, and size can lead to major divides in a community, most often along socioeconomic lines. This can ultimately lead to areas of higher crime, poverty, and other challenges. Ensuring neighborhoods include housing diversity minimizes the creation of these problem areas, and leads to a more inclusive, diverse, and accepting community. Children in such communities will grow up knowing people from different ages, walks of life, and from different socio-economic groups.

iii. Communal Activity: Community activity such as community gardens, joint art projects, dance and cultural exchange, and other such events introduce people to each other and make it easier for neighborhood policing and easy identification of strangers. That sense of identity also puts *eyes on the street* and neighbors look out for each other's kids and property.

Planning should be strategic, and careful, to ensure that increased densities have minimum or low impacts on the fabric of existing neighborhoods.

PROPERTY HISTORY

June 12, 2007 This property was annexed into Lehi City as part of the Winford Gray Annexation.

December 10, 2019 The City Council approved a General Plan Amendment and Concept Plan for the Jonsson Mink Ranch Property.

REPORT ANALYSIS

The applicant requests preliminary subdivision approval of a proposed 59-lot preliminary subdivision located at approximately 700 South and 1900 West. The proposed preliminary subdivision meets the density, layout, architecture, and connectivity requirements. This section will review these requirements as well as the DRC comments.

Density

The applicant's plan shows that their intention is to build 59 townhomes on the 5.34-acre property and demolish the existing mink farm operation and homes. The recently approved General Plan designation of HDR allows for the proposed density. The applicant has submitted a concurrent request for a zone change to R-3, which allows up to a maximum 12 units per acre. The proposed 11 units per acre included in this subdivision would not exceed the maximum density allowed by the R-3 zone or General Plan HDR land use designation.

The proposed preliminary subdivision is intended to provide more diverse housing options that can support households in different stages of the life cycle and at differing income levels. **Best Practice 9.1** of the General Plan is to develop local neighborhood programs to bring residents together under common causes and character. Best Practice 9.1 includes three strategies to increase neighborhood bonds which include: life cycle housing, an inclusionary approach, and communal activity. The proposed concept plan is consistent with Best Practice 9.1 by providing a greater diversity of housing options to the area.

Layout

The Multi-Family Residential Design standards require 50 percent of townhomes to rear load and have front doors onto public streets or open space. This layout shows all rear loading townhomes except for 12 which are front loading townhomes. The 12 frontloading units are located along the west property line, and the proposed layout meets the 50 percent rear loading requirements. The proposed elevations meet the material requirements and architectural variety has been incorporated with the design. The layout also includes surface parking for visitors of the townhomes and a tot lot playground has been included as an amenity.

A development agreement is being submitted concurrently that will be reviewed by the City Council. The development agreement includes this project as well as the Ivory Ridge Amendment and Holbrook Farms Amendment. The development agreement states that the applicant will construct a precast concrete fence between the Jonsson Property and the property to the east owned by Utah Power and Light Company. Additionally, the applicant will construct the trail along the south side of the powerline corridor. The DRC included a comment that an exception to the typical setbacks will need to be included in a development agreement. The building setbacks will be reduced along 700 South to 15' minimum front to porch to create a better pedestrian interface and allow for more flexibility in building designs. The proposed setbacks along the west property line match the 20' setbacks allowed in the Dapple Gray Subdivision. The development agreement includes additional setback considerations for setbacks from the side yard to a road, between buildings, and adjacent to open space.

Architecture

The applicant provided proposed elevations that include a variety of decorative details and styles. A few examples of the elevations are included in the packet and additional elevations were reviewed by the DRC. The DRC rec-

ommended the use of the Scandinavian townhome elevations. If the preliminary and final subdivisions receive approval, City Staff will work with the applicant to ensure the product mix, corner lot and other code requirements are met.

Connectivity

The proposed preliminary subdivision has a connectivity index score of 2.5 which meets the required score of 1.75. The maximum allowed block length of 600 feet for a density of more than 4.1 units per acre is met. These connectivity standards seek to promote an increase in walkability and overall transportation connections. With smaller block lengths and a higher connectivity index score, this proposed preliminary subdivision's design encourages walkability.

DRC Comments

The DRC had 8 comments including the following:

1. Address pedestrian sidewalk access along the front of units 7-12. Recommend using pavers for the north section of the front-loading townhomes.
2. An exception to the typical setbacks will need to be included in the development agreement.
3. Recommend using the Scandinavian townhome elevations.
4. Move the trail west so it's closer to the UP&L property line to leave more usable space for Jacklin's lease area for agriculture.
5. Show 6' precast fencing along the Jacklin's lease boundary where they are leasing for agricultural purposes from UP &L. Resolve Jacklin's lease area.

Please consider all DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the proposed Jonsson Park Towns preliminary subdivision including the DRC comments from January 29, 2020. This recommendation is based on the following findings:

1. The proposed subdivision meets the density, layout, architecture, and connectivity standards of the Lehi City Development Code.
2. The proposed preliminary subdivision is consistent with Best Practice 9.1 of the General Plan by providing more opportunity for life-cycle housing and utilizing a more inclusionary approach.
3. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals, including the density in lieu.
5. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed zone change on February 6, 2020. A summary of the motion will be provided prior to the City Council Meeting.

Jonsson Park Towns Preliminary Subdivision
DRC Redline Comments

*Ivory Development- requests preliminary subdivision review of the **Jonsson Park Towns**, a 59-unit residential development located at approximately 700 South 1900 West.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Brad MacKay, Ben Duzett
Date of Plans Reviewed: 01/27/20
Time Start: 1:35 pm
Time End: 2:02 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer:
1. RIM elevations on SSMH's are wrong. RIM elevations on SDMH's in 700 South are wrong.
2. Why change the sewer design to connect at a sewer manhole that is shallower and further away when you are struggling for depth?
3. 15" SD pipe connecting to an 8" land drain pipe. Reduce 15"storm drain to 12"

Kim – Planning:
4. Address pedestrian sidewalk access along the front of units 7-12. Recommend using pavers for the north section of the front-loading townhomes.
5. An exception to the typical setbacks will need to be included in the development agreement.
6. Recommend using the Scandinavian townhome elevations.
7. Move the trail west so it's closer to the UP&L property line to leave more usable space for Jacklin's lease area for agriculture.
8. Show 6' precast fencing along the Jacklin's lease boundary where they are leasing for agricultural purposes from UP &L. Resolve Jacklin's lease area.

Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Trent – Parks: No comments

General Comment
1. Look into avoiding storm drain conflict with water mains along 700 South and Dapple Drive.
2. How is it buildings are being placed over ROW?
3. Provide a 10' PUE on both sides of all roads, public and private.
4. Labels are unreadable throughout plans.
5. Provide tabulations for landscaping.
6. Add sleeves under trail at each sidewalk connection for future landscaping.
7. Sidewalk transitions into the ADA ramps along 700 S will need to be updated at the time of final plat so that the connecting private road sidewalks lead to the ADA ramp landing and not into the truncated dome.

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.

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.

5. Reimbursement Agreement for any reimbursable improvement items must be in place.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Irrigation Company signature on the construction drawings for the irrigation piping.
10. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
11. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).
12. Provide a signed development agreement (prepared by Lehi City Planning Department).
13. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
14. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
15. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
16. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
17. Address any comments or conditions from City Council approval.
18. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
19. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. Provide a recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. 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. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. 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.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.

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.

9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 6, 2020.

PARKING TABULATION:
REQUIRED PARKING - 2 STALLS/DWELLING UNIT (NOT IN TANDEM) + 1 GUEST PARKING SPACE PER 3 DWELLING UNITS. 1 SPACE PER UNIT TO BE WITHIN A FULLY ENCLOSED GARAGE OR UNDERGROUND PARKING STRUCTURE.
TOTAL REQUIRED PARKING = 140 STALLS (70 GARAGED)

PROVIDED PARKING - UNITS 1, 6, 7, 12- 70 TWO STALLS/UNIT = 104 STALLS (ALL GARAGED)
UNITS 2-5, 8-11 = ONE STALL PER UNIT = 8 STALLS (ALL GARAGED)
UNCOVERED OFFSTREET PARKING STALLS = 29 STALLS
TOTAL PROVIDED PARKING = 141 STALLS (112 ARE GARAGED)

NOTES:
1) ALL EXISTING MINOR FARM BUILDINGS AND FENCES TO BE REMOVED ON SUBJECT PROPERTY
2) SUBJECT PROPERTY WILL BE CONSTRUCTED IN ONE PHASE.
3) PROPOSED FRONT YARD FENCING FOR PRIVATE AREA. MAXIMUM 48" FENCE HEIGHT. TYPE, STYLE, COLOR, MATERIAL AND EXACT LOCATION OF FENCING TO BE DETERMINED AT FINAL PLAT APPROVAL.
4) THE FOLLOWING ITEMS WILL BE REVIEWED A THE TIME OF FINAL PLAT REVIEW:
(A) PLAN AND PROFILES CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS
(B) ALL PIPE TYPES, SPECIFIC LOCATION AND DETAILS (ENDS, DETECTOR TAPE ETC.)
(C) VALVES
(D) FLOW-OFFS INCLUDING SIZE TYPE AND PROTECTIONS
(E) MANHOLES, BOXES AND RELATED DETAILS
(F) WATER AND SEWER SERVICE DETAILS
(G) FIRE HYDRANTS
(H) LOT LINE UTILITY EASEMENTS
(I) STREET LIGHTS/STREET SIGNS/TRAFFIC SIGNS
(J) POWER LINE EXTENSIONS AND DOME/TRANSFORMER LOCATIONS
(K) LOT ADDRESSES
(L) CURB VALUES AND ROAD SUBBASE.
(M) SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.

LEGEND
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- PUE
- 15" RCP SD — 15 SD
- 3" RCP SD — 36 SD
- 8" PVC SDR-35 SEWER — 8 SS
- " PVC DR-18 C 00 WATER — 6 W
- 8" PVC DR-18 C 00 SEC. WATER (PURPLE PIPE) — 8 SW
- EXIST. 12"RCP SD — EX 12 SD
- EXIST. 18"RCP SD — EX 18 SD
- EXIST. 10" SDR-35 SEWER — EX 10 SS
- EXIST. 8" DR-18 C 00 WATER — EX 8 W
- EXIST. 10" DR-18 C 00 SEC. WATER (PURPLE PIPE) — EX 10 SW
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & END
- WATER FLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & END
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- SPOT ELEVATION
- HAUL ROUTE

EXIST FENCE TO BE REMOVED
EXIST WELL AND ABANDONED AND CAPPED AT GRADE. FILLED WELL DETAILS AND DOCUMENTATION PROVIDED TO LEHI CITY
PROPOSED PLAYGROUND
PROPOSED 10 PARK
EXIST FENCE TO BE REMOVED
EXIST WELL TO BE ABANDONED AND CAPPED AT GRADE. FILLED WELL DETAILS AND DOCUMENTATION PROVIDED TO LEHI CITY
EXIST SHED TO BE REMOVED
PROPOSED PLAYGROUND
STREET A
STREET
ONSSON PARK LANE
15 SD
18 SD
8 SS
8 SW
8 W
EXIST POWER TO BE REMOVED
EXIST. GATE TO BE REMOVED
CONNECT TO EXIST. STORM DRAIN
CONNECT TO EXIST. SEWER
EXIST. FIRE HYDRANT TO BE RELOCATED INTO PARKSTRIP
PROPOSED 2 CONCRETE PAD
EXIST FENCE TO BE REMOVED
PROPOSED WATER LINES
PROPOSED 8" SECONDARY WATER AND 6" CULINARY WATER MAINS
CLEAN EXIST DITCH
58.0 ASPHALT
700 SOUTH
EXIST POWER LINES TO BE ELECTRICALLY CASED
EXIST SEWER MAIN TO REMAIN IN PLACE
EXIST. FIRE HYDRANT TO BE RELOCATED INTO PARKSTRIP
EXIST. OVERHEAD POWER ALONG 700S. TO BE RELOCATED
PROPOSED 2 CONCRETE PAD AND CURB
EXIST FENCE TO BE REMOVED
PROPOSED WATER
CONNECT TO EXIST. 8" SECONDARY WATER AND 6" CULINARY WATER MAINS
EXIST FENCE TO BE REMOVED
PROPOSED 2 CONCRETE PAD AND CURB
EXIST. FIRE HYDRANT TO BE RELOCATED INTO PARKSTRIP
MATCHLINE A
MATCHLINE A
700 SOUTH
GANDER WAY

80 MINOR COLLECTOR 700 SOUTH
N.T.S.
83.00 FLOW-FLOW
5.00 SIDEWALK
10.00 PARKSTRIP
6.00 CURB LANE
9.00 SLOPE
2.00 FLARE CURB WALL
12.00 TRAVEL LANE
12.00 TRAVEL LANE
9.00 SLOPE
2.00 FLARE CURB WALL
6.00 CURB LANE
11.00
5.00 PARKSTRIP
SIDEWALK
2.00
-0.25
-0.58
2.00
0.00
2.00
-0.58
-0.25
2.00
-0.0

20 PRIVATE DRIVEWAY
N.T.S.
20.00 FLOW-FLOW
10.00 DRIVEWAY
10.00 DRIVEWAY
-0.2
2.00
0.00
2.00
-0.2

38 ROAD ONSSON PARK LANE
N.T.S.
38.00 FLOW-FLOW
5.00 SIDEWALK
2.00
12.00 PARK STRIP
12.00 PARK STRIP
2.00
5.00 SIDEWALK
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0.03

34 ROAD STREET
N.T.S.
3 .00 FLOW-FLOW
5.00 SIDEWALK
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10.00 PARK STRIP
10.00 PARK STRIP
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GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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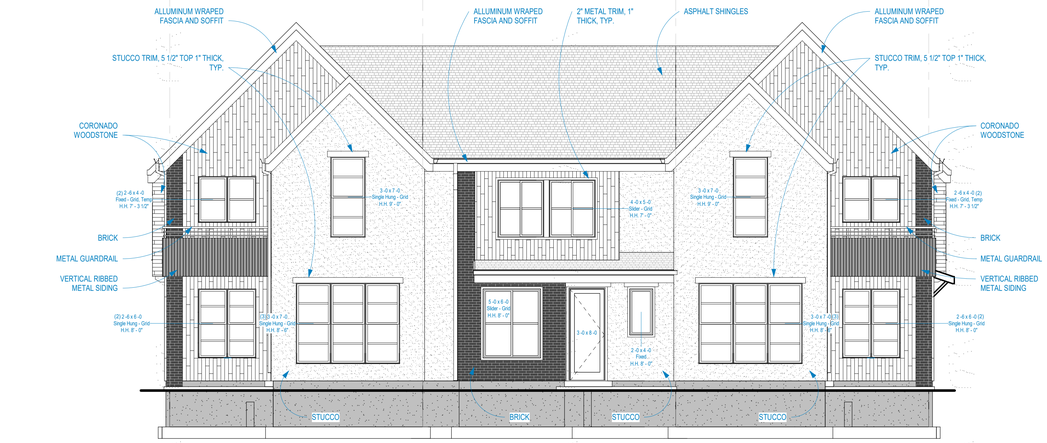
THE TOWNS AT SNOW SPRINGS
PRELIMINARY PLANS - LEHI, UTAH
SITE PLAN

REVISION LOG	DESCRIPTION	DATE
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5	----	----
6	----	----

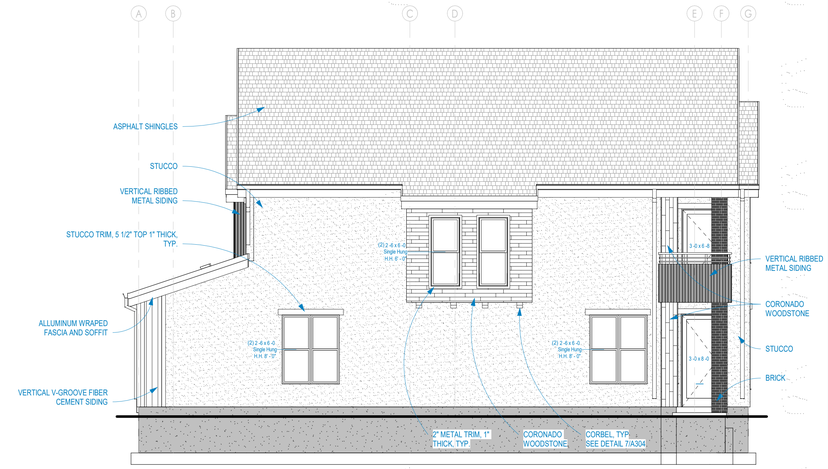
SITE PLAN

Scale: 1" = 40' Drawn: MEC
Date: 01/27/2020 Job #: 1501
Sheet: C3

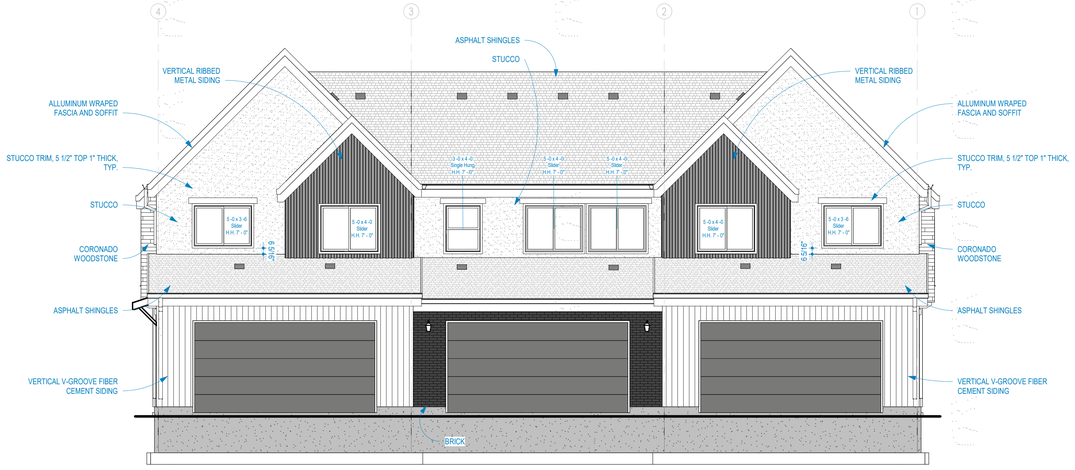
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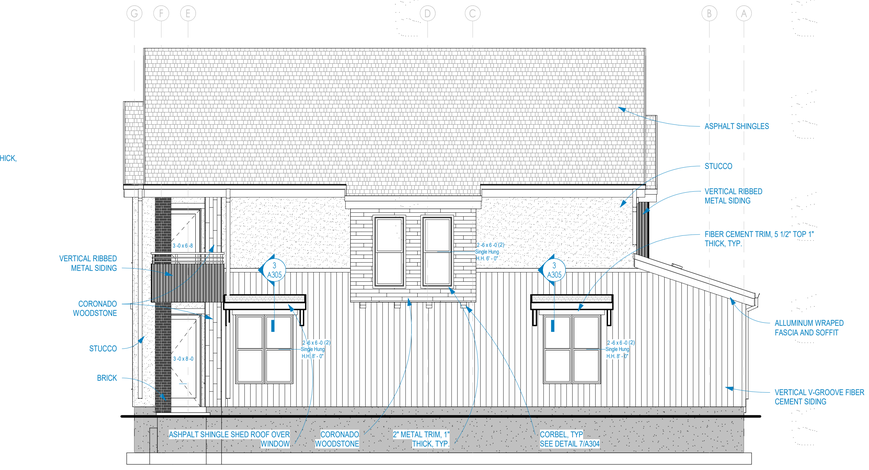
1 FRONT ELEVATION
3/16" = 1'-0"



3 LEFT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



4 RIGHT ELEVATION
3/16" = 1'-0"



6 FRONT PERSPECTIVE



5 BACK PERSPECTIVE

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	EXTERIOR STUCCO. SEE FINISH SCHEDULE FOR COLOR
	VERTICAL CLAPBOARD FIBER CEMENT SIDING WITH 8" EXPOSURE. SEE FINISH SCHEDULE FOR COLOR
	KING BRICK AS SELECTED BY OWNER / ARCHITECT. SEE FINISH SCHEDULE FOR COLOR.
	VERTICAL RIBBED METAL PANELS AS SELECTED BY OWNER / ARCHITECT. SEE FINISH SCHEDULE FOR COLOR.
	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION / SECTION GENERAL NOTES

1. CONTRACTOR SHALL VERIFY THAT ALL GRADES SLOPE AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0" AS PER IBC.
2. CONTRACTOR TO COORDINATE WITH CIVIL FOR LOCATION OF UTILITIES, & COORDINATE GAS & ELECTRICAL METERS ON BUILDING AND SHALL PROVIDE PROTECTION AS REQUIRED.
3. CONTINUOUS METAL GUTTER TO SLOPE TO DOWNSPOUTS, SEE DETAILS
4. CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE AND DAYLIGHT 10' AWAY FROM STRUCTURE, MIN. SEE CIVIL PLANS FOR HOOKUP.
5. PROVIDE TRANSITION OF SIDING MATERIALS AT INSIDE CORNER ONLY AS SHOWN ON DRAWINGS.
6. PROVIDE FLASHING DIVERTER AT ALL LOCATION WHERE ROOF TERMINATES INTO SIDE OF WALL. DIVERTER SHALL BE INSTALLED TO DIRECT WATER AWAY FROM WALL.
7. CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL VENTING REQUIREMENTS.
8. CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSITIONS WHETHER SHOWN OR NOT.
9. COORDINATE EXPOSED STRUCTURAL BEAMS WITH ARCHITECTURAL AND INTERIOR DESIGNER FOR DETAILS AND FINAL FINISHES.

ELEVATION MATERIAL AREA SUMMARY

FRONT ELEVATION	MATERIAL	SQ. FT.	%
	WOODSTONE	347	33
	BRICK	106	10
	SUBTOTAL	453	**43**
	STUCCO	536	51
	METAL	63	06
	TOTAL	**1,052**	**100**

ELEVATION MATERIAL AREA SUMMARY

REAR ELEVATION	MATERIAL	SQ. FT.	%
	WOODSTONE	17	2
	BRICK	65	9
	SUBTOTAL	**82**	**11**
	STUCCO	315	45
	METAL	140	20
	VERT. WOOD	167	24
	TOTAL	**704**	**100**

ELEVATION MATERIAL AREA SUMMARY

LEFT ELEVATION	MATERIAL	SQ. FT.	%
	WOODSTONE	81	11
	BRICK	21	3
	SUBTOTAL	**102**	**14**
	STUCCO	617	80
	METAL	26	3
	VERT. WOOD	23	3
	TOTAL	**768**	**100**

ELEVATION MATERIAL AREA SUMMARY

RIGHT ELEVATION	MATERIAL	SQ. FT.	%
	WOODSTONE	81	11
	BRICK	21	3
	SUBTOTAL	**102**	**14**
	STUCCO	208	28
	METAL	26	3
	VERT. WOOD	415	55
	TOTAL	**751**	**100**

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Sandy Utah 84070
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project: SCANDI 3-PLEX
Units 3119-3121

project no: 1865 - 3119
date: 01.22.2020
revisions:

FOR PERMIT

sheet: EXTERIOR ELEVATIONS

A201

Plot Date: 1/22/2020 1:53:01 PM





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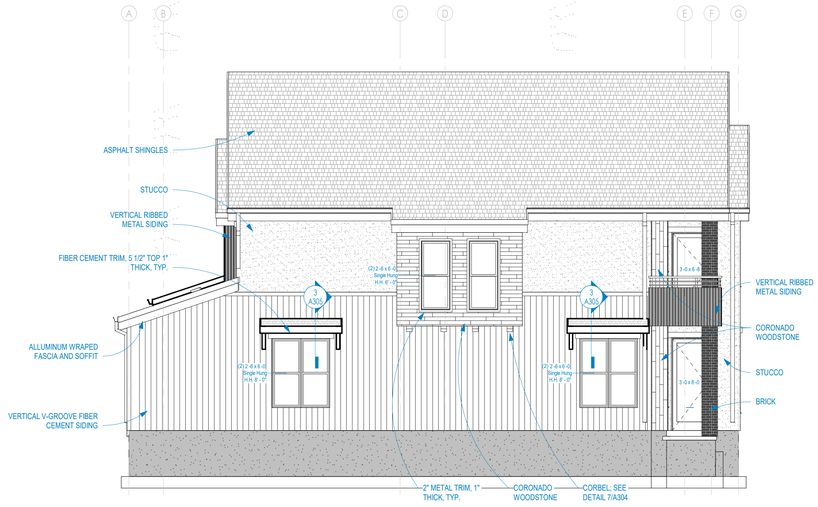
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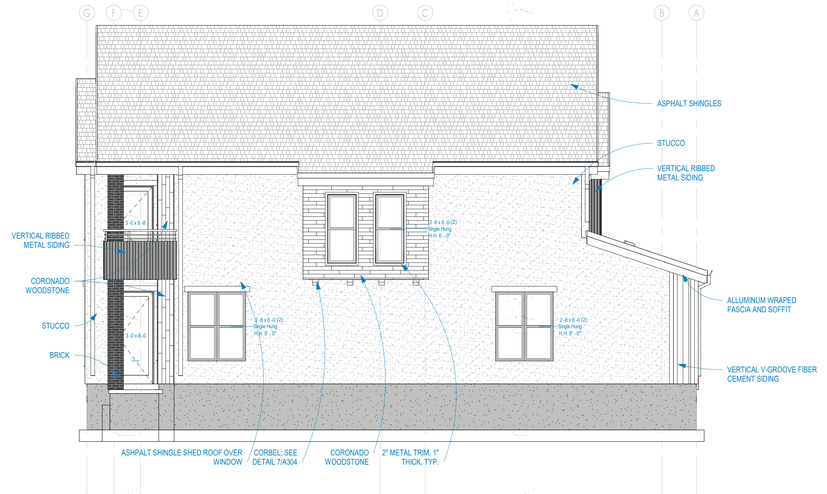
9. COORDINATE EXPOSED STRUCTURAL BEAMS WITH ARCHITECTURAL AND INTERIOR DESIGNER FOR DETAILS AND FINAL FINISHES.

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	EXTERIOR STUCCO. FINISH COLOR SELECTED BY OWNER
	VERTICAL RIBBED METAL PANELS AS SELECTED BY OWNER / ARCHITECT. FINISH COLOR SELECTED BY OWNER
	KING BRICK AS SELECTED BY OWNER / ARCHITECT. FINISH COLOR SELECTED BY OWNER
	CULTURED STONE SELECTED BY OWNER / ARCHITECT. FINISH COLOR SELECTED BY OWNER.
	VERTICAL V-GROOVE FIBER CEMENT SIDING / ARCHITECT. FINISH COLOR SELECTED BY OWNER
	NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL



1 LEFT ELEVATION
3/16" = 1'-0"



2 RIGHT ELEVATION
3/16" = 1'-0"

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project: SCANDI 6-PLEX
Units 3113-3118

project no: 1865 - 3113

date: 11.20.2019

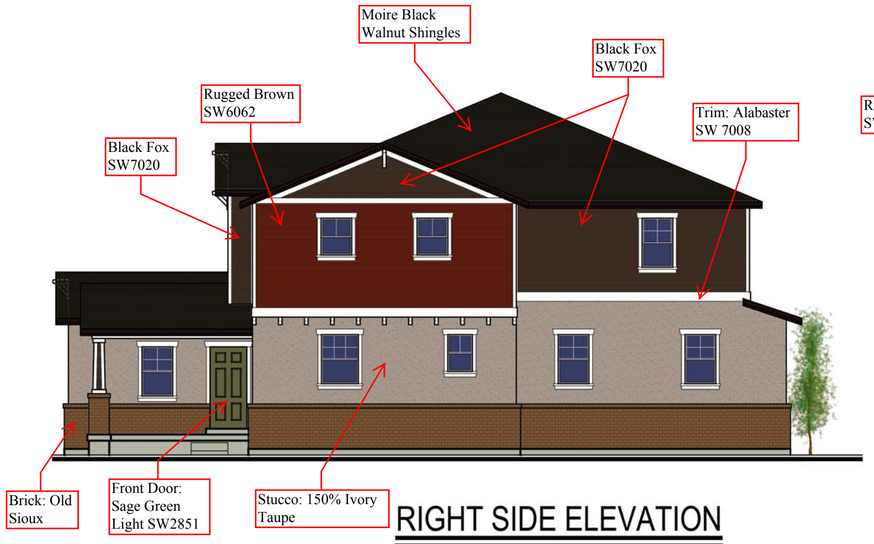
revisions:

FOR PERMIT

sheet: EXTERIOR ELEVATIONS

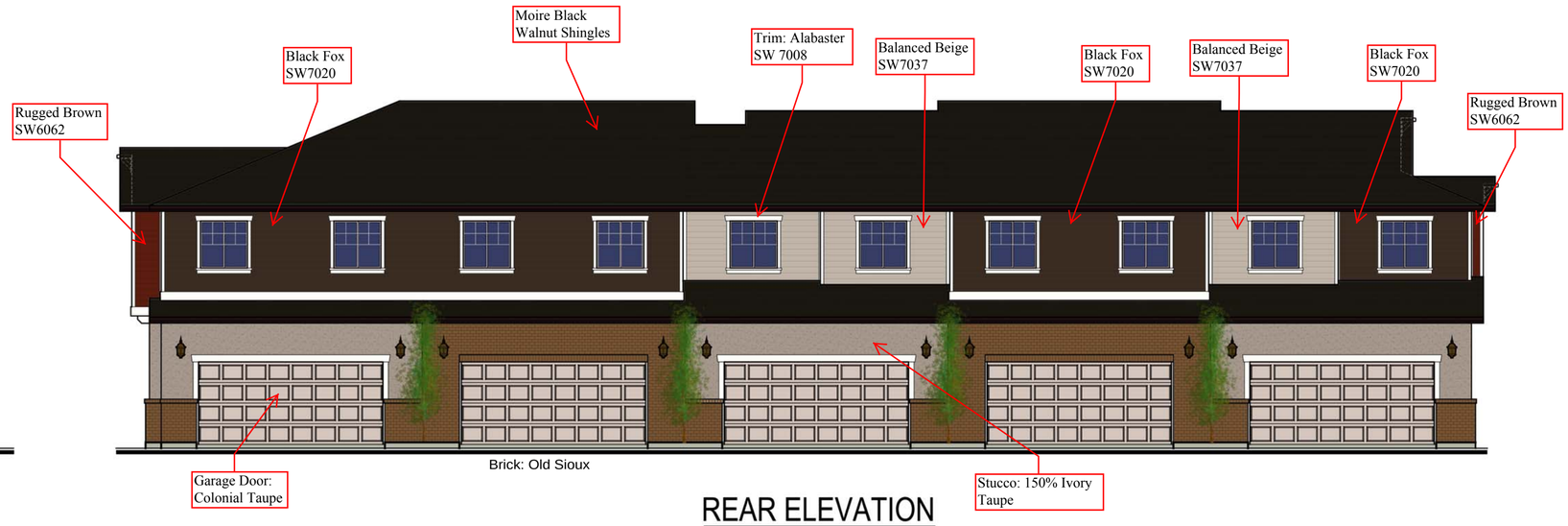
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Plot Date: 1/22/2020 1:59:33 PM



RIGHT SIDE ELEVATION

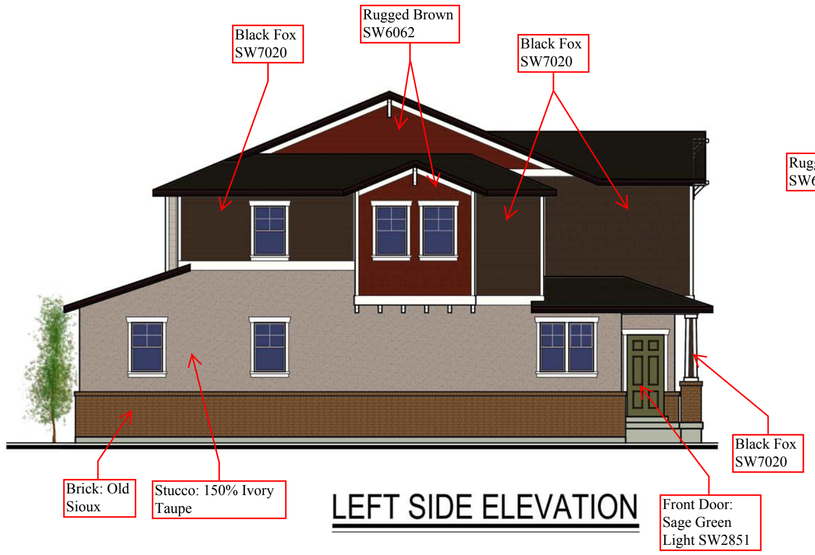
Material Ratios:
Siding 39%
Stucco 32%
Brick 20%
Openings 9%



REAR ELEVATION

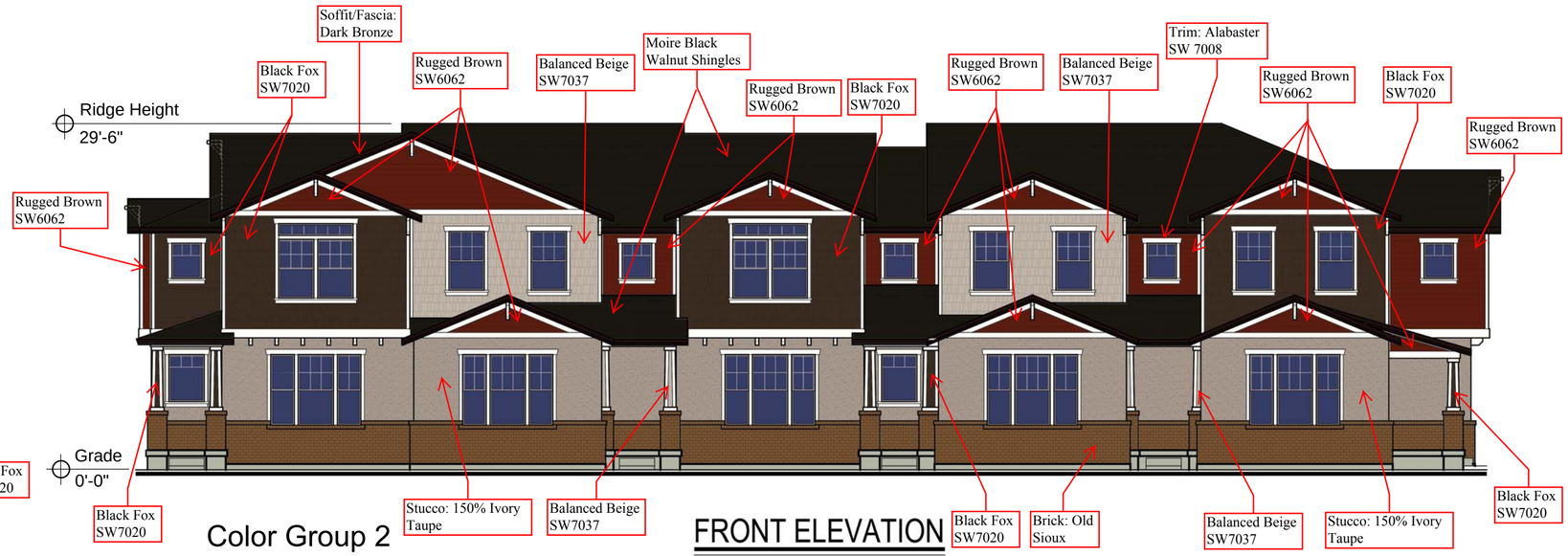
Soffit/Facia: Dark Bronze
Windows: Taupe

Material Ratios:
Siding 36%
Stucco 14%
Brick 17%
Openings 34%



LEFT SIDE ELEVATION

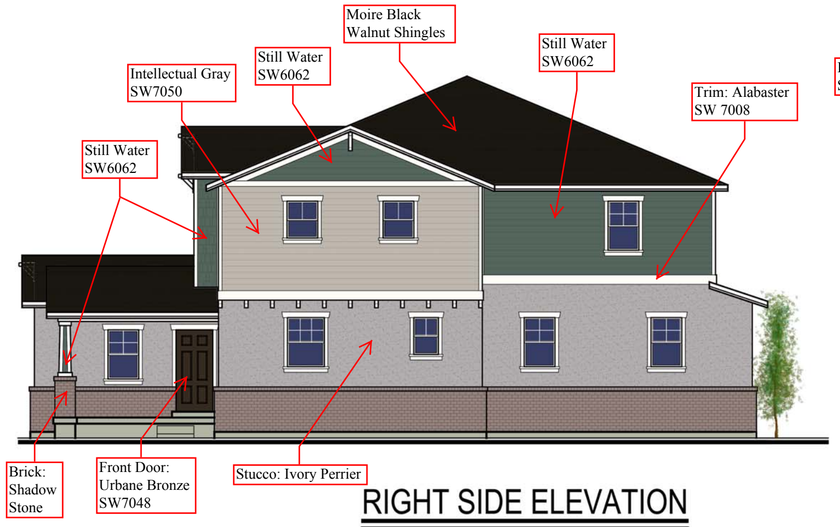
Material Ratios:
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Stucco 33%
Brick 18%
Openings 9%



Color Group 2

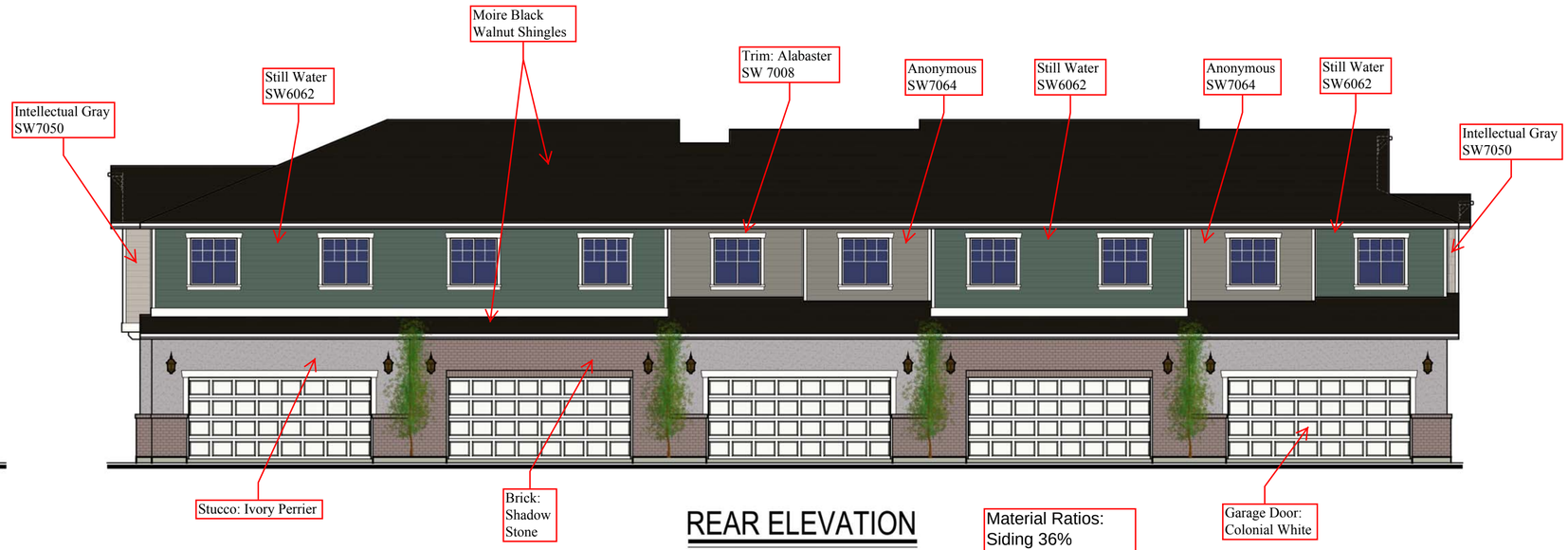
FRONT ELEVATION

Material Ratios:
Siding 39%
Stucco 26%
Brick 16%
Openings 19%



RIGHT SIDE ELEVATION

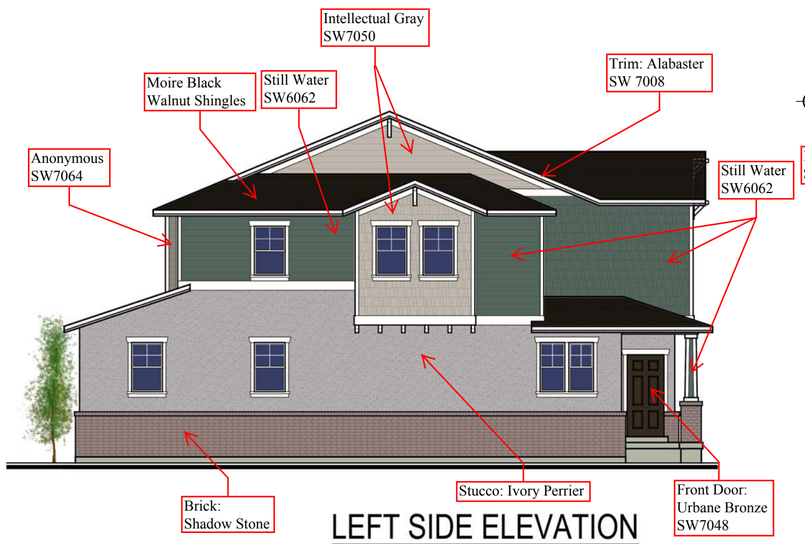
Material Ratios:
Siding 39%
Stucco 32%
Brick 20%
Openings 9%



REAR ELEVATION

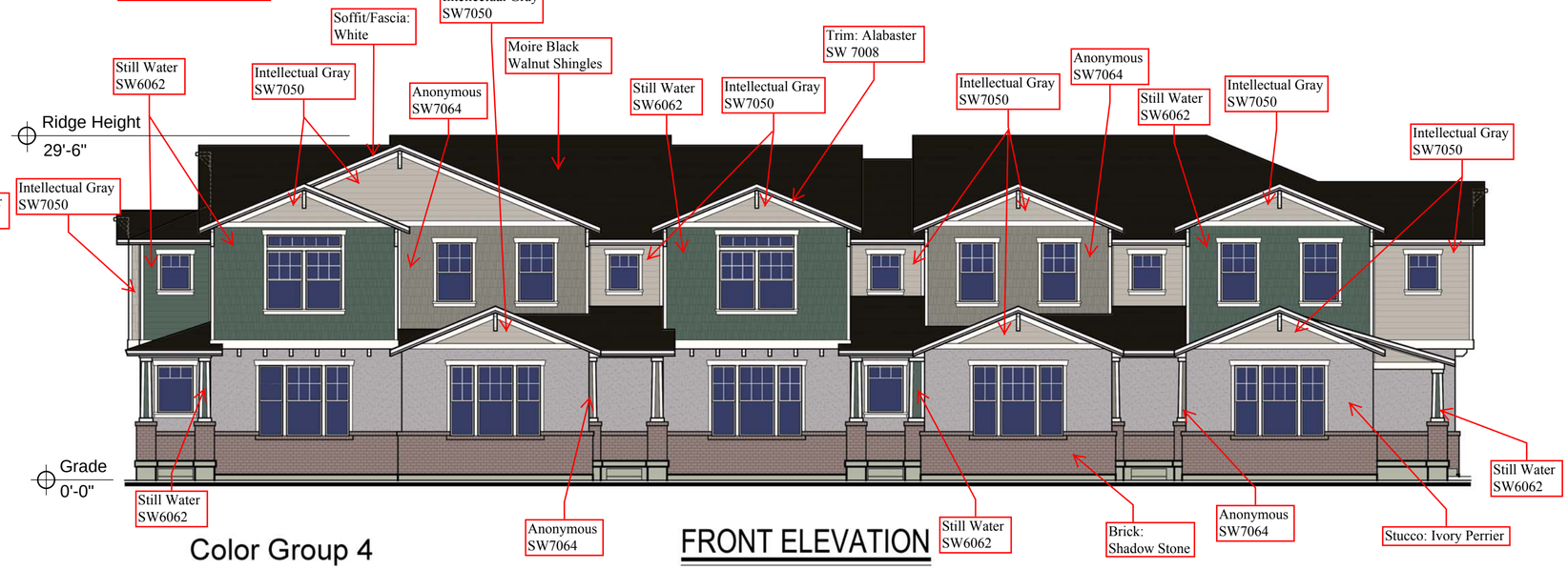
Material Ratios:
Siding 36%
Stucco 14%
Brick 17%
Openings 34%

Soffit/Facia: White
Windows: White



LEFT SIDE ELEVATION

Material Ratios:
Siding 39%
Stucco 33%
Brick 18%
Openings 9%



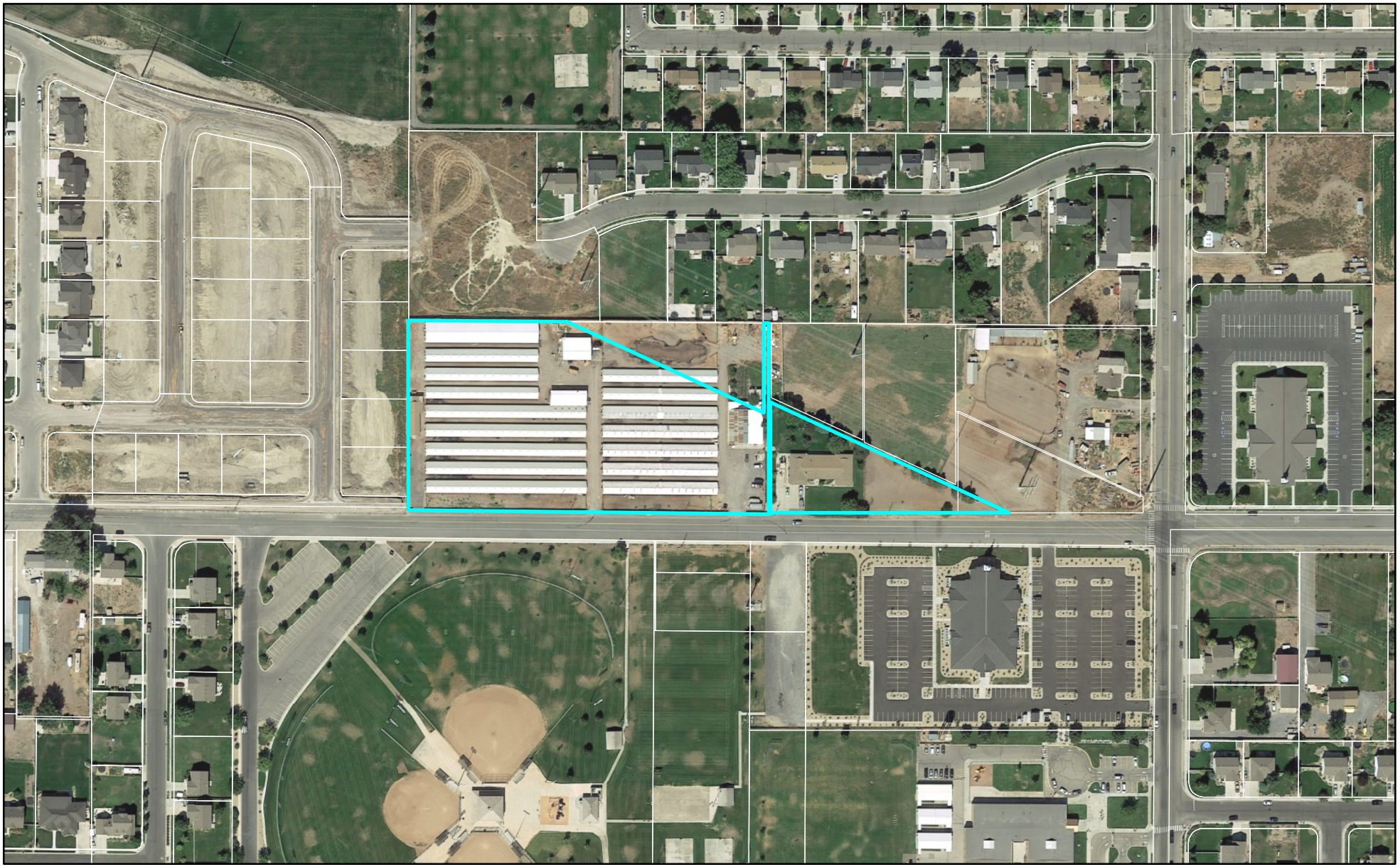
Color Group 4

FRONT ELEVATION

Material Ratios:
Siding 39%
Stucco 26%
Brick 16%
Openings 19%

Jonsson Farms Towns Preliminary Subdivision

Aerial

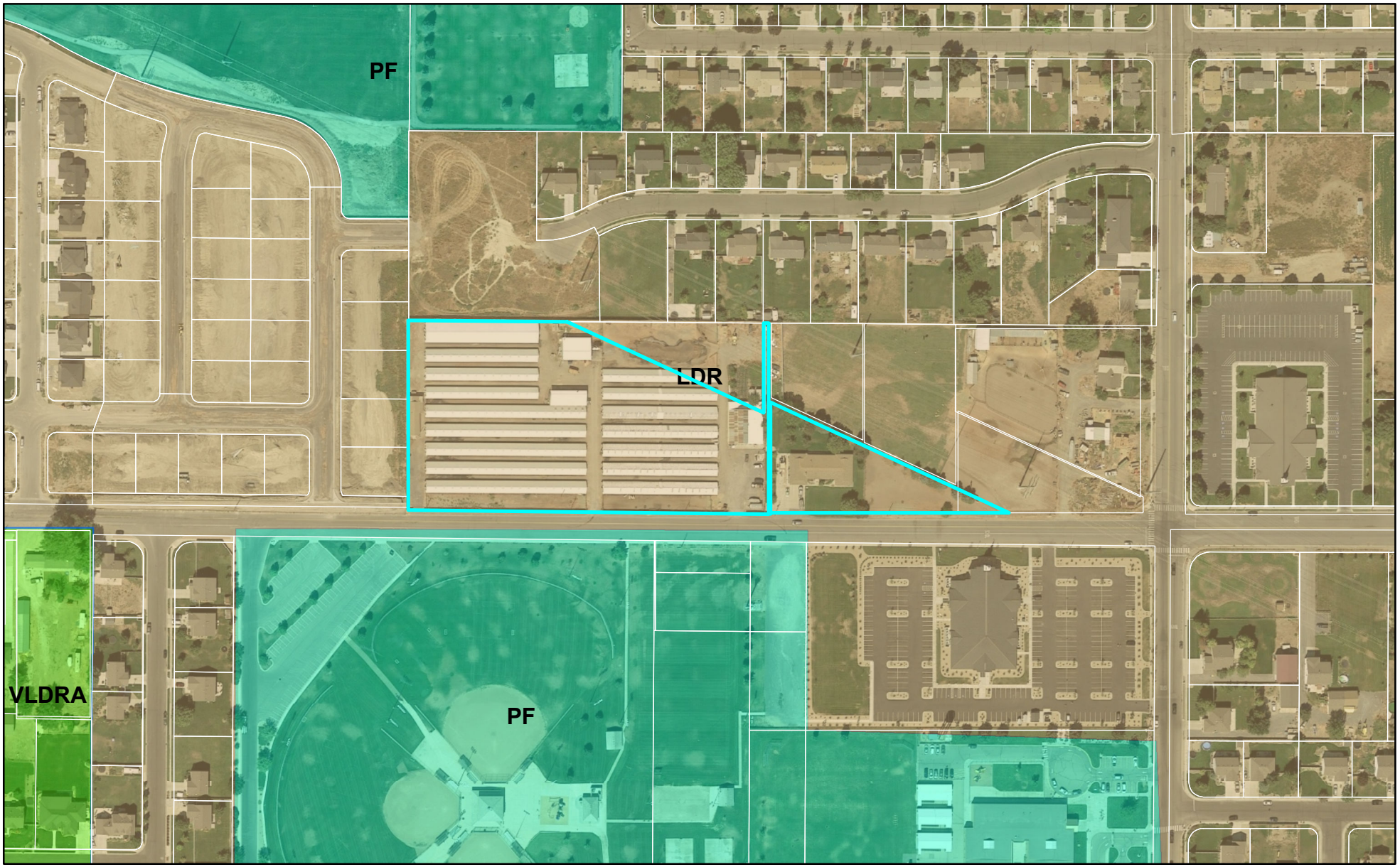


0 290 580 Feet

LEHI CITY

Jonsson Farms Towns Preliminary Subdivision

General Plan

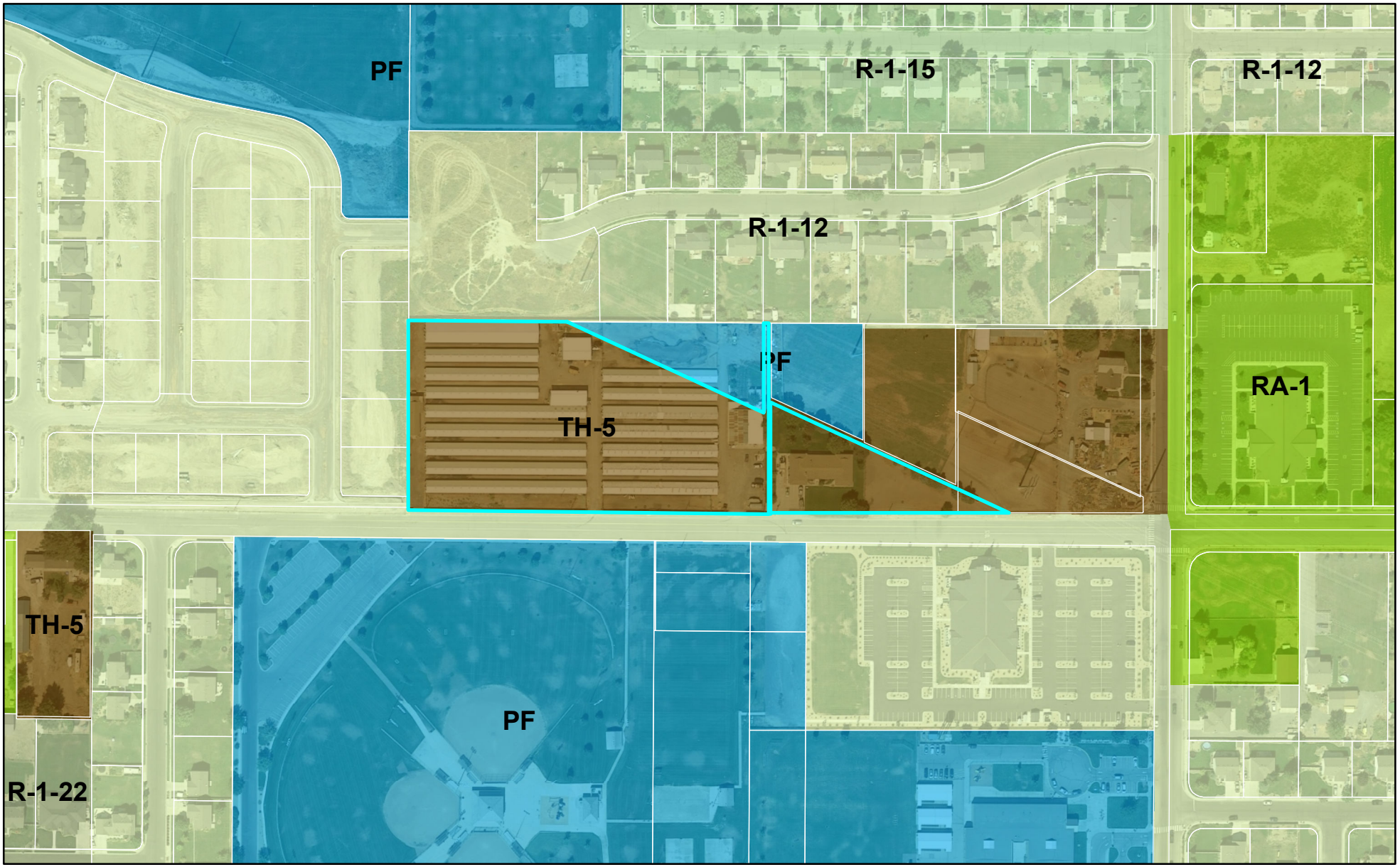


0 290 580 Feet

LEHI CITY

Jonsson Farms Towns Preliminary Subdivision

Zoning



0 290 580 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: February 11, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Consideration of Ordinance #10-2020, approval of the Pine Springs General Plan Amendment for 3.09 acres of property located at 225 South 600 East, changing the land use designation from LDR (Low Density Residential) to HDR (High Density Residential).
Petitioner: Dan Ford

Suggested Action:

Attachments:
CCR Pine Springs General Plan Amendment 02.11.20.docx

Ord 10-2020.docx

Pine Springs General Plan Amendment DRC 01.08.20.docx

Pine Springs General Plan Amendment narrative.pdf

Pine Springs General Plan Amendment maps.pdf

Pine Springs gpa aerial.pdf

Pine Springs gpa general plan.pdf

Pine Springs gpa zoning.pdf

PINE SPRINGS GENERAL PLAN AMENDMENT

CITY COUNCIL REPORT

Applicant	Dan Ford		
Meeting Date	February 11, 2020		
Requested Action/Purpose	Approval of a proposed general plan amendment		
Location	225 South 600 East		
Acreage	3.09 acres		
Existing Zoning	TH-5		
Existing General Plan Land Use Designation	LDR (Low Density Residential)		
Proposed Land Use Designation	HDR (High Density Residential)		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	C (Commercial)	Assisted living facility
	South	C/R-2.5	Single family homes/Broadmoor Park
	East	R-1-8	Larson Estates Subdivision
	West	R-1-8	Southtowne Plat C Subdivision
Date of DRC Review	January 8, 2020		
Date of Planning Commission Review	January 23, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval
The Planning Commission should consider the following factors, among others, when reviewing a General Plan amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Low Density Residential (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.



High Density Residential (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.



Best Practice 9.1: Develop local neighborhood programs to bring residents together under common causes and character.

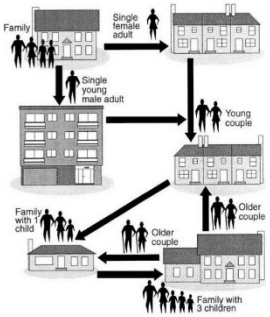


Diagram of life-cycle housing needs
Source: Envision Utah.

Neighborhoods are created by the coming together of individual households to form strong bonds. Communities are adopting programs and strategies to improve and strengthen neighborhood bonds and community character.

i. Life-Cycle Housing: Plan for housing suitable for different stages of life, including smaller, more affordable units for first-time buyers, singles, young couples, families with many children, and older home owners, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Housing policy should work to create opportunities for people to live and grow in the same community. This will enable young couples, families and the elderly to live near relatives, and stay within their same social networks (e.g. church boundaries) throughout their lives.

ii. Inclusionary Approach: High quality neighborhoods are inclusive and welcome people of all stages of life. Communities are addressing housing affordability using an inclusionary approach that allows for a mixture of housing types and prices, recognizing that housing affordability is integral to the long-term success of the City. Segregating housing by type, price, and size can lead to major divides in a community, most often along socioeconomic lines. This can ultimately lead to areas of higher crime, poverty, and other challenges. Ensuring neighborhoods include housing diversity minimizes the creation of these problem areas, and leads to a more inclusive, diverse, and accepting community. Children in such communities will grow up knowing people from different ages, walks of life, and from different socio-economic groups.

iii. Communal Activity: Community activity such as community gardens, joint art projects, dance and cultural exchange, and other such events introduce people to each other and make it easier for neighborhood policing and easy identification of strangers. That sense of identity also puts *eyes on the street* and neighbors look out for each other's kids and property.

Planning should be strategic, and careful, to ensure that increased densities have minimum or low impacts on the fabric of existing neighborhoods.

PROPERTY HISTORY

October 15, 1999 This property was annexed into Lehi City as part of the Don A. Peterson Annexation.

REPORT ANALYSIS

The applicant requests approval to amend the General Plan land use designation of this 3.09-acre property from LDR (Low Density Residential) to HDR (High Density Residential). An application for a concept plan has been submitted concurrently with this request.

The current General Plan land use designation of LDR would allow an overall neighborhood density up to 4 units per acre. The applicant requests the amendment to HDR, which would allow an overall neighborhood density of up to 12 units per acre, so that they can provide a mix of housing opportunities within this area of the City.

The proposed General Plan amendment can provide opportunities to achieve **Best Practice 9.1** of the General Plan by providing additional housing diversity in the area. The applicant's narrative states that this location would support higher density because of its proximity to commercial stores and services as well as its access to I-15 and other major crossroads. The proposed concurrent concept plan provides additional details on the layout of the proposed development and proposed housing.

DRC Comments

The DRC had no comments on the proposed General Plan amendment.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the Pine Springs general plan amendment, including DRC comments from January 8, 2020. This recommendation is based on the following findings:

1. The DRC had no comments or concerns on the proposed General Plan amendment.
2. The proposed General Plan amendment is consistent with Best Practice 9.1 of the General Plan by providing more opportunity for life-cycle housing and utilizing a more inclusionary approach.
3. The proposed amendment to the Lehi City General Plan is not detrimental to the public health, safety, and welfare of Lehi City.
4. The proposed General Plan amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
5. Additional findings based upon information presented during the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed general plan amendment on January 23, 2020. The minutes and motion from this meeting are as follows:

3.3 Public hearing and recommendation of Dan Ford's request for review of the Pine Springs General Plan Amendment, 3.09 acres of property located at 225 South 600 East, changing the land use designation from LDR (Low Density Residential) to HDR (High Density Residential).

Dan Ford applicant stated that their target market is a more professional type that will be living in the area.

Chairman Hemmert opened public hearing for public comment.

Jay Sissit generally is in favor and feels that 12 units per acre would help with a buffer and protect the existing area. He has no concerns on traffic and hopes that in consideration the Commission will also look to the properties to the east of that and that they would change the whole area to the same zoning designation.

Randy Staples generally supportive of the zoning.

Brent Thompson is in opposition in this high-density change. He has a petition with 82 signatures. He felt like the Karl Malone has made traffic worse and this will just make it even worse. He wants the area to be a safe, uncrowded, and attractive place to live.

Judy Evans recognizes the need for growth but is worried that they are saturating the neighborhood. She would rather have it be low-density. Felt that traffic was a lot more than the area had planned on. She asked if she could be considered when they are putting in fences or sidewalks.

Liz Anderson is concerned about parking and where is everyone going to park. She was concerned about trying to pass when there are trucks. She didn't know if there was a way to make it so they couldn't park on the street.

Richard McAllister is in support for higher density in this area. He feels like this type of product caters to those that won't have a lot of cars.

Skyler Berry showed support and they approve of the concept.

Trina Weeks agrees with both sides but hopes that if there is going to be a change that it wouldn't be quite such high density. She is also concerned about all the cars packed in that area and doesn't feel like there is a solid base of infrastructure.

Vin Carma his only concern is the school and that these kids will be filled into Meadow.

Emily Warren the homeowner feels that this is a great buffer and this would be the type of thing that would make it a great buffer.

Chairman Hemmert closed public comment.

Dan Ford addressed that traffic and parking they will have a traffic study.They are looking at different ideas to mitigate parking and traffic.

Commissioner Peterson discussed that this piece had been looked at to be commercial and they didn't like it and they wanted a buffer and feels this would be exactly that.

Chairman Hemmert talked about the seven items you are supposed to look at doesn't see any negatives. That this also fills the need for a buffer that makes sense.

Commissioner Ellis looking at the draft of the future general plan that area is zoned high density. He understands the parking concern but feels that happens in any neighborhood.

Motion: Commissioner Ellis recommended approval of Public hearing and recommendation of Dan Ford's request for review of the Pine Springs General Plan Amendment, 3.09 acres of property located at 225 South 600 East, changing the land use designation from LDR (Low Density Residential) to HDR (High Density Residential).. Commissioner Bunker seconded.

Vote: Commissioner Ellis, Yes; Commissioner Everett, No; Commissioner Peterson, Yes; Commissioner Hemmert, Yes; Commissioner Nielsen, Yes; Commissioner Bunker, Yes; and Commissioner Hereth, Yes. The Motion passed.

E

ORDINANCE NO: 10-2020

ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR PINE SPRINGS

WHEREAS, on February 11, 2020, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on January 23, 2020, to review and make a recommendation on the General Plan Amendment located at 225 South 600 East changing the land use designation from Low Density Residential to High Density Residential, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on February 11, 2020, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Low Density Residential to High Density Residential;

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

PART 1:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to change the Mortimer property from Low Density Residential to High Density Residential. The total amendment will include 3.09-acres of property located at 225 South 600 East, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 10-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

A. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

B. The City Council hereby directs that the official copy of the Lehi City General Plan be updated to reflect the provisions enacted by this Ordinance.

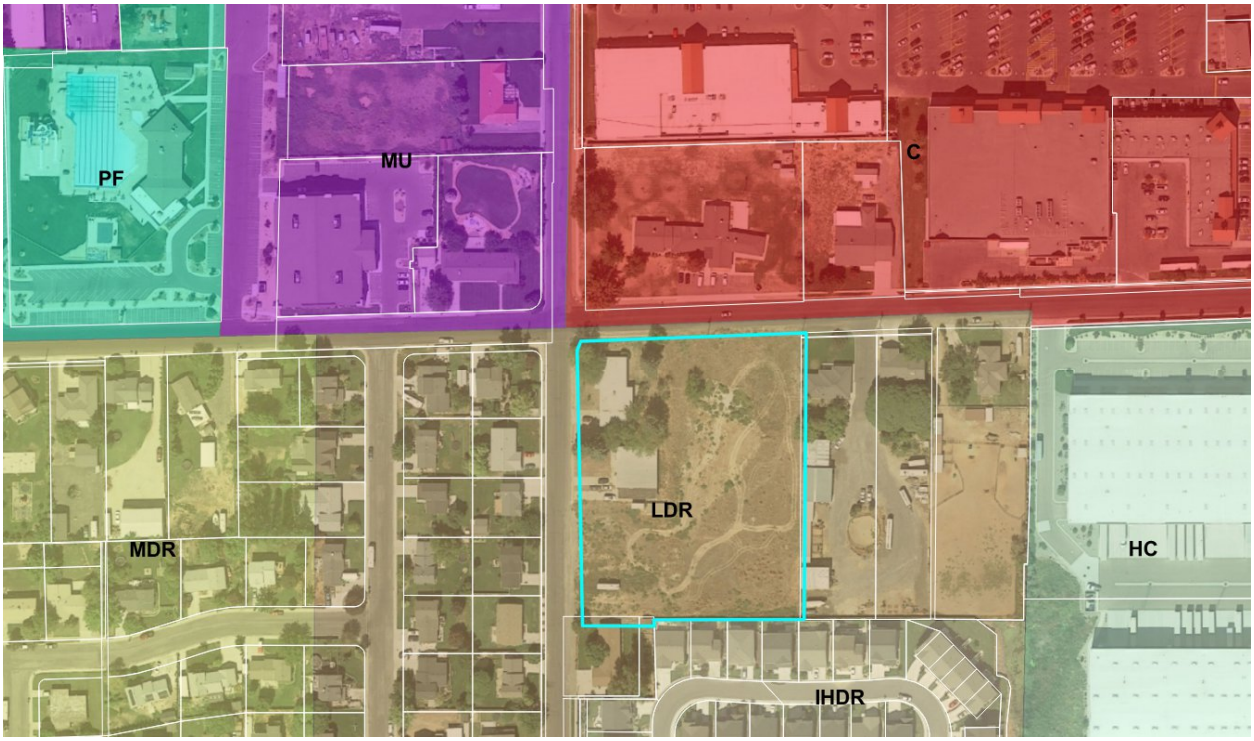
D. This Ordinance shall take effect immediately after being posted or published a s required by law.

Approved and Adopted by the City Council of Lehi City this 11h day of February, 2020.

ATTEST

Mark Johnson, Mayor	Teisha Wilson, City Recorder

Exhibit A



Pine Springs General Plan Amendment
DRC Redline Comments

*Dan Ford- requests review of the **Pine Springs General Plan Amendment,** 3.09-acres of property located at 225 South 600 East, changing the land use designation from LDR to HDR.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Dan Ford, Richard McCallister, Boyd Prece, Emily Mortimer
Date of Plans Reviewed: 01/02/20
Time Start: 3:34 pm
Time End: 3:38 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Kim – Planning: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering: No comments
Trent – Parks: No comments

DRC COMMENTS:
Consistency with the elements of the Lehi City General Plan.
The only General Plan Element affected by the proposed amendment is the Land Use Element.

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

Low Density Residential (LDR)



The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre. For the efficient implementation of this General Plan Land Use category, and to achieve the goals of the General Plan, the City has created the Flex Zone, which provides a diversity of lot sizes and promotes diversification and stability of neighborhoods. The applicable Zoning District classifications are R-1-12 and R-1-Flex. In cases where a parcel of property is immediately adjacent to existing R-1-10 or R-1-8 Zoning on at least 3 sides, the City may allow zoning/re-zoning of the parcel to an R-1-8 or R-1-10 Zone based on the contiguous zoning.



High Density Residential (HDR)

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

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.

THIS ITEM WILL BE SCHEDULE FOR PLANNING COMMISSION ON JANUARY 23, 2020.

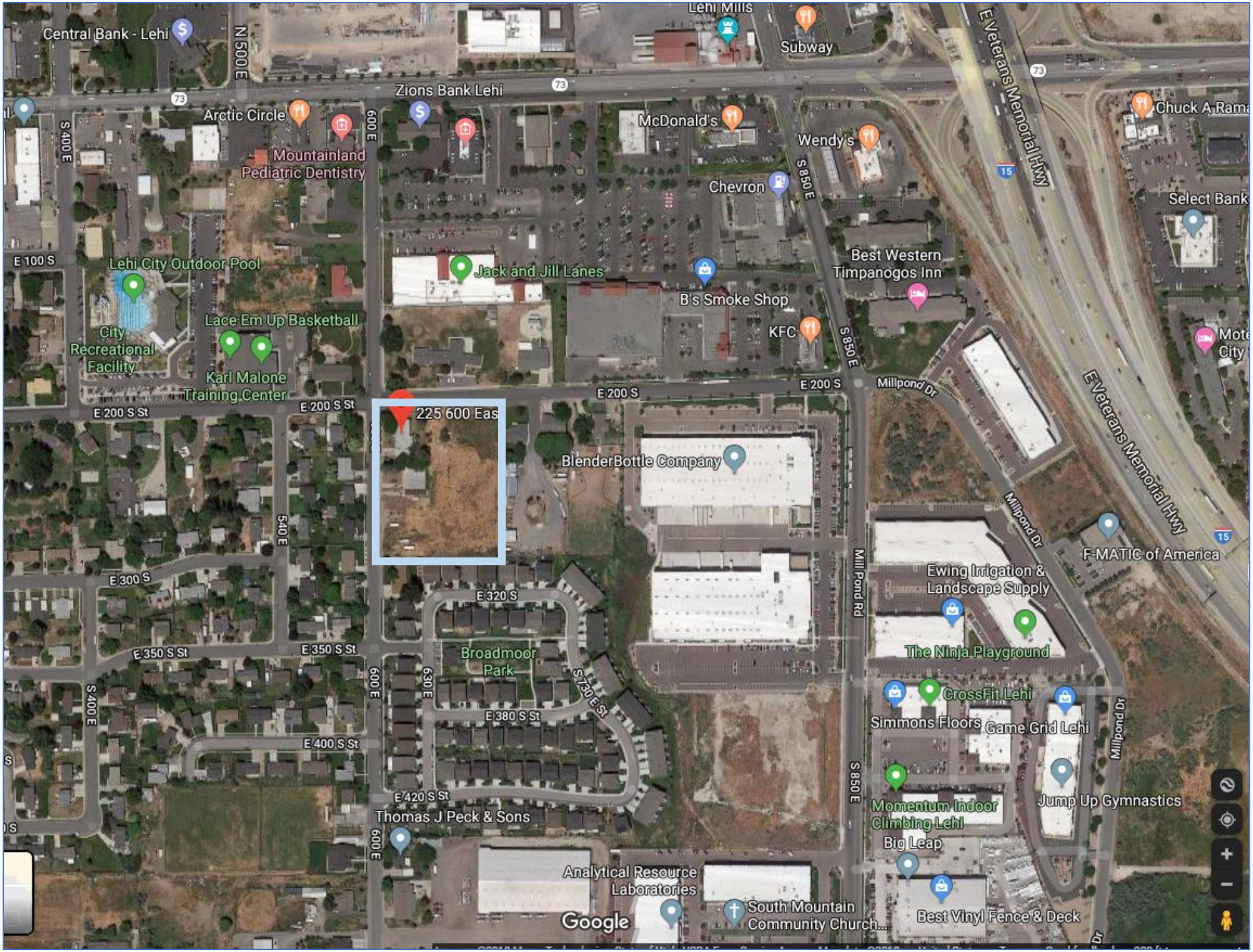
Description of Specific Amendment to the General Plan

Proposal to the General Plan from LDR to HDR.

Currently parcel 13012258 is zoned TH-5 with a general plan designation of low density residential. Across the street to the north it is zoned commercial. It has heavy commercial to the east and commercial and intermediate high density residential to the south. Directly north in the commercial zone, is the Medallion Supported Living Center.

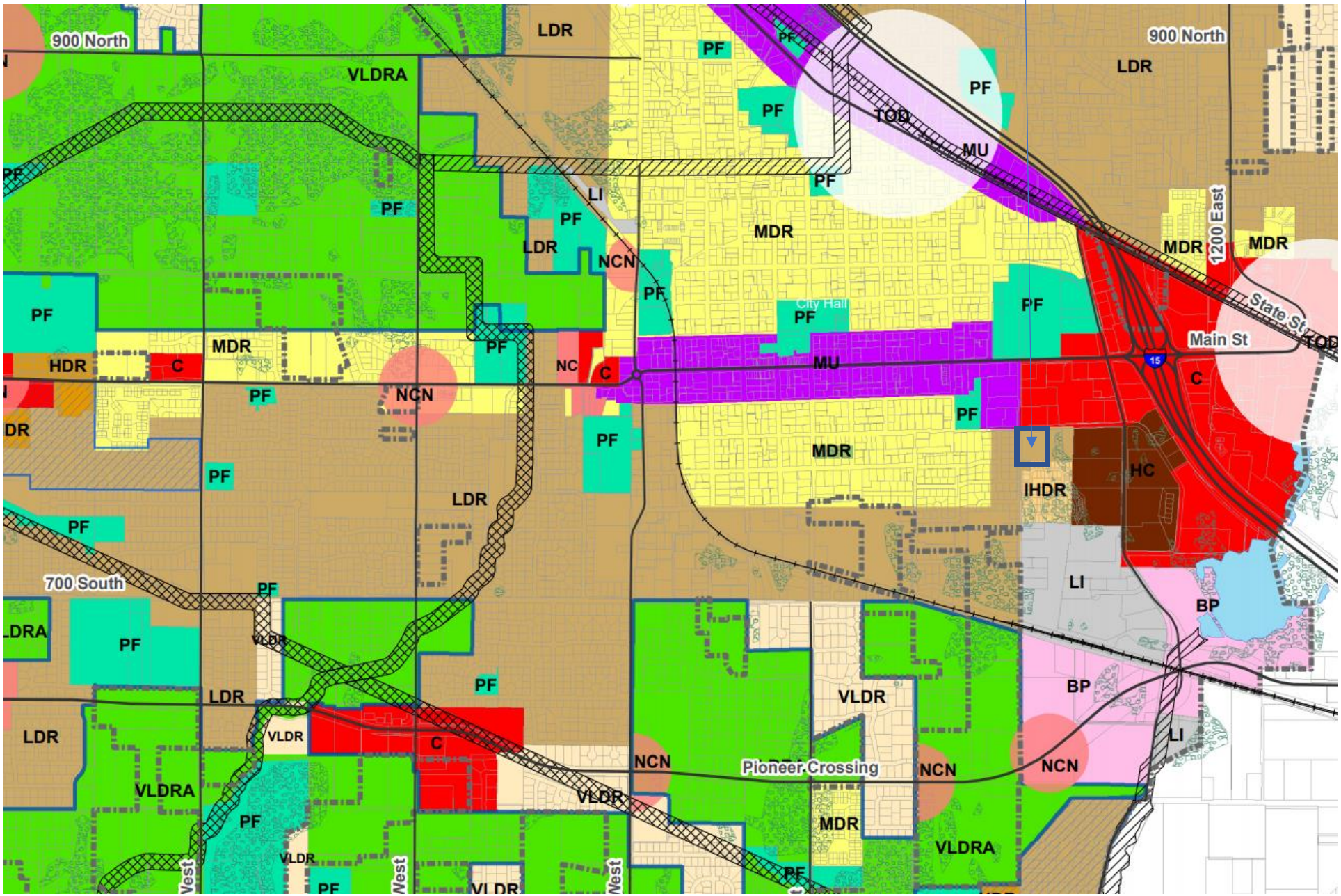
Creating an HDR zone on this 3.09 acres would work well for the location. There are several stores and services that could benefit from and support multifamily units in the area which are within walking distance. With great access to major crossroads along 600 East and 200 South and on to I-15 through the commercial zoned area, traffic would cause very little disturbance to any other residential areas.

The plan for the buildout of this project is to keep it consistent with the area with townhomes being the focus of the project.


Central Bank - Lehi
N 500 E
Lehi Mills
Subway
E Veterans Memorial Hwy
Zions Bank Lehi
Arctic Circle
Mountainland Pediatric Dentistry
600 E
McDonald's
Wendy's
Chuck A Rama
S 400 E
S 850 E
Chevron
Select Bank
E 100 S
Lehi City Outdoor Pool
Jack and Jill Lanes
Best Western Timpanogos Inn
B's Smoke Shop
KFC
Lace Em Up Basketball
City Recreational Facility
Karl Malone Training Center
E 200 S
E 200 S St
Millpond Dr
225 600 Eas
BlenderBottle Company
F-MATIC of America
Ewing Irrigation & Landscape Supply
Mill Pond Rd
E 300 S
E 320 S
The Ninja Playground
E 350 S St
Broadmoor Park
630 E
S 730 E St
CrossFit Lehi
Simmons Floors
Game Grid Lehi
E 380 S St
E 400 S St
Jump Up Gymnastics
Momentum Indoor Climbing Lehi
Big Leap
E 420 S St
Thomas J Peck & Sons
Analytical Resource Laboratories
South Mountain Community Church...
Best Vinyl Fence & Deck
Google

Lehi City General Plan Land Us Map:
Last Amended February 13, 2018
https://www.lehi-ut.gov/wp-content/uploads/2013/09/General_Plan.pdf

Property Location: 225 S 600 E Lehi



Pine Springs General Plan Amendment

Aerial

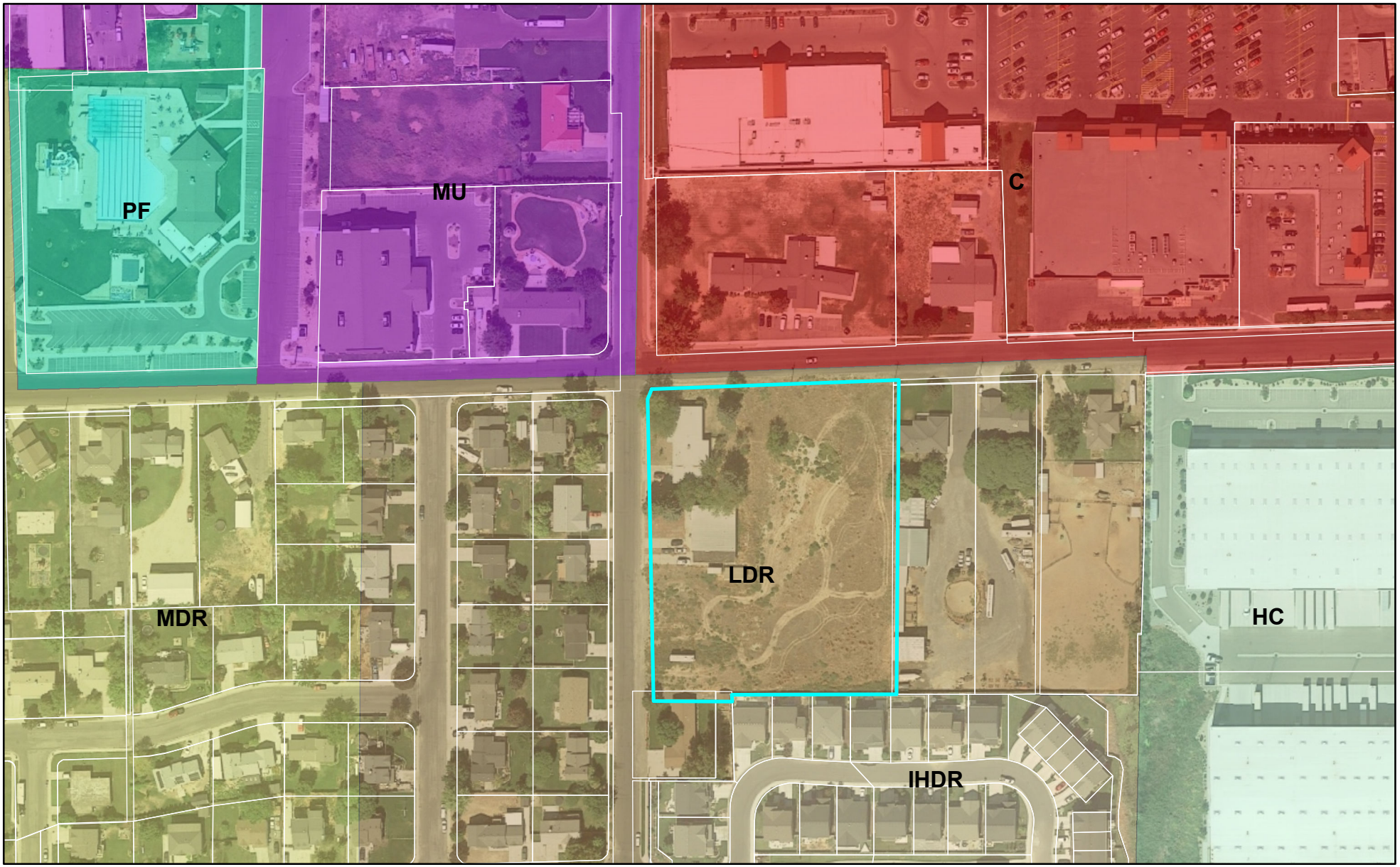


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LEHI CITY

Pine Springs General Plan Amendment

General Plan

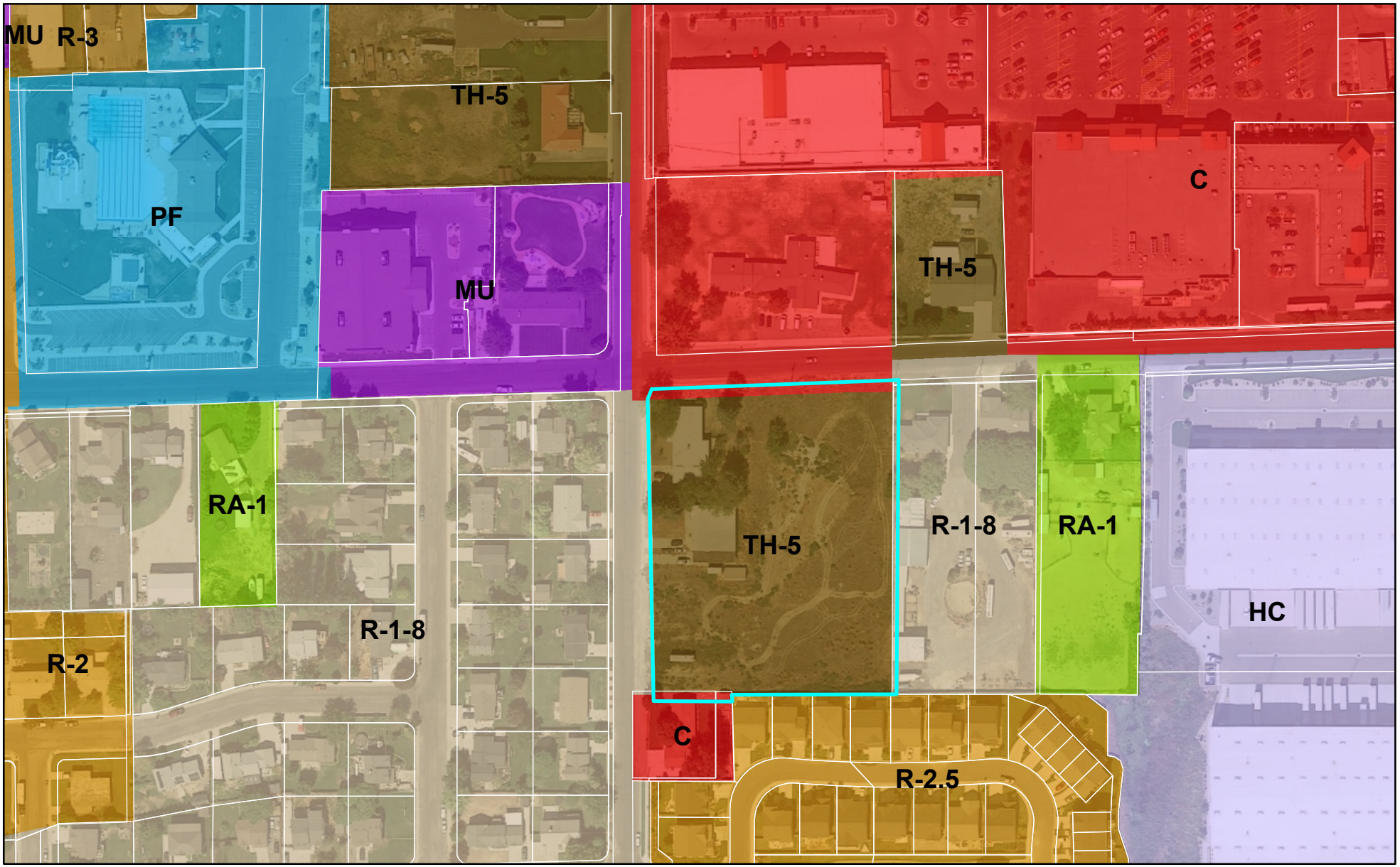


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LEHI CITY

Pine Springs General Plan Amendment

Zoning



City Council Agenda Item Report

Meeting Date: February 11, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Concept plan approval for Pine Springs, a 36-unit residential development located at 225 South 600 East.
Petitioner: Dan Ford

Suggested Action:

Attachments:
CCR Pine Springs Concept 02.11.20.docx

Pine Springs Concept DRC 01.08.20.docx

Pine Springs Concept 1.8.20 drc concept 1, concept 2.pdf

pine springs concept aerial.pdf

pine springs concept gp.pdf

pine springs concept zoning.pdf

PINE SPRINGS CONCEPT
CITY COUNCIL REPORT

Applicant	Dan Ford		
Meeting Date	February 11, 2020		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	225 South 600 East		
Project Area	3.09 acres		
Existing Zoning	TH-5		
General Plan Land Use Designation	LDR (Low Density Residential)/Proposed HDR (High Density Residential)		
Adjacent Zoning and Land Use	*North*	C (Commercial)	Assisted living facility
	South	C/R-2.5	Single family homes/Broadmoor Park
	East	R-1-8	Larson Estates Subdivision
	West	R-1-8	Southtowne Plat C Subdivision
Date of DRC Review	January 8, 2020		
Date of Planning Commission Review	January 23, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

Section 37.020. Multi-Family Residential Design Standards
Townhome Building Orientation. Townhomes shall be oriented towards all public streets with rear loading garages accessed by a paved parking area or alley way (see Figure 138). In addition, rear loading townhomes shall be required for a minimum of 50 percent of the total townhome units in a development with building entrances being oriented towards streets, parks, courtyards, and other open spaces. Units required to orient towards public streets may be considered toward meeting the 50 percent requirement. Off-street parking shall not be allowed between the building entrance of rear-loading townhomes and the street sidewalk.

Open Space. Common open space is an essential design feature of all multi-family projects, and the following standards shall be met for all new multi-family developments:

a. Open space areas shall respect and maintain natural features, such as trees and significant vegetation, hills, drainages, wetlands, water bodies, water ways, and other natures features.

b. All open space areas within multi-family developments shall be designed to have two or more sides of the open space fronting primary internal public or private streets to ensure that open space is visible and available to all residents in the area (see Figure 141).

c. Open spaces shall be centrally located so they are accessible as a community amenity to all units in the

development.

Amenities. Each multi-family project with ten units or more shall include amenities for the residents of the project as per Table 37.080 of the Development Code. Because each project will be different in nature, the amenities are likely to be different. The amount of amenities required shall be in proportion to the proposed number of units in the development. The required number of amenities is listed in Table 37.080 Multi-Family Development Amenities Requirements. Amenities shall be provided according to project size or comparable equivalent amenities as required or recommended by the Planning Commission and, as approved by the City Council, if required. Amenities included are:

a. picnic areas, which shall consist of a barbeque and two tables on a concrete pad with a cover;

b. sports court, which shall be at least 500 square feet and constructed with concrete or an equivalent hard surface area;

c. playground which shall be constructed of commercial grade materials and include equipment for younger children and older children;

d. club house used for gatherings of residents, which shall be at least 750 square feet in size complete with restrooms;

e. swimming pool, which shall be sub-surface and be no less than 20 feet by 40 feet in size;

f. tennis courts shall be professional regulation size and be constructed of concrete or equivalent hard surface area; and

g. splash pads shall be at least 300 square feet in size, include a minimum of three vertical spray features, and be constructed of concrete.

Pedestrian circulation. Mult-family residential projects shall provide a circulation plan and include the following improvements to improve pedestrian circulation and safety:

a. Pedestrian walkways that interconnect the adjacent streets, open spaces, parking areas, building entrys, adjacent sites and adjacent master planned trails where applicable. Each building located along a public road shall provide a sidewalk connection from the building entrance to the public sidewalk.

b. Walkways shall be hard surfaced with concrete, brick pavers or asphalt.

c. Crosswalks shall be placed where pedestrian walkways cross streets and internal roads and shall be painted or made of concrete or brick pavers.

APPLICABLE GENERAL PLAN SECTIONS

Best Practice 9.1: Develop local neighborhood programs to bring residents together under common causes and character.

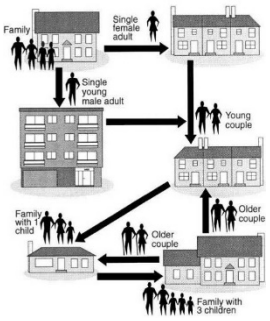


Diagram of life-cycle housing needs
Source: Envision Utah.

Neighborhoods are created by the coming together of individual households to form strong bonds. Communities are adopting programs and strategies to improve and strengthen neighborhood bonds and community character.

i. <u>Life-Cycle Housing:</u> Plan for housing suitable for different stages of life, including smaller, more affordable units for first-time buyers, singles, young couples, families with many children, and older home owners, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Housing policy should work to create opportunities for people to live and grow in the same community. This will enable young couples, families and

the elderly to live near relatives, and stay within their same social networks (e.g. church boundaries) throughout their lives.

ii. Inclusionary Approach: High quality neighborhoods are inclusive and welcome people of all stages of life. Communities are addressing housing affordability using an inclusionary approach that allows for a mixture of housing types and prices, recognizing that housing affordability is integral to the long-term success of the City. Segregating housing by type, price, and size can lead to major divides in a community, most often along socioeconomic lines. This can ultimately lead to areas of higher crime, poverty, and other challenges. Ensuring neighborhoods include housing diversity minimizes the creation of these problem areas, and leads to a more inclusive, diverse, and accepting community. Children in such communities will grow up knowing people from different ages, walks of life, and from different socio-economic groups.

iii. Communal Activity: Community activity such as community gardens, joint art projects, dance and cultural exchange, and other such events introduce people to each other and make it easier for neighborhood policing and easy identification of strangers. That sense of identity also puts *eyes on the street* and neighbors look out for each other's kids and property.

Planning should be strategic, and careful, to ensure that increased densities have minimum or low impacts on the fabric of existing neighborhoods.

PROPERTY HISTORY

October 15, 1999 This property was annexed into Lehi City as part of the Don A. Peterson Annexation.

REPORT ANALYSIS

The applicant requests approval of a concept plan for the Pine Springs concept to be located at 225 South 600 East. This report will discuss the density, concept layout, and DRC comments.

Density

The applicant has submitted two concept plans for consideration. The applicant's intention is to build 36 units on the 3.09-acre property and demolish the existing buildings on the lot. The current General Plan designation of LDR does not allow for the proposed density. The applicant has submitted a concurrent request to amend the General Plan land use designation to High Density Residential (HDR), which allows up to a maximum 12 units per acre. The proposed 11.65 units per acre would not exceed the maximum density allowed by the HDR land use designation. Staff supports the density in this location as it is located along a collector road (200 South) and is located a short distance to access Main Street and I-15. The proposed concept plan places density near a variety of commercial uses which encourages walking and shorter driving trips to reach retail and services.

The proposed concept is intended to provide more diverse housing options that can support households in different stages of the life cycle and at differing income levels. **Best Practice 9.1** of the General Plan is to develop local neighborhood programs to bring residents together under common causes and character. Best Practice 9.1 includes three strategies to increase neighborhood bonds which include: life cycle housing, an inclusionary approach, and communal activity. The proposed concept plan is consistent with Best Practice 9.1 by providing a greater diversity of housing options to the area.

Concept Layout

The layout for the proposed concept plan consists of 36 units with access from 600 East and 200 South. An internal network of private roads would service the community. Section 37 of the Lehi City Development Code requires amenities be provided for multifamily developments and both proposed concept plans show two tot lots. This does not meet the required amenities based on the number of units and the DRC noted the required amenities in its comments.

The primary difference between the two concepts is the type of unit. Concept one shows only townhome units while concept two shows 24 townhomes and a 12-plex apartment.

DRC Comments

The DRC had 10 comments including the following:
1. Units on 600 East and 200 South need to be front facing/rear loading
2. Road A must connect to 600 E.
3. Elevations will need to meet the architectural design standards for townhomes.
4. Concept A is preferred to concept B. Staff has concerns with a small number of rental units in the project and the rest being owner occupied townhome units.
5. Need to meet the required amenities for multi-family developments which includes 4 picnic areas, 1 sports court and 2 playgrounds.
6. Need to stub roads to the east for future connectivity.
7. Need to provide a centralized open space area that is usable for all residents.

Please consider all DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Pine Springs concept, including the DRC comments from January 8, 2020. This recommendation is based on the following findings:

1. The proposed concept is consistent with Best Practice 9.1 of the General Plan by providing more opportunity for life-cycle housing and utilizing a more inclusionary approach.
2. The proposed Concept is consistent with the Lehi City Development Code
3. The proposed Concept conforms to the goals and policies of the General Plan.
4. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on January 23, 2020. The minutes and motion from this meeting are as follows:

3.4 Public hearing and recommendation of Dan Ford's request for review of the Pine Springs Concept, a 36-unit residential development located at 225 South 600 East.

The Commission asked some clarify questions to staff.

Dan Ford stated that his intention was wanting to know if they prefer just townhomes or some different product type. There already are some changes in the concept to help mitigate traffic. He was more looking for feedback on what is preferred. He is great with either one they want to make it work.

Chairman Hemmert opened public hearing for public comment.

Brent Thompson asked one question if there is some kind of middle ground where maybe there isn't so many townhomes going in or if there other amenities that could go in.

Randy Staples was curious what the perimeters would look like for security purposes and how the aesthetics would be for both sides. Asked about access points.

Judy Evans is more in favor of the concept with the solid townhomes and not the apartments. She hopes they won't saturate the area.

Chairman Hemmert closed public comment.

Mr. Ford said the plan is to have the open street scape.

Commissioner Eyre asked about sidewalk and fencing. He feels like a sidewalk would improve that and he is more in favor of a mixed product and would like density more towards 200 South.

Commissioner Nielsen asked for staff to address the sidewalk question and who would take care of that. Mr. Dinsdale stated that they wouldn't require the developer to do that, but they will work with the property owner to get sidewalk in place.

Commissioner Bunker asked Mr. Dinsdale to address traffic concerns. Mr. Dinsdale stated that when they get to actual site plan to make sure all the road requirements are current. He said they would likely widen the radius at 600 East. There are certain triggers they must meet before they can add a signal.

Commissioner Everett asked about parking to Mr. Dinsdale and about red curbing that area. He also asked what the standards are to do that. Mr. Dinsdale stated that the best way to solve the parking problem is to make sure internally there is enough parking on the inside of the property.

Commissioner Ellis wanted to find a way to have more open space.

Commissioner Peterson agreed with Mr. Struthers that this just be townhomes since it's only a three-acre parcel. Chairman Hemmert agreed because lot size uniformity is the best option.

Commissioner Nielsen agreed with Commissioner Ellis and Commissioner Eyre even on the micro a mixed use would be good. He doesn't feel like they have the space to do the amenities and the mixed use helps give the ability to go vertical and put in amenities. He thought that you doing that will still have uniformity. Commissioner Nielsen agreed sidewalks will help, but parking is a traffic calming measure. He likes the homes facing to 6oo East.

Motion: Commissioner Peterson moved to send a positive recommendation of Dan Ford’s request for review of the Pine Springs Concept, a 36-unit residential development located at 225 South 600 East. Commissioner Hereth seconded.

Vote: Commissioner Ellis, Yes; Commissioner Everett, No; Commissioner Peterson, Yes; Commissioner Hemmert, Yes; Commissioner Nielsen, Yes; Commissioner Bunker, Yes; and Commissioner Hereth, Yes. The Motion passed.

Pine Springs Concept
DRC Redline Comments

*Dan Ford- requests review of the **Pine Springs Concept Plan**, a 36-unit residential development located at 225 South 600 East.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Dan Ford, Richard McCallister, Boyd Prece, Emily Mortimer
Date of Plans Reviewed: 01/02/20
Time Start: 3:37 pm
Time End: 3:55 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. A 10' PUE is required on both sides of all roads, public and private.

Kerry – Fire: No comments
Greg – Water/Sewer: No comments
Kim – Planning:
2. Units on 600 East and 200 South need to be front facing/rear loading
3. Road A must connect to 600 E.
4. Elevations will need to meet the architectural design standards for townhomes.
5. Concept A is preferred to concept B. Staff has concerns with a small number of rental units in the project and the rest being owner occupied townhome units.
6. Need to meet the required amenities for multi-family developments which includes 4 picnic areas, 1 sports court and 2 playgrounds.
7. Need to stub roads to the east for future connectivity.
8. Need to provide a centralized open space area that is usable for all residents.

Gary – Building/Inspections:
9. A soils report will be needed if this moves past concept

JD – Streets: No comments
Ross – Engineering:
10. Will need to provide detention and road widening will be needed on the adjacent streets.

Trent – Parks: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 23, 2020.

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.



PINE SPRINGS CONCEPT 1
TOTAL UNITS = 36

N

0 20 40

DRAWING SCALE 1 in = 20 ft

FINISH GRADE ENGINEERING
1982 W PLEASANT GROVE BLVD, STE D
PLEASANT GROVE, UT 84062
801.922.1332
www.FinishGrade.com

CLIENT:
Dan Ford

REVISIONS:

PINE SPRINGS

200 SOUTH 600 EAST LEHI, UT

PROJECT FILE:

DATE PLOTTED:
1/2/2020
PROJECT MANAGER
B Preece

Submittal
CONCEPT 1

1 OF 1



PINE SPRINGS CONCEPT 2
TOTAL UNITS = 36

FINISH GRADE ENGINEERING
1982 W PLEASANT GROVE BLVD, STE D
PLEASANT GROVE, UT 84062
801.922.1332
www.FinishGrade.com

CLIENT:
Dan Ford

REVISIONS:

PINE SPRINGS

200 SOUTH 600 EAST LEHI, UT

PROJECT FILE:

DATE PLOTTED:
1/2/2020
PROJECT MANAGER
B Preece

Submittal

CONCEPT 2

1 OF 1

N

0 20 40

DRAWING SCALE 1 in = 20 ft

Pine Springs Concept

Aerial

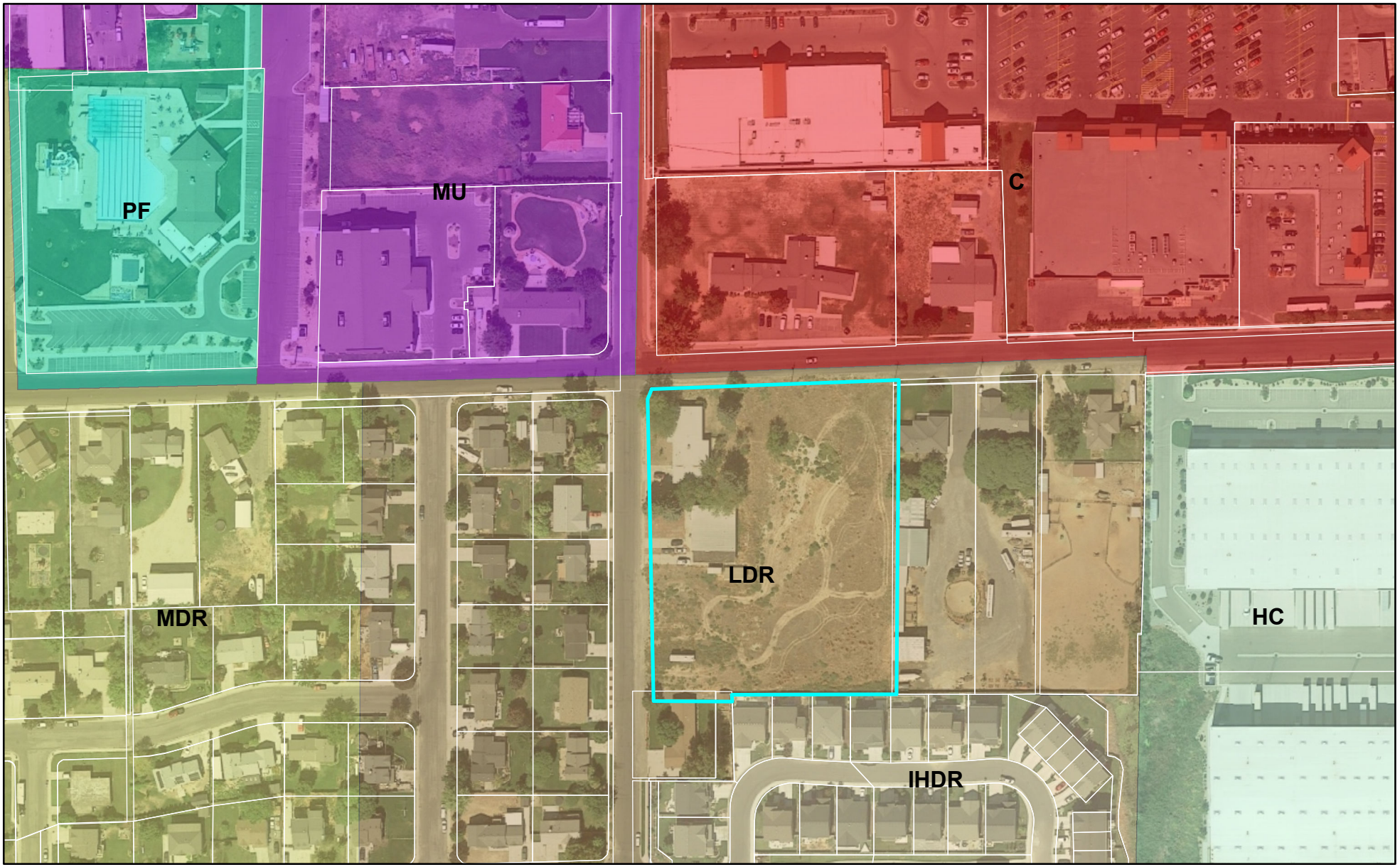


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LEHI CITY

Pine Springs Concept

General Plan

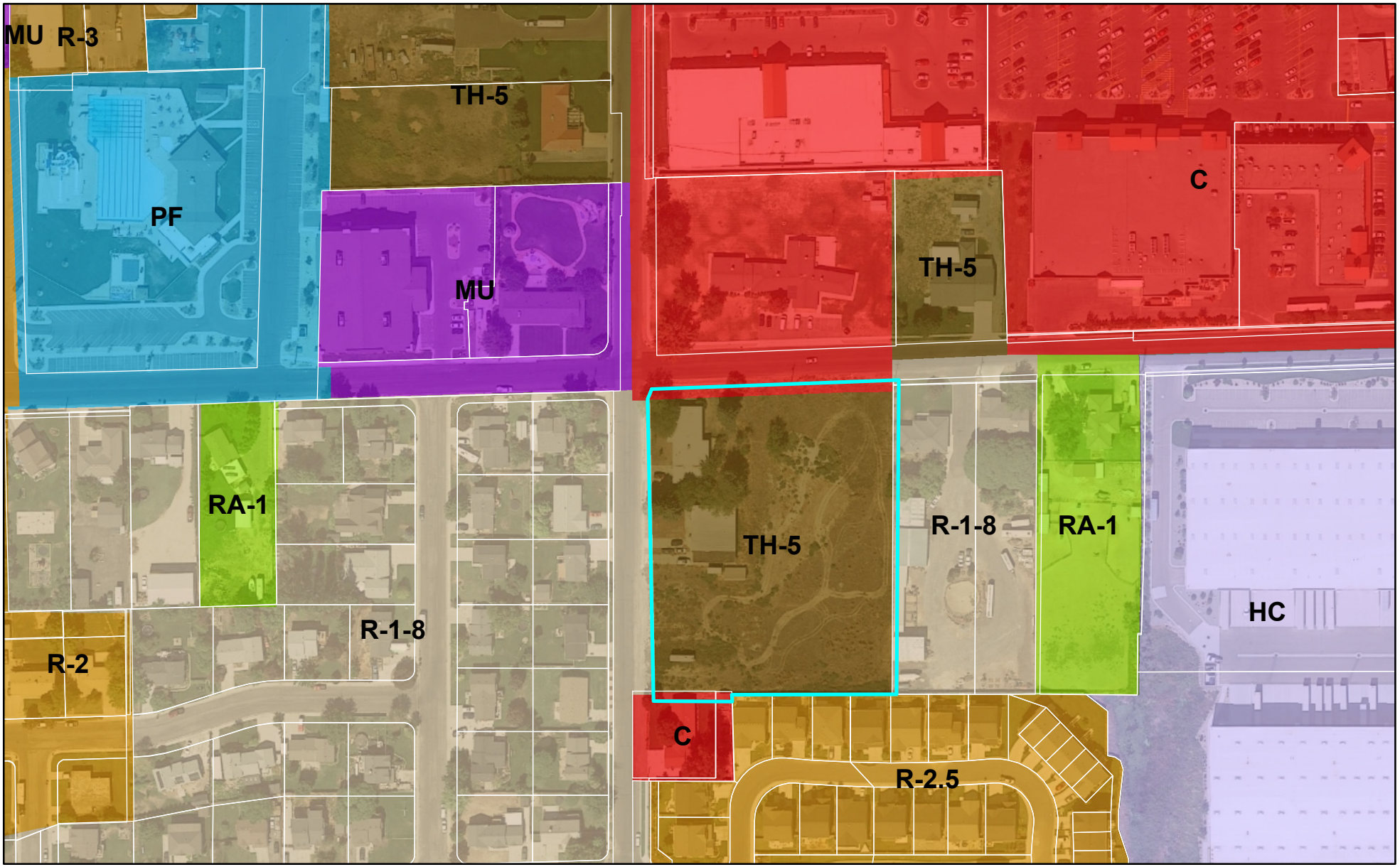


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LEHI CITY

Pine Springs Concept

Zoning



City Council Agenda Item Report

Meeting Date: February 11, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Preliminary Subdivision approval for Hooke Vista, a 13- lot residential subdivision located at 827 West 900 North.
Petitioner: Bryce Fairbourn

Suggested Action:

Attachments:
CCR Hooke Vista Preliminary Subdivision 02.11.20.docx

Hooke Vista Preliminary Subdivision DRC 01.08.20.docx

Hooke Vista narrative.pdf

Hooke Vista plans.pdf

Hooke Vista aerial.pdf

Hooke Vista gp.pdf

Hooke Vista zoning.pdf

HOOKE VISTA PRELIMINARY SUBDIVISION
CITY COUNCIL REPORT

Applicant	Bryce Fairbourn		
Meeting Date	February 11, 2020		
Requested Action/Purpose	Approval of a proposed preliminary subdivision		
Location	827 West 900 North		
Existing General Plan Designation	LDR (Low Density Residential)		
Existing Zoning	R-1-Flex		
Existing Land Use	Single family residential		
Number of Lots/Units	13 lots		
Adjacent Zoning and Land Use	*North*	A-1	Undeveloped
	South	A-1	Rail line corridor
	East	A-1	Undeveloped
	West	A-1	Single family residential
Date of DRC Review	January 8, 2020		
Date of Planning Commission Review	January 23, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

Section 11.100. Effect of Preliminary Subdivision Plat Approval.
A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the City Council, the applicant may file an application for final subdivision plat approval.

PROPERTY HISTORY

June 15, 1852 – This property is part of the original incorporated boundaries of Lehi.

November 19, 2019 – The City Council approved the Pheasant Run concept plan and a zone change for the property to R-1-Flex.

REPORT ANALYSIS

The applicant requests preliminary subdivision approval of Hooke Vista, a 13-lot residential development located at approximately 827 West 900 North in an approved R-1-Flex zone. This report will discuss the proposed layout

and the DRC comments.

Proposed Layout

The residential subdivision will consist of 13 single family lots on approximately 4.19 acres. A 6-foot agricultural concrete fence will be built on the west side of the property. The thirteen proposed lots range in size from 9,194 to 17,274 square feet which meets the minimum lot size requirement for the R-1-Flex zone. There is a density of 3.10 units per acre for this subdivision which is consistent with goals of the General Plan designation and current zoning. For developments less than ten acres, the R-1-Flex zone establishes a maximum density of 3.25 units per acre with the possibility of other design and density considerations. The proposed preliminary subdivision shows a road stub on the south side that would connect the adjacent property to both the Hadfield Plat A subdivision and Hooke Vista.

DRC Comments

The DRC had eight comments including the following:
1. Eliminate storm drain detention pond on lot 8, this design will require off site easements and access for maintenance by Lehi City
2. It appears that the ditch through the development will need to be maintained to continue to deliver water unless the downstream use is eliminated

Please consider all DRC comments in the motion.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends **APPROVAL** of the Hooke Vista preliminary subdivision including the DRC comments from January 8, 2020. This recommendation is based on the following findings:

1. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals, including the density in lieu.
3. Other findings based upon information presented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed preliminary subdivision on January 23, 2020. The minutes and motion from this meeting are as follows:

3.5 Public hearing and recommendation of Bryce Fairbourn's request for preliminary subdivision review of Hooke Vista, a 13- lot residential subdivision located at 827 West 900 North.
The applicant Bryce Fairbourne discussed the water that was addressed in DRC.

Chairman Hemmert closed public comment.

Martin Matthews is still concerned for the irrigation. His second concern is about boundaries and fences. He felt that there has been a discrepancy in the boundary line and wanted to be clear that the property line is the fence line.

Chairman Hemmert suggested that the two property owners discuss the boundary and find out an agreement.

Spoke on behalf of Livy Strong- She felt that this isn't a bookend.

Chairman Hemmert closed public comment.

Commissioner Peterson said that he knew the city doesn't like to be involved with boundary lines, but he hopes that the city wouldn't approve anything with boundary lines are figured out.

Mr. Dinsdale discussed the process with boundary lines.

Motion: Commissioner Peterson recommended approval of Bryce Fairbourn's request for preliminary subdivision review of Hooke Vista, a 13- lot residential subdivision located at 827 West 900 North.t. Commissioner Ellis seconded.

Vote: Commissioner Ellis, Yes; Commissioner Everett, Yes; Commissioner Peterson, Yes; Commissioner Hemmert, Yes; Commissioner Nielsen, Yes; Commissioner Bunker, Yes; and Commissioner Hereth, Yes. The Motion passed with all in favor.

Hooke Vista Preliminary Subdivision
DRC Redline Comments

*Bryce Fairbourn- requests preliminary subdivision review of the **Hooke Vista**, a 13-lot residential subdivision located at 827 West 900 North.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Larvin Pollock, Bryce Fairbourn
Date of Plans Reviewed: 01/02/20
Time Start: 3:20 pm
Time End: 3:35 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. No drainage/retention structures in PUE

Kerry – Fire:
2. Move the hydrant to the radius. Show a mainline valve flanged to the tee all hydrants

Greg – Water/Sewer:
3. Lehi Irrigation Co ditch on 900 North will require irrigation company approval for all piping or modifications
4. Eliminate storm drain detention pond on lot 8, this design will require off site easements and access for maintenance by Lehi City
5. Both water and PI main are on the south side of 900 North 6" culinary, 8" PI
6. Culinary main must end with a 4" blow off.
7. Maximum manhole spacing is 400', current sewer design is 437' if scale on plans is correct

Kim – Planning: No comments
Gary – Building/Inspections: No comments
JD – Streets: No comments
Ross – Engineering:
8. It appears that the ditch through the development will need to be maintained to continue to deliver water unless the downstream use is eliminated

Trent – Parks: No comments

General Comments
1. General: Line extension required, off-site easements may be required.
2. General: RMP purchase & asset transfer required.
3. Name the road Charlotte Street

PRIOR TO PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements.
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Required water dedication must be completed.
5. Reimbursement Agreement for any reimbursable improvement items must be in place.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. Irrigation Company signature on the construction drawings for the irrigation piping.
10. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
11. Submit a copy of all required licenses (railroad, UDOT, UTA, aqueduct, canal, etc).

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.

12. Provide a signed development agreement (prepared by Lehi City Planning Department).
13. Provide a Rocky Mountain Power agreement and cost estimate for the relocation of the RMP power poles which shall be included in the bond. The developer is responsible to pay all costs for relocation at the time the bond is posted.
14. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (call Rochelle with Public Works at 385-201-1900 with questions).
15. Schedule a SWPPP inspection through Lehi City Water Dept. (call 385-201-1900). This should be the last item completed prior to scheduling a preconstruction meeting.
16. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division for review and approval (signed by Mayor). Final Agreement to be recorded by developer.
17. Address any comments or conditions from City Council approval.
18. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled
19. Planner needs to sign off on building plans prior to the precon meeting

PRIOR TO RECORDING OF PLAT:

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. Provide a recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Vanguard Title 801-610-1670
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

DRC GENERAL COMMENTS:

1. Please note that ALL of the DRC Redline and Prior to Recording of Plat comments MUST be completed before a preconstruction meeting can be scheduled.
2. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one set of 24x36-inch plans submitted to the Planning Division office. 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. It is the responsibility of the applicant to follow through with completing the check-off items.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
4. 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.
5. Developer is responsible to purchase, move or remove any existing Rocky Mountain Power facilities. Additionally, the Developer is responsible for all costs associated for the purchase of RMP equipment by Lehi City Power. These costs are separate from infrastructure, impact fees, and connection fees.
6. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
7. Residential developments shall complete all required private improvements prior to commencing construction on units totaling more than 80% of the allowed units in the development.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

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.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JANUARY 23, 2020.
(NEED ENVELOPES BEFORE SCHEDULING)

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.

Hooke Vista Subdivision

1. Description of Proposal

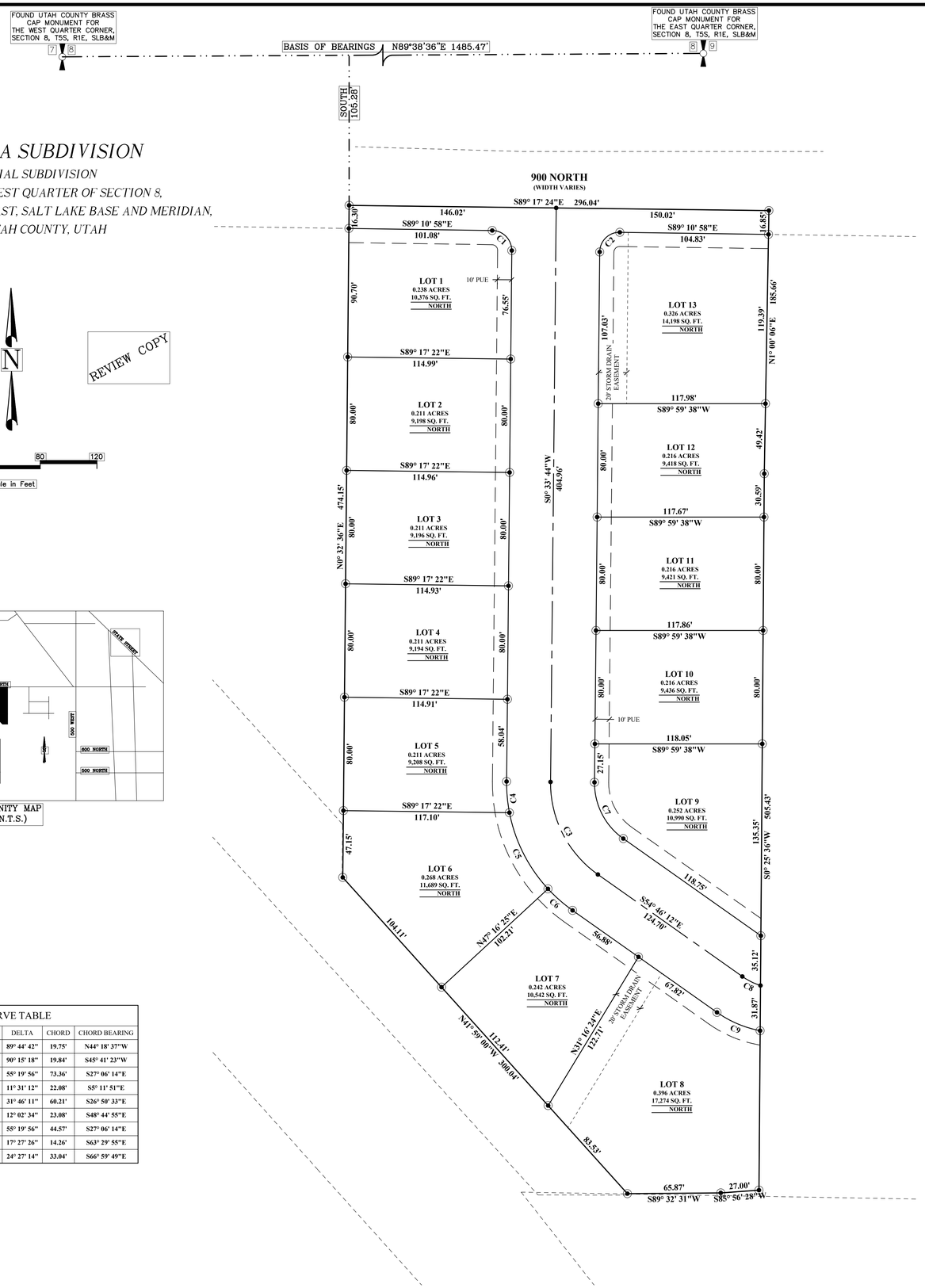
    a. Jay Rich formally requests that Lehi City consider this application for Preliminary Subdivision Plat Approval of the submitted proposed subdivision. There is a strong residential housing need in our community, and a high need for residential lots sold to “owner builders”. The purposed Preliminary Subdivision Plat Plan will bookend and complement the existing Hadfield Subdivision to the East.
    b. The lot sizes and layout are consistent with the Hadfield subdivision to the East and will complement and complete the West side of that subdivision. The Preliminary Plat proposal matches the intent of the surrounding neighborhoods and developments.
    c. The Preliminary Plat proposal for this property would be beneficial in helping to complete the community, sidewalk and street side feel of 900 N. Currently 900 N. has only partially completed sidewalks and landscaping. Development of the property at 827 W. 900 N. will not affect the uses or proposed uses for nearby properties.
    d. The attached Preliminary Plat Plan will reduce accident risk by eliminating the dead-end road of Charlotte St. and allow connectivity and circulation for traffic once the adjacent property is developed. This along with the connectivity desires of Lehi City makes this proposal beneficial to the public, health, safety and welfare to the citizens of Lehi City.

2. Please see attached soils report

3. Please see the attached Preliminary Plat Plan for parcel #12:035:0037

HOOKE VISTA SUBDIVISION

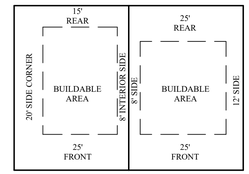
A RESIDENTIAL SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
(N.T.S.)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	21.93'	14.00'	89° 44' 42"	19.75'	N44° 18' 37"W
C2	22.05'	14.00'	90° 15' 18"	19.84'	S45° 41' 23"W
C3	76.29'	79.00'	55° 19' 56"	73.36'	S27° 06' 14"E
C4	22.12'	110.00'	11° 31' 12"	22.08'	S5° 11' 51"E
C5	60.99'	110.00'	31° 46' 11"	60.21'	S26° 50' 33"E
C6	23.12'	110.00'	12° 02' 34"	23.08'	S48° 44' 55"E
C7	46.36'	48.00'	55° 19' 56"	44.57'	S27° 06' 14"E
C8	14.32'	47.00'	17° 27' 26"	14.26'	S63° 29' 55"E
C9	33.29'	78.00'	24° 27' 14"	33.04'	S66° 59' 49"E

TYPICAL LOT SETBACKS



LEGEND

- PROPERTY CORNER SET REBAR/CAP "LEGEND ENGINEERING PLS 5183760"
- FOUND PROPERTY CORNER (AS NOTED)
- STREET CENTERLINE (NOTHING SET)
- BOUNDARY LINE
- PUBLIC UTILITY EASEMENTS

GENERAL NOTES

1. BRASS PINS TO BE PLACED AT THE TOP BACK OF CURB AT EACH PROJECTED PROPERTY LINE.

2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.

3. RIGHT TO FARM: THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.

SUBDIVISION SUMMARY OF AREAS

TOTAL LOTS=13
TOTAL AREA = 4.191 ACRES
NET AREA = 3.217 ACRES
DEDICATION AREA = 0.974 ACRES

ZONING DESIGNATION

SUBDIVISION - (R-1-FLEX)
NORTH ADJOINER - AGRICULTURAL (A-1)
SOUTH ADJOINER - AGRICULTURAL (A-1)
EAST ADJOINER - AGRICULTURAL (A-1)
WEST ADJOINER - AGRICULTURAL (A-1)

PLANNING COMMISSION APPROVAL

APPROVED THIS ____DAY OF_____, 2020.

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER APPROVAL

APPROVED THIS ____DAY OF_____, 2020.

LEHI CITY ENGINEER

SURVEYOR'S CERTIFICATE:

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

CORY B. NEERINGS , PLS 5183760
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING NORTH 89°38'36" EAST 1485.47 FEET ALONG THE SECTION LINE AND SOUTH 105.28 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 89°17'24" EAST 296.04 FEET;
THENCE SOUTH 1°00'06" WEST 185.66 FEET;
THENCE SOUTH 0°25'36" WEST 505.43 FEET;
THENCE SOUTH 85°56'28" WEST 27.00 FEET;
THENCE SOUTH 89°32'31" WEST 65.87 FEET;
THENCE NORTH 41°59'00" WEST 300.04 FEET;
THENCE NORTH 0°32'36" EAST 474.15 FEET TO THE POINT OF BEGINNING.

CONTAINS:
THIRTEEN (13) LOTS
4.191 ACRES
182,549 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

BASIS OF BEARINGS WAS ESTABLISHED AS NORTH 89°38'36" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ACCORDING TO NAD83 UTAH CENTRAL ZONE BEARINGS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE

HOOKE VISTA SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET MY / OUR HAND(S) THIS____ DAY OF_____2020.

OWNER _____ TITLE _____

OWNER _____ TITLE _____

ACKNOWLEDGEMENT

STATE OF }
COUNTY OF }

ON THE ____DAY OF_____, A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____.

NOTARY PUBLIC_____, RESIDING IN _____COUNTY.
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC ON THE ____DAY OF_____, A.D. 2020,

MAYOR _____ CLERK/RECORDER (SEE SEAL BELOW)

APPROVED: _____
CITY ENGINEER (SEE SEAL BELOW)

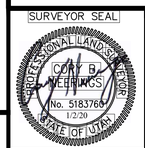
HOOKE VISTA SUBDIVISION

A RESIDENTIAL SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
LEHI CITY, UTAH COUNTY, UTAH

PREPARED BY:

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
tarvin@elevateeng.com

SURVEYOR SEAL



NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

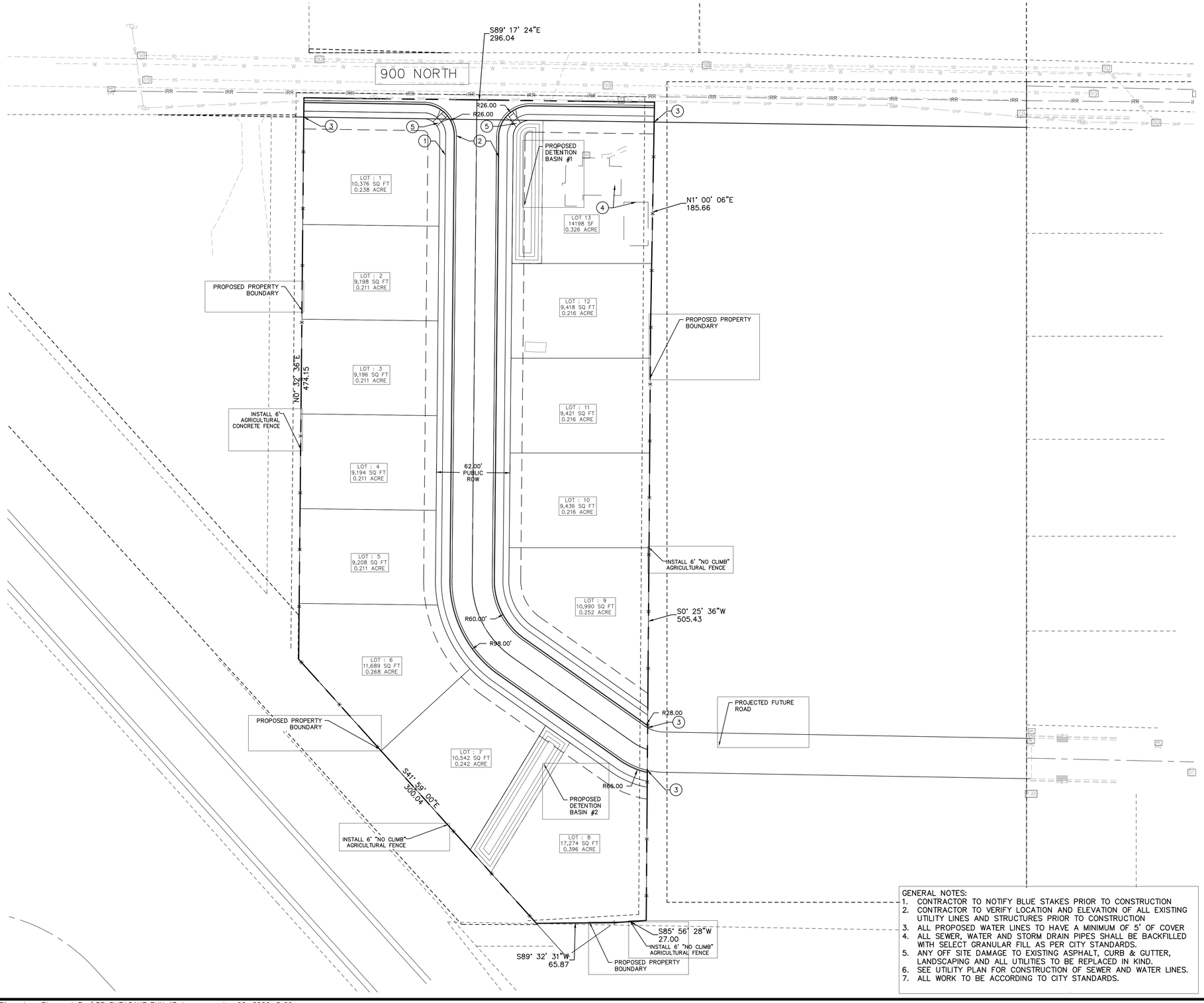
CLERK/RECORDER SEAL

Recorder

REVIEW COPY

REVISION:	NONE
DATE:	1/2/20
SCALE:	1"=40'
PAGE:	1 OF 1
PROJECT:	S20-001

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
PROPOSED FENCE	x
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	
CONCRETE AREA	

SITE DATA

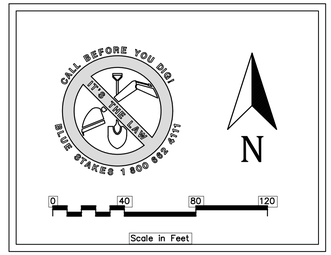
OVERALL LOT AREA	182,549	SF (4.19 ACRES)
13 LOT SUBDIVISION		
MINIMUM LOT SIZE:	8,000	SF
MINIMUM FRONTAGE:	80	FT
ZONING: R-1-FLEX		
SETBACKS		
FRONT:	25 FT	
REAR:	25 FT (15 FT ON CORNER)	
SIDE:	8 FT (20' MIN TOTAL)	
SIDE CORNER:	20 FT	

DESIGN NOTES:

1. PROPOSED 5' SIDEWALK PER LEHI CITY STANDARDS. SEE SHEET C-6 FOR DETAILS.
2. PROPOSED CURB & GUTTER PER LEHI CITY STANDARDS. SEE SHEET C-6 FOR DETAILS.
3. CONNECT TO PROJECTED FUTURE DEVELOPMENT
4. EXISTING STRUCTURE TO BE PROTECTED IN PLACE.
5. PROPOSED ADA RAMP PER LEHI CITY STANDARDS.

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.



NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

HOOKE VISTA SUBDIVISION
SITE PLAN
827 W 900 N, LEHI UT 84043

PROFESSIONAL ENGINEER
11/02/2020
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-1

DATE:
Jan 02, 2020

Hooke Vista Preliminary Subdivision

Aerial

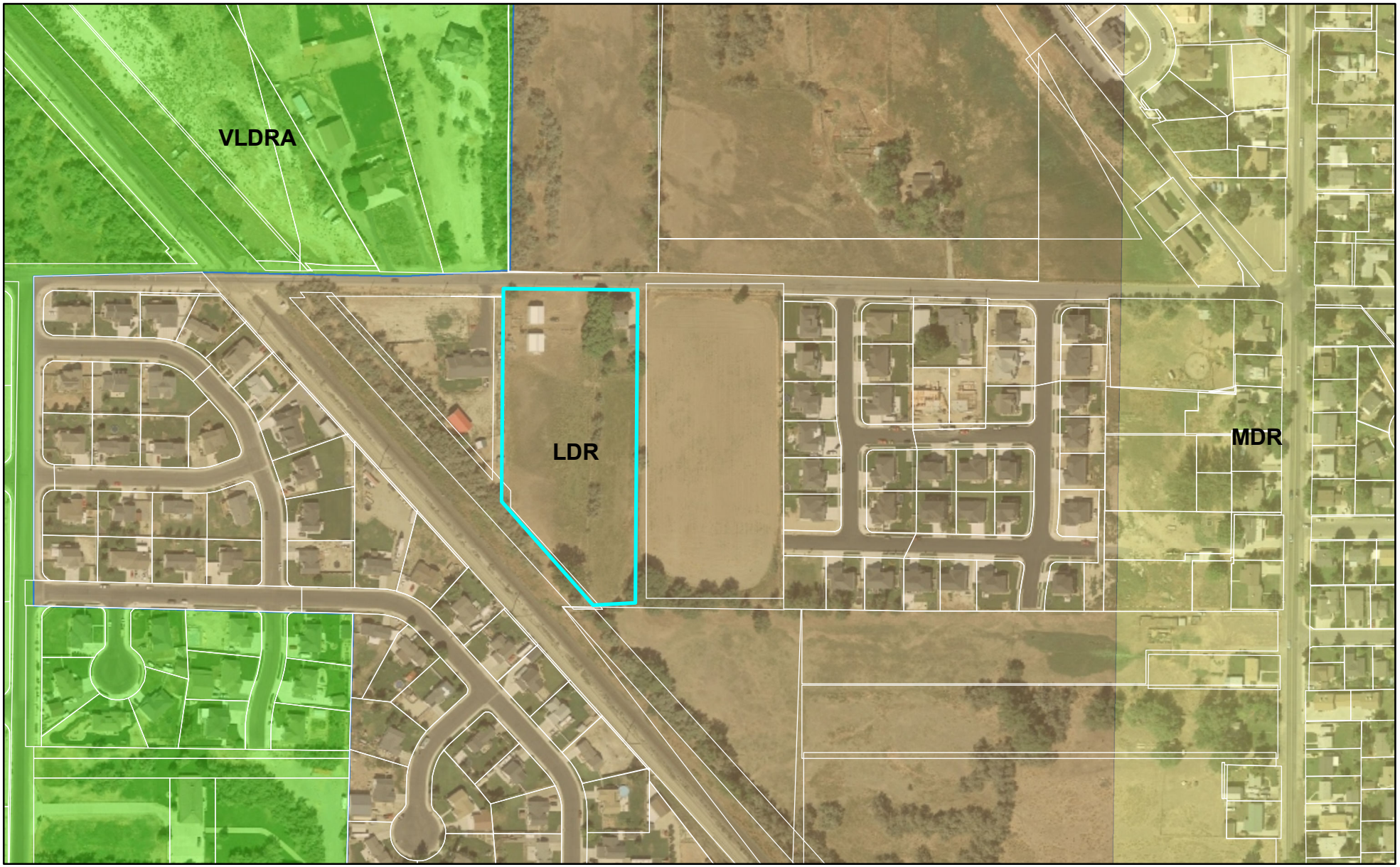


0 360 720 Feet

LEHI CITY

Hooke Vista Preliminary Subdivision

General Plan



0 360 720 Feet

LEHI CITY

Hooke Vista Preliminary Subdivision

Zoning



0 360 720 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: February 11, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-10, an Intent to Annex the Jacketta M. Clark Annexation, approximately 12.29-acres of property located at 1300 South 200 West with proposed R-1-22 zoning.
Petitioner: PHI Properties

Suggested Action:

Attachments:
CCR Jacketta M. Clark Annexation - Resolution of Intent 02.11.20.docx

Res 2020-10.docx

Jacketta M. Clark Annexation DRC 01.29.20.docx

Jacketta M. Clark Annexation 01.29.20 narrative, plat.pdf

clark annexation aerial.pdf

clark annexation gp.pdf

clark annexation zoning.pdf

JACKETTA M. CLARK ANNEXATION ACCEPTANCE

CITY COUNCIL REPORT

Applicant	PHI Properties		
Meeting Date	February 11, 2020		
Requested Action/Purpose	Acceptance of a resolution of intent to annex		
Location	1300 South 200 West		
Requested Zoning	R-1-22		
General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Acreage	12.29 acres		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	RA-1/TH-5	Single family residential
	South	R-1-8	Meadows at Lakeside Subdivision
	East	N/A	County parcels
	West	R-1-22	Snow's Springs Subdivision
Assigned Planner			

REQUIRED ACTION

City Council	Acceptance of resolution
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

REPORT ANALYSIS

The applicant is requesting approval of a resolution of intent to annex the Jacketta M. Clark annexation located at 1300 South 200 West. The proposed annexation includes 12.29 acres of property and has proposed R-1-22 zoning.

This annexation is being done by resolution because the property is part of an existing county island. This is the first step in the annexation process. If the City Council determines that they are willing to entertain annexation of the property, they can adopt a resolution of intent. If the Resolution of Intent is adopted by the City Council, additional meetings will be held, including public hearings at the Planning Commission and City Council to consider the proposed zoning and any other final matters before the annexation process is finished.

The DRC had five general comments which included the comment that the owner must complete the required water dedication for the R-1-22 zone.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the resolution of intent to annex the proposed Jacketta M. Clark annexation. This recommendation is based on the following findings:

1. The proposed application conforms to the goals and policies of the General Plan.
2. The proposed application does not affect the health, safety, welfare, and morals of the City.
3. Other findings as determined by the public hearing.

RESOLUTION NO: 2020-10

RESOLUTION OF INTENT OF LEHI CITY COUNCIL TO ANNEX REAL PROPERTY ("JACKETTA M. CLARK" ANNEXATION)

WHEREAS, the Lehi City Council has determined that a certain parcel of real property described on Attachment "A" constitutes a portion of an unincorporated island which is contiguous to Lehi City Corporation and should be annexed to Lehi City Corporation; and

WHEREAS, the area to be annexed consists of one or more unincorporated islands or unincorporated peninsulas contiguous to the municipality, each of which has fewer than 800 residents; and

WHEREAS, Lehi City Corporation has provided one or more municipal-type services to the area for at least one year; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Pursuant to the provision of Section 10-2-418 of the Utah Code, the Lehi City Council hereby intends to annex the parcels of real property owned by Jacketta M. Clark consisting of 12.29 acres and further described by Attachment "A".

2. Staff is directed to publish notice of this proposed annexation in a newspaper of general circulation within Lehi City, once a week for three successive weeks. Said notice shall comply with the requirements of Section 10-2-418(2)(b) of the Utah Code.

3. This Resolution shall be effective upon the date of its adoption.

PASSED AND APPROVED by the City Council of Lehi City, Utah this 11th day of February 2020.

ATTEST:

_____ _____

MARK JOHNSON, Mayor TEISHA WILSON, City Recorder

NOTICE OF INTENT TO ANNEX REAL PROPERTY

Notice is hereby given that Lehi City Corporation has adopted a resolution indicating its intent to annex real property owned by Jacketta M. Clark located at approximately 1300 South 200 West, Lehi, Utah, consisting of about 12.29 acres, and further described as follows:

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SNOW'S SPRINGS SUBDIVISION, PLAT A (SAID POINT ALSO BEING LOCATED N 00°07'46" W 1015.68 FEET ALONG THE SECTION LINE AND EAST 1622.40 FEET FROM THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M); RUNNING THENCE S 00°25'05" W 963.66 FEET ALONG THE EAST BOUNDARY OF SAID SUBDIVISION; THENCE ALONG FENCES THE FOLLOWING COURSES AND DISTANCES: S 87°21'58" E 138.34 FEET, N 35°02'57" E 51.61 FEET, N 55°24'19" E 497.92 FEET, S 88°59'47" E 74.32 FEET TO A REBAR AND CAP MARKED TORGERSEN ENGINEERING AT A FENCE CORNER, N 01°39'47" E 33.34 FEET TO A WOOD POST AT A FENCE CORNER, N 13°46'34" E 41.63 FEET, N 07°28'39" E 20.00 FEET TO A REBAR AND CAP MARKED TORGERSEN ENGINEERING, N 00°01'58" W 549.19 FEET TO A REBAR AND CAP MARKED LS 3269 AT A FENCE CORNER, AND N 89°41'22" W 658.17 FEET TO THE POINT OF BEGINNING. CONTAINING 12.29 ACRES.

BASIS OF BEARINGS IS S 00°25'05" W (913.66 FEET) ALONG SUBDIVISION BOUNDARY FROM THE NORTHEAST CORNER OF LOT 49 TO THE SOUTHEAST CORNER OF LOT 41 OF SNOW'S SPRINGS SUBDIVISION, PLAT A, ACCORDING TO THE OFFICIAL PLAT THEREOF (ENTRY NO. 85523, UTAH COUNTY RECORDER'S OFFICE).

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Legal Description:

A public hearing has been scheduled before the Lehi City Council on the 11th day of February 2020, at 7 p.m. for the purpose of receiving public comment.

The Lehi City Council will annex the above described parcels unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property located within the area proposed for annexation covering a majority of the total private land area within the entire area proposed for annexation and also is equal to at least ½ the value of all private real property within the entire area proposed for annexation.

Jacketta M. Clark Annexation
DRC Redline Comments

*PHI Properties - requests review of the **Jacketta M. Clark Annexation**, approximately 12.29-acres of property located at 1300 South 2000 West with a proposed R-1-22 zoning.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: David Peterson
Date of Plans Reviewed: 1/23/20
Time Start: 11:30 am
Time End: 11:32 am

DRC REPORT:

1. **Critical Issues:**

2. **Location of existing and proposed City facilities**

   Water and sewer utilities are in 1300 South and 1450 South. Waterlines in 1300 South are master planned to be a 16" Pressurized Irrigation line and a 12" Culinary waterline. The sewer line in 1300 South is master planned to be 10"

3. **Zoning required or recommended**

   R-1-22

4. **Distances to schools/parks/shopping**

   Snow Springs Elementary School- 0.45 miles

   Willow Creek Middle School- 1.23 miles

   Lehi High School- 2.52 miles

   Kohler's Shopping- 2.25 miles

5. **Transportation**

   Improvements on 1300 south will need to be done with this project. Also, the new standard ROW for Lehi City is 62 feet, 5' sidewalk and 7' planter. Also, the new sidewalk thickness is 6".

DRC GENERAL COMMENTS:

General: RMP ATA required.

1. Suggest increasing hatch length on the existing City boundary line to more clearly delineate the boundary.
2. We don't need the County Attorney's or Boundary Commissions' signature lines in the signature block.
3. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
4. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.

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.

5. As a condition of recording the annexation and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-22 Zone. The amount of culinary water is .79 acre feet per acre and irrigation water is 2.90 acre feet per acre.

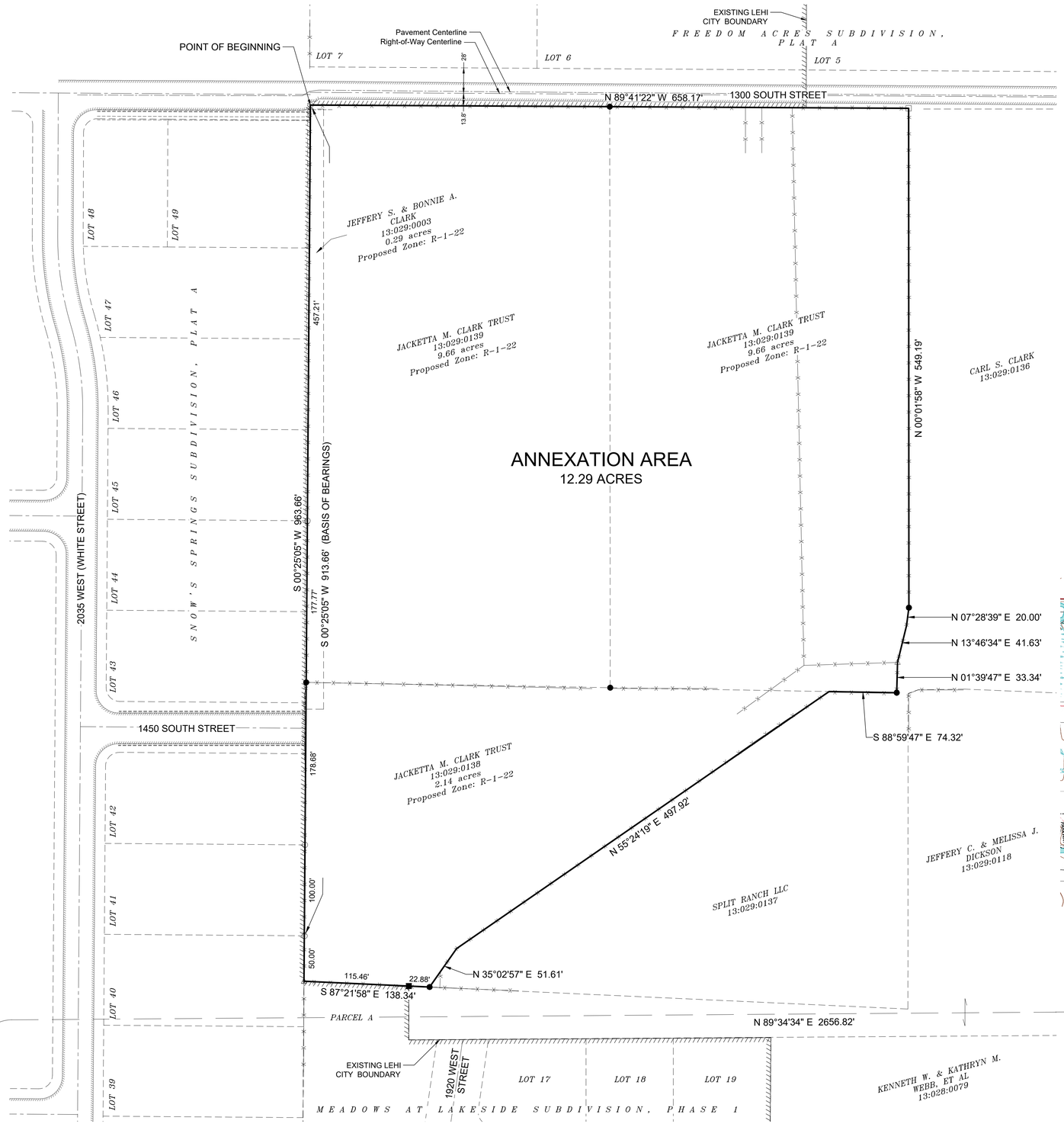
THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON FEBRUARY 11, 2020.

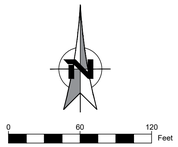
(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK")

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.

JACKETTA M. CLARK ANNEXATION

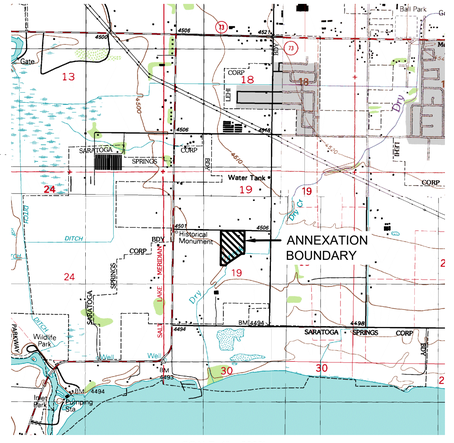
LOCATED IN THE NW1/4 OF SECTION 19, TOWNSHIP 5 SOUTH , RANGE 1 EAST , S.L.B.&M.
LEHI, UTAH COUNTY, UTAH





LEGEND

- ANNEXATION BOUNDARY
- 1/4 SECTION LINE
- DEED LINE
- STREET CENTERLINE
- LEHI CITY BOUNDARY
- CURB & GUTTER, SIDEWALK
- FENCE
- ASPHALT ROAD
- FOUND REBAR & CAP MARKED A.L.M.
- FOUND REBAR & CAP MARKED LS 3269
- FOUND REBAR & CAP MARKED LS 10516507
- FENCE POST AT PROPERTY CORNER
- SET REBAR & CAP MARKED TORGERSEN ENG.
- CALCULATED SECTION CORNER



SCALE: 1" = 2000'

TORGERSEN ENGINEERING
265 NORTH 600 EAST
RICHFIELD, UTAH 84701
(435) 893-0081
WWW.TORGENG.COM

DRAWING #	18119	DRAWN BY: RJB	DATE: 01/22/2020	CHECKED BY: GTT	DATE: 01/22/2020

SURVEYOR'S CERTIFICATE

I, G. THOMAS TORGERSEN, CERTIFY THAT I AM A LICENSED LAND SURVEYOR, LICENSE NUMBER 8205593, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE DIRECTED A SURVEY OF THE REAL PROPERTY SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR
No. 8205593
G. THOMAS TORGERSEN
11/21/2020
STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SNOW'S SPRINGS SUBDIVISION, PLAT A (SAID POINT ALSO BEING LOCATED N 00°07'46" W 1015.68 FEET ALONG THE SECTION LINE AND EAST 1622.40 FEET FROM THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M); RUNNING THENCE S 00°25'05" W 963.66 FEET ALONG THE EAST BOUNDARY OF SAID SUBDIVISION; THENCE ALONG FENCES THE FOLLOWING COURSES AND DISTANCES: S 87°21'58" E 138.34 FEET, N 35°02'57" E 51.61 FEET, N 55°24'19" E 497.92 FEET, S 88°59'47" E 74.32 FEET TO A REBAR AND CAP MARKED TORGERSEN ENGINEERING AT A FENCE CORNER, N 01°39'47" E 33.34 FEET TO A WOOD POST AT A FENCE CORNER, N 13°46'34" E 41.63 FEET, N 07°28'39" E 20.00 FEET TO A REBAR AND CAP MARKED TORGERSEN ENGINEERING, N 00°01'58" W 549.19 FEET TO A REBAR AND CAP MARKED LS 3269 AT A FENCE CORNER, AND N 89°41'22" W 658.17 FEET TO THE POINT OF BEGINNING. CONTAINING 12.29 ACRES.

BASIS OF BEARINGS IS S 00°25'05" W (913.66 FEET) ALONG SUBDIVISION BOUNDARY FROM THE NORTHEAST CORNER OF LOT 49 TO THE SOUTHEAST CORNER OF LOT 41 OF SNOW'S SPRINGS SUBDIVISION, PLAT A, ACCORDING TO THE OFFICIAL PLAT THEREOF (ENTRY NO. 85523, UTAH COUNTY RECORDER'S OFFICE).

UTAH COUNTY RECORDER

COUNTY SURVEYOR APPROVAL

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED.

SURVEYOR SEAL

COUNTY SURVEYOR _____ DATE _____

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE JACKETTA M. CLARK ANNEXATION.

DATED THIS _____ DAY OF _____, A.D. 20_____.

MAYOR _____

ATTEST _____
RECORDER

RECORDER SEAL

BOUNDARY COMMISSION

POLICY DECLARATION ADOPTED BY LEGISLATIVE BODY OF _____
CITY ON _____, PROTESTS FILED BY: _____

BOUNDARY COMMISSION ACTION: _____
ANNEXATION READY TO RECORD
NO PROTESTS RECEIVED: _____
DATE
APPROVED BY COMMISSION: _____
DATE

_____
BOUNDARY COMMISSION CHAIRMAN

APPROVED AS TO FORM

COUNTY ATTORNEY _____ DATE _____

ANNEXATION PLAT

JACKETTA M. CLARK ANNEXATION

LEHI, UTAH COUNTY, UTAH
LOCATED IN THE NW1/4 OF SECTION 19, T. 5 S., R. 1 E., SLB&M
SCALE: 1"=60'

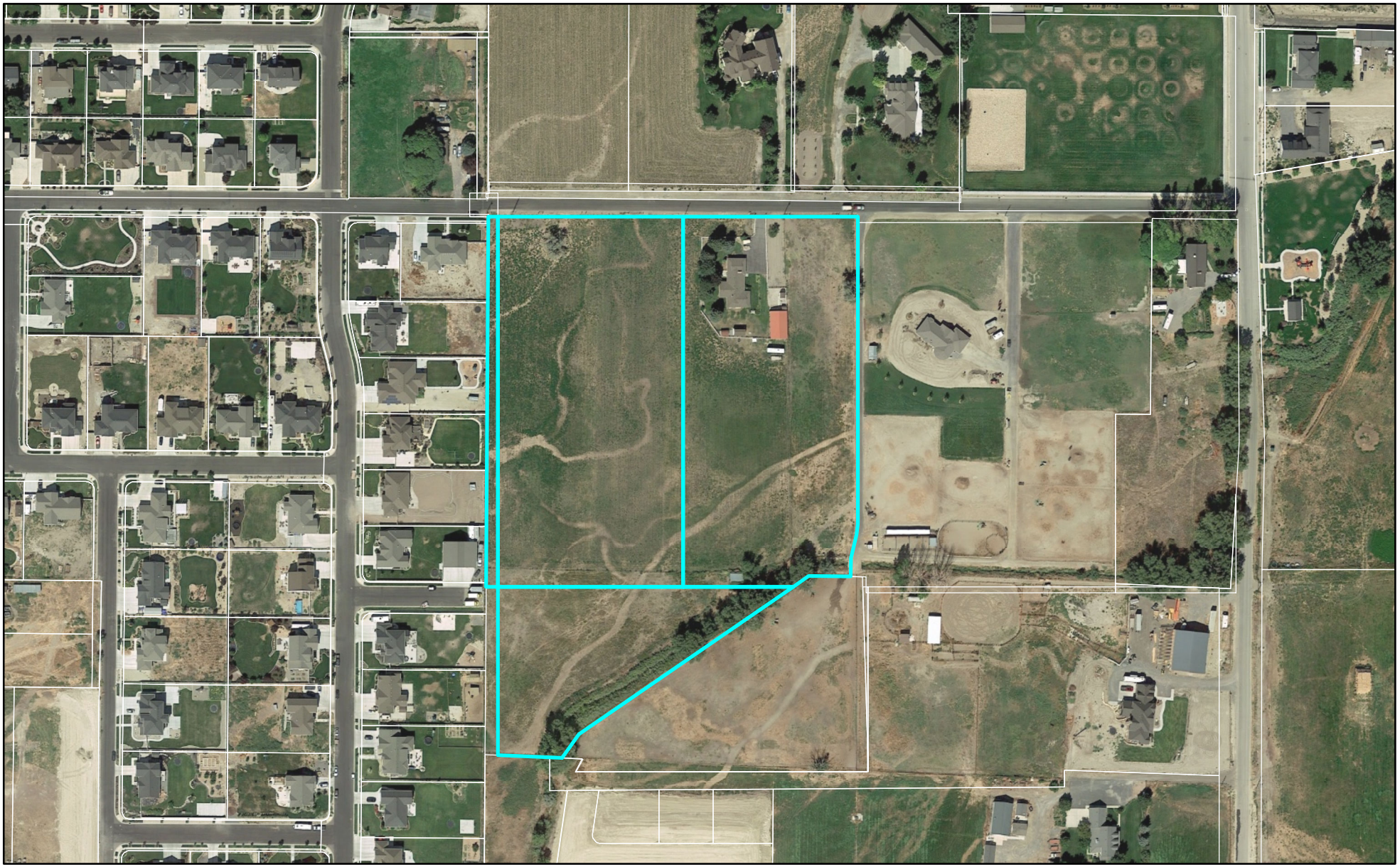
Jacketta M. Clark Annexation information

January 17, 2020

1. The topography is mild with slopes toward the Southwest. The natural vegetation includes natural grasses and farmed fields.
2. The existing land use includes an existing home and farmed fields. The proposed land use is for residential development.
3. The current population is 1 residential home. The potential residential density is approximately 21 residential homes.
4. The proposed annexation will comply with Lehi City's land use goals and policies by adhering to applicable residential design codes that would apply to the proposed zoning.
5. The current demand on city provided facilities is that required for 1 home. The potential demand will increase by 20 residential homes. The property fronts on an existing city road so access to the property and access to necessary facilities is available.
6. Water rights are available for dedication. The developer has a credit with Lehi City to use or can provide underground water rights that are associated with the property or can provide Lehi Irrigation shares.

Jacketta M. Clark Annexation

Aerial

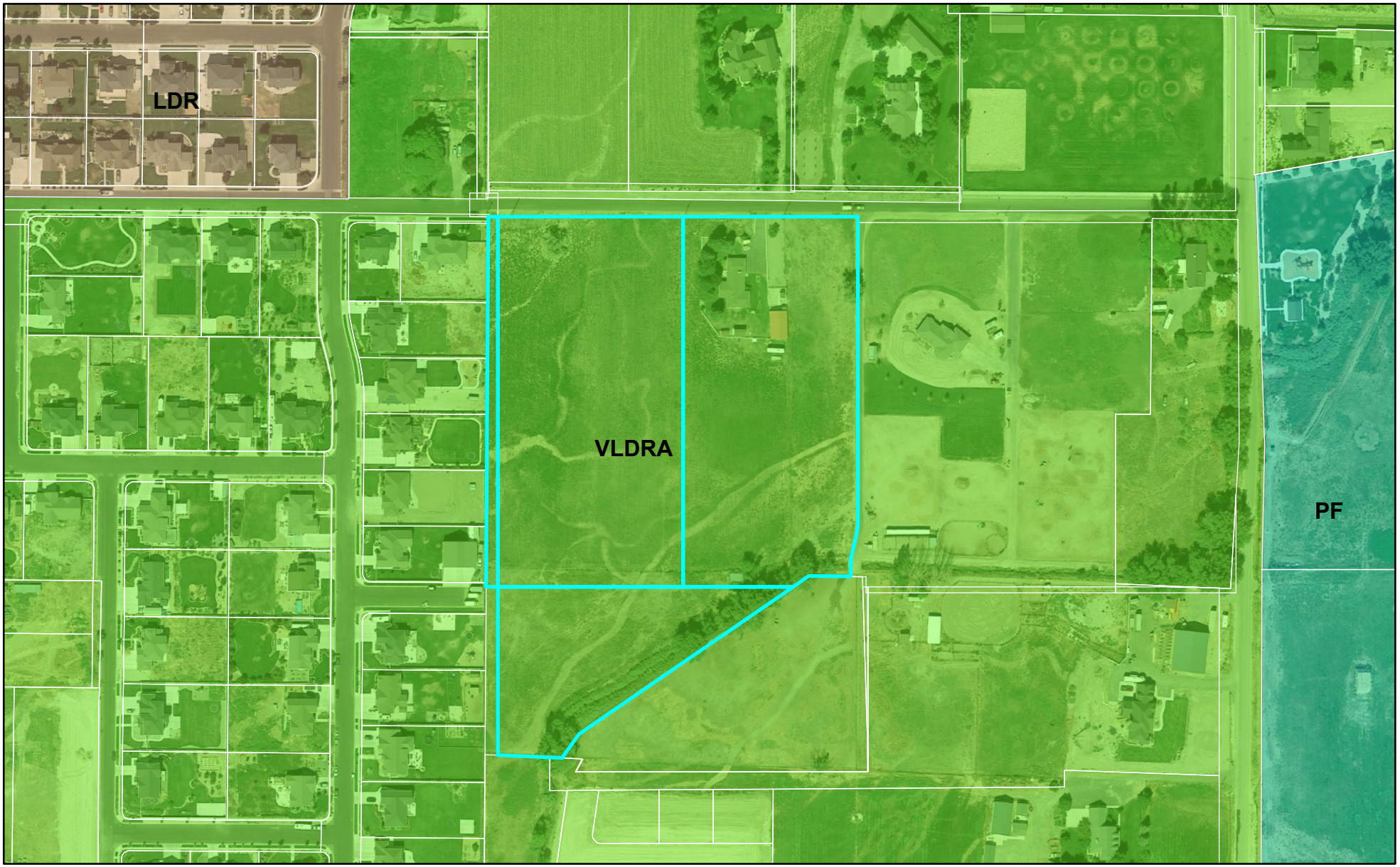


0 290 580 Feet

LEHI CITY

Jacketta M. Clark Annexation

General Plan

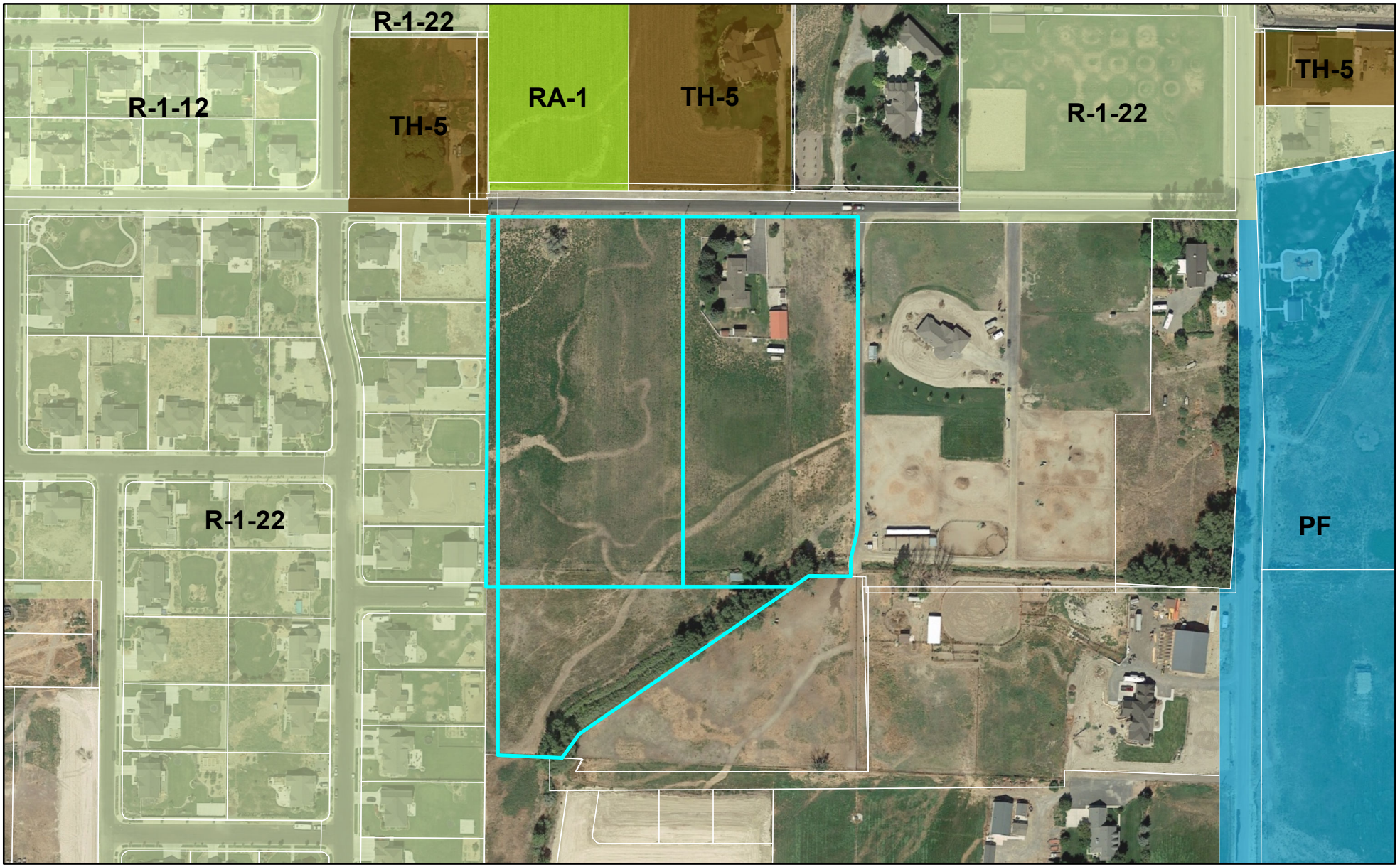


0 290 580 Feet

LEHI CITY

Jacketta M. Clark Annexation

Zoning



0 290 580 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: February 11, 2020
Submitted by: Jacob Curtis
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of approval for Revisions to the Madison Meadows Plat A & B for additional lots in lieu of improvements.
Petitioner: Bob Strang

Suggested Action:

Attachments:
CCR Madison Meadows Plat A & B Revisions 02.11.20.docx

Madison Meadows Revisions DRC 01.29.20.docx

2015 Madison Meadows Plat Original.pdf

Madison Meadows Revisions 01.29.20 plats.pdf

aerial.pdf

General Plan.pdf

Zoning.pdf

MADISON MEADOWS PLAT A & B REVISIONS

CITY COUNCIL REPORT

Applicant	Bob Strang		
Meeting Date	February 11, 2020		
Requested Action/Purpose	Approval of revisions to a final subdivision		
Location	Approximately 700 S 300 E		
Existing Land Use	Undeveloped		
Existing Zoning	R-1-22		
General Plan Land Use Designation	VLDRA (Very Low Density Residential Agriculture)		
Number of Lots/Units	Plat A: 10 lots Plat B: 13 lots		
Adjacent Zoning and Land Use	*North*	R-1-Flex	Railroad Corridor/Valley Point Subdivision
	South	R-1-22	Sugar Mill Estates Subdivision
	East	N/A	County island- Single family residential
	West	TH-5/N/A	Single family residential/Undeveloped
Date of DRC Review	January 29, 2020		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.180. Effective Period of Final Subdivision Plat Approval.
The approval of a final subdivision plat shall be effective for a period of two (2) years from the date the final plat is approved and signed by the City Council, at the end of which time such final subdivision plat shall have been recorded in the office of the Utah County Recorder.

Section 11.130. Revisions.
(Amended 5/22/01; 3/27/07; 04/27/10)

A. If any revision is included on the final plat that was not present on the Preliminary Plat or came as a requirement of approval by the City Council, it is the applicant's responsibility to inform the Reviewing Departments, Planning Commission and City Council of the change. Failure to inform the Planning Commission or City Council of the revisions may result in revocation of any or all approvals.

B. Revisions to approved construction drawings for subdivisions or site plans shall be coordinated with the Public Works Director. The Public Works Director may require Reviewing Departments review of the proposed revisions. The applicant shall provide one electronic copy in PDF format of the revisions, unless otherwise approved by the Public Works Director. The copies shall be made on colored paper where available; otherwise a red revision stamp shall be required on the drawings in the right hand margin to distinguish revised pages from the original approved pages, as directed by the Public Works Director. All revisions shall be indicated with clouding. The plans shall include a revision block filled out including the date of the revisions.

PROPERTY HISTORY

September 17, 2015: The Madison Meadow annexation was recorded on the subject property and zoned it R-1-22.

REPORT ANALYSIS

The applicant is requesting approval of a revision to Madison Meadows Plat A & B for an additional lot in lieu of constructing 5-foot sidewalks and including 7-foot planter strips that meet the new street requirements. City staff approached the applicant about a density bonus to meet the new sidewalk and planter strip requirements, which created the need for revisions and approval by the City Council.

This subdivision was originally approved subject to the old City street standard of having a 4-foot walk and 5-foot planter strip. The applicant has agreed to install the wider sidewalks and dedicate the additional property for the consideration of one additional lot. A previous density bonus of four lots approved by the City Council for other roadway widening and property dedications. This request adds a lot for a total bonus of five lots and a total unit count of 23 lots.

The DRC had eight comments including the following:

1. Update Plat B to match new sidewalk width and layout along wall behind lots 208 & 209.
2. Provide landscape plans: include city details; use trees appropriate for under power lines; turf grass is not to be used

Please consider all DRC comments in any motion.

PLANNING DIVISION RECOMMENDATION

Planning Staff recommends **APPROVAL** of the proposed revisions to the Madison Meadows Plat A & B, including the DRC comments from January 29, 2020. This recommendation is based on the following findings:

1. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed subdivision meets the requirements of the Development Code.
3. Other findings based upon information presented at the public meeting.

Madison Meadows Plat A & B Revisions
DRC Redline Comments

*Bob Strang- requests review of a revision to **Madison Meadows Plat A & B** for additional lots in lieu of improvements.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Jackson Waters, Bob Strang
Date of Plans Reviewed: 1/23/20
Time Start: 1:22 pm
Time End: 1:30 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments. (re-design, new bond & cost from Power Dept. required.)
Kerry – Fire: No comments
Greg – Water/Sewer:
1. Water and PI mains have been constructed in 700 South and stubbed to the South on 300 East, modify plans showing existing hydrant and blow off with water and PI mains for this site connecting to the existing
2. Move SDMH #104 to this location, pipe both inlets to that manhole. Less piping, same amount of manholes
3. Water service meters for lot 109 appear to be on lot 110

Kim – Planning: No comments
Gary – Building/Inspections: No comments
JD – Streets:
4. Change to 6"
5. Public is shown as 56’ wide

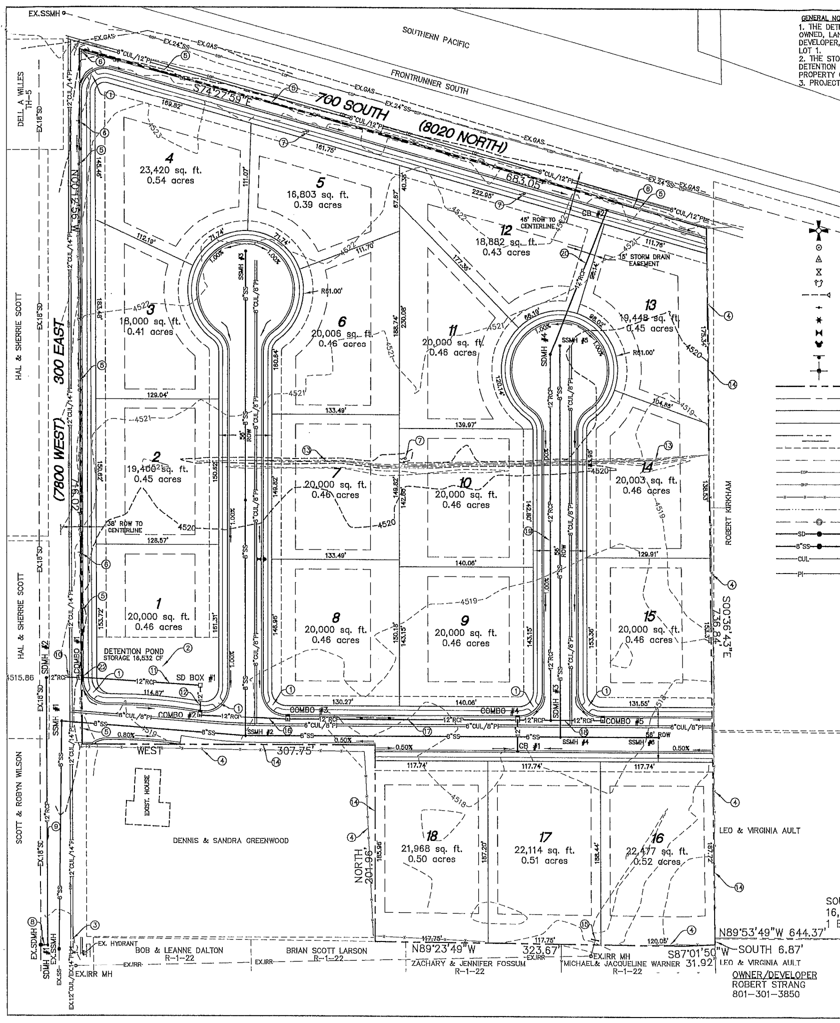
Ross – Engineering:
6. Add a note to the plat saying "Off-site piping in-lieu of detention"

Trent – Parks:
7. Update Plat B to match new sidewalk width and layout along wall behind lots 208 & 209.
8. Provide landscape plans: include city details; use trees appropriate for under power lines; turf grass is not to be used.

Prior to Pre-Construction
1. Spring Creek Irrigation Co signature will be required for all ditch piping/modifications

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON FEBRUARY 11, 2020.

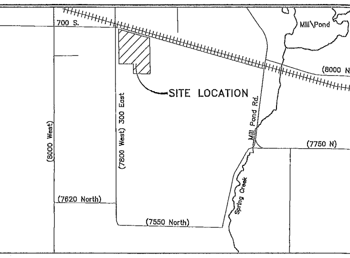
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.



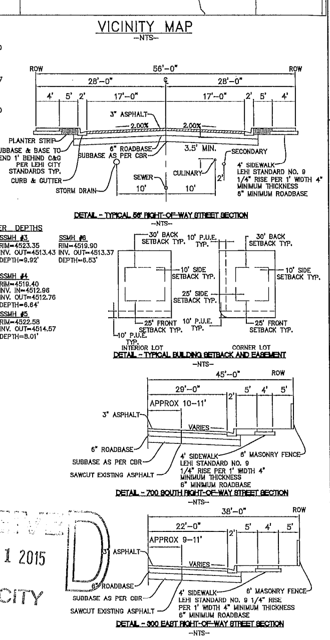
GENERAL NOTES

1. THE DETENTION POND IS TO BE PRIVATELY OWNED, LANDSCAPED AND SPRINKLERED BY THE DEVELOPER, AND MAINTAINED BY THE OWNER OF LOT 1.
2. THE STORM DRAINAGE PIPING WITHIN THE DETENTION POND IS TO BE MAINTAINED BY PROPERTY OWNER.
3. PROJECT TO BE COMPLETED IN ONE PHASE.

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



VICINITY MAP
-NTS-



NOTES

1. INSTALL PEDESTRIAN RAMP PER LEHI CITY STANDARDS
2. DETENTION POND PER LEHI CITY STANDARDS, TO HAVE A GRASS COVERING AND UNDERGROUND SPINKLER SYSTEM. SLOPES TO BE 3:1 OR FLATTER. STORAGE CAPACITY IS 16,532 FT3 + 1' FREEBOARD.
3. TIE TO EXISTING 14" SECONDARY AND 12" CULINARY WATER LINES
4. EX. 5' BARBED WIRE FENCE TO REMAIN
5. EX. FENCE TO BE REMOVED
6. EX. POWER POLE TO BE RELOCATED IN PLANTER STRIP, DEVELOPER TO COORDINATE WITH ROCKY MOUNTAIN POWER
7. EXISTING WELL TO BE ABANDONED AND CAPPED BY A CERTIFIED WELL DRILLER AND DOCUMENTATION PROVIDED TO LEHI CITY.
8. CONST. 6.0 L.F. 12" RCP STORM DRAIN @ 0.40%
9. CONST. 274.1 L.F. 12" RCP STORM DRAIN @ 0.40%
10. CONST. 33.6 L.F. 12" RCP STORM DRAIN @ 0.40%
11. CONST. 120.8 L.F. 12" RCP STORM DRAIN @ 0.40%
12. CONST. 23.7 L.F. 12" RCP STORM DRAIN @ 0.40%
13. EXISTING DITCH TO BE ABANDONED.
14. INSTALL 6' NO CLIMB FENCE ALONG PROPERTY LINE.
15. EXISTING HEADWALL TO REMAIN.
16. CONST. 89.0 L.F. 12" RCP STORM DRAIN @ 0.40%
17. CONST. 236.4 L.F. 12" RCP STORM DRAIN @ 0.40%
18. CONST. 52.6 L.F. 12" RCP STORM DRAIN @ 0.40%
19. CONST. 377.1 L.F. 12" RCP STORM DRAIN @ 0.40%
20. CONST. 159.6 L.F. 12" RCP STORM DRAIN @ 0.40%
21. CONST. 31.4 L.F. 12" RCP STORM DRAIN @ 0.40%
22. INSTALL 5.33" DIAMETER ORIFICE PLATE ON OUTLET OF COMBO BOX #1.

RECEIVED
OCT 21 2015
LEHI CITY

SOUTH 1/4 CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SLB&M.

OWNER/DEVELOPER
ROBERT STRANG
801-301-3850

DATA TABLE
ZONE=R-1-22
TOTAL ACREAGE=11.11 ACRES
TOTAL # OF LOTS=18
UNITS/ACRE=1.62

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH LINE OF SUGAR MILL ESTATES SUBDIVISION, WHICH POINT LIES NORTH 89°53'49" WEST 644.37 FEET ALONG THE SECTION LINE AND SOUTH 6.87 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 87°01'50" WEST 31.92 FEET ALONG SAID SUBDIVISION; THENCE CONTINUING ALONG SAID SUB- DIVISION NORTH 89°23'49" WEST 323.67 FEET; THENCE NORTH 201.96 FEET; THENCE WEST 307.75 FEET; THENCE NORTH 0°12'56" WEST 716.02 FEET; THENCE SOUTH 74°27'59" EAST 683.05 FEET; THENCE SOUTH 0° 36'43" EAST 736.84 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 11.11 ACRES.

GENERAL NOTES:

1. THE FOLLOWING WILL BE REVIEWED AT THE TIME OF FINAL PLAT – PLAN & PROFILES, PIPE TYPES/LOCATION/DETAILS, VALVES, BLOWOFFS, MANHOLES/BOXES, WATER/SEWER SERVICE DETAILS, FIRE HYDRANTS, LOT LINE/UTILITY EASEMENTS, STREET LIGHTS/SIGNS/TRAFFIC SIGNS, POWER LINE EXTENSIONS/TRANSFORMER LOCATIONS, LOT ADDRESSES, CBR VALUES, SUBDIVISION MONUMENTS AND LOT CORNER MARKERS.

SHEET NO.
1

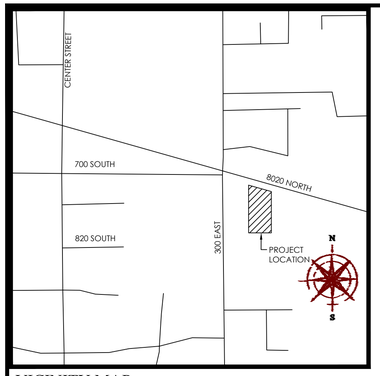
PRELIMINARY PLAT
JUNE 2015

LEHI, UTAH

MADISON MEADOW
A RESIDENTIAL DEVELOPMENT

ATLAS ENGINEERING L.L.C.

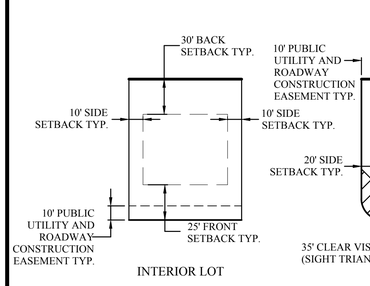
PHONE: 801-655-0566
FAX: 801-655-0109
537 NORTH 1500 WEST
OREM, UT 84057



VICINITY MAP

N.T.S

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	500.00	8°18'37"	72.52	N85°50'42"W	72.46
C2	500.00	7°12'19"	62.88	N85°17'33"W	62.84
C3	500.00	8°18'37"	72.52	S85°50'42"E	72.46
C4	500.00	1°06'18"	9.64	N89°26'51"W	9.64
C5	500.00	1°08'44"	10.00	N89°25'38"W	10.00
C7	15.00	89°49'10"	23.51	S45°05'25"E	21.18
C8	529.74	8°19'12"	76.93	S85°50'59"E	76.86
C9	15.06	96°30'10"	25.37	N48°31'11"E	22.48
C10	13.50	54°57'25"	12.95	N27°28'42"W	12.46
C11	64.00	92°11'52"	102.99	N08°51'29"W	92.23
C12	64.00	54°42'38"	61.11	N64°35'46"E	58.82
C13	64.00	63°28'12"	70.90	S56°18'49"E	67.33
C14	64.00	79°32'07"	88.84	S15°11'21"W	81.88
C15	13.50	54°57'25"	12.95	S27°28'42"W	12.46
C16	15.00	90°00'00"	23.56	S45°00'00"E	21.21



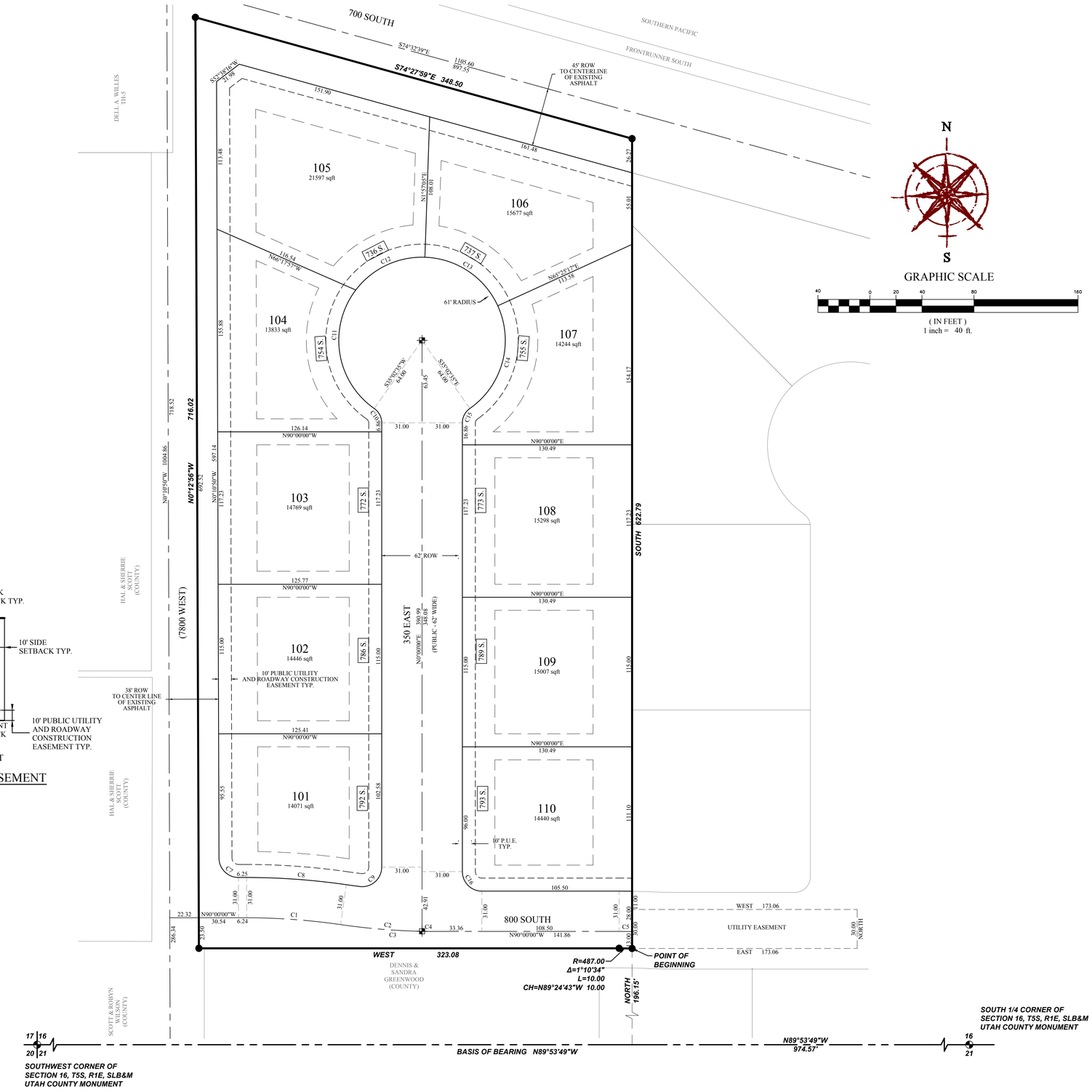
DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT

N.T.S.

GENERAL NOTES:
1. THIS IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. 6' HIGH MASONRY FENCE TO BE CONSTRUCTED ON THE WEST PROPERTY LINE ALONG 300 EAST BEFORE CONSTRUCTION STARTS.
3. BRASS PINS IN CURB FOR PROPERTY MARKERS.
4. FIVE BONUS LOTS HAVE BEEN GRANTED IN-LIEU OF REIMBURSEMENT FOR WIDENING OF 300 EAST AND 700 SOUTH, ADDITIONAL 5 FOOT LANDSCAPE BUFFER ALONG 300 EAST AND 700 SOUTH, RELOCATION OF POWER POLES, AND A 7 FOOT PLANTER STRIP AND A 5 FOOT SIDEWALK ON INTERIOR STREETS.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- P.U.E. (PUBLIC UTILITY EASEMENT)
- LOT LINE
- CENTER LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY ANGLE POINT



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES NORTH 89°53'49" WEST 974.57 FEET ALONG THE SECTION LINE AND NORTH 196.15 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE ARC OF A 487.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10.00 FEET, (THE CHORD BEARS N89°24'43"W 10.00 FEET); THENCE WEST 323.08 FEET; THENCE NORTH 0°12'56" WEST 716.02 FEET; THENCE SOUTH 74°27'59" EAST 348.50 FEET; THENCE SOUTH 622.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.14 ACRES OF LAND.

LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS DAY OF____A.D. 2016. _____

APPROVED _____ ATTEST_____
CITY ENGINEER CITY RECORDER

PLANNING COMMISION APPROVAL

APPROVED THIS_____DAY OF_____ A.D. 2018, BY THE _____ PLANNING COMMISSION.

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF_____, A.D. 2016.

MANAGING MEMBER:

MEMBER: MEMBER:

MAYOR-LEHI CITY

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF_____, A.D. 2016
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISION EXPIRES NOTARY PUBLIC (SEAL)

MADISON MEADOWS

PLAT "A"
A RESIDENTIAL DEVELOPMENT
LEHI CITY, UTAH COUNTY, UTAH
CONTAINING 9 LOTS, AND 5.14 ACRES
LOCATED IN THE SW 1/4 OF SECTION 16, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN STATE OF UTAH			

SPRING CREEK IRRIGATION CO.

APPROVED THIS DAY OF A.D. 2016.

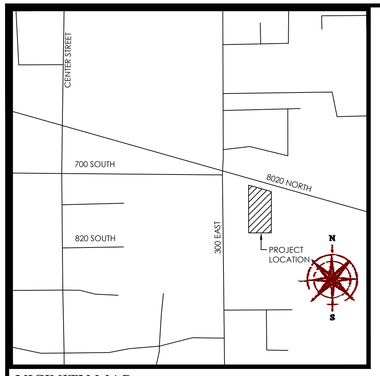
SPRING CREEK IRRIGATION COMPANY

DATA TABLE

TOTAL ACREAGE=5.14 ACRES
TOTAL BUILDABLE LOT ACREAGE=3.61 ACRES
TOTAL # OF BUILDABLE LOTS= 10
TOTAL ACREAGE OF ROAD RIGHT-OF-WAY= 1.53 ACRES
ZONE=R-1-22
UNITS/ACRE=1.95

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

Z:_2018\18-218 Madison Meadows\design\dwg\sheets\C2-Plat.dwg



VICINITY MAP

N.T.S

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	500.00	1°25'01"	12.37	N88°08'45"W	12.37
C2	500.00	2°33'45"	22.36	N88°43'07"W	22.36
C3	64.00	288°46'41"	322.57	N90°00'00"W	74.53
C4	469.00	2°33'45"	20.98	S88°43'07"E	20.97
C5	15.00	90°00'00"	23.56	N45°00'00"E	21.21
C6	15.00	54°23'21"	14.24	N27°11'40"W	13.71
C7	64.00	54°28'01"	60.84	N27°09'20"W	58.58
C8	64.00	51°35'27"	57.63	N25°52'25"E	55.70
C9	64.00	57°54'50"	64.69	N80°37'33"E	61.97
C10	64.00	67°06'11"	74.95	S36°51'57"E	70.74
C11	64.00	57°42'11"	64.46	S25°32'15"W	61.77
C12	15.00	54°23'21"	14.24	S27°11'40"W	13.71
C13	15.00	90°00'00"	23.56	S45°00'00"E	21.21
C14	469.00	2°33'45"	20.98	N88°43'07"W	20.97
C15	531.00	2°33'45"	23.75	N88°43'07"W	23.75

DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT

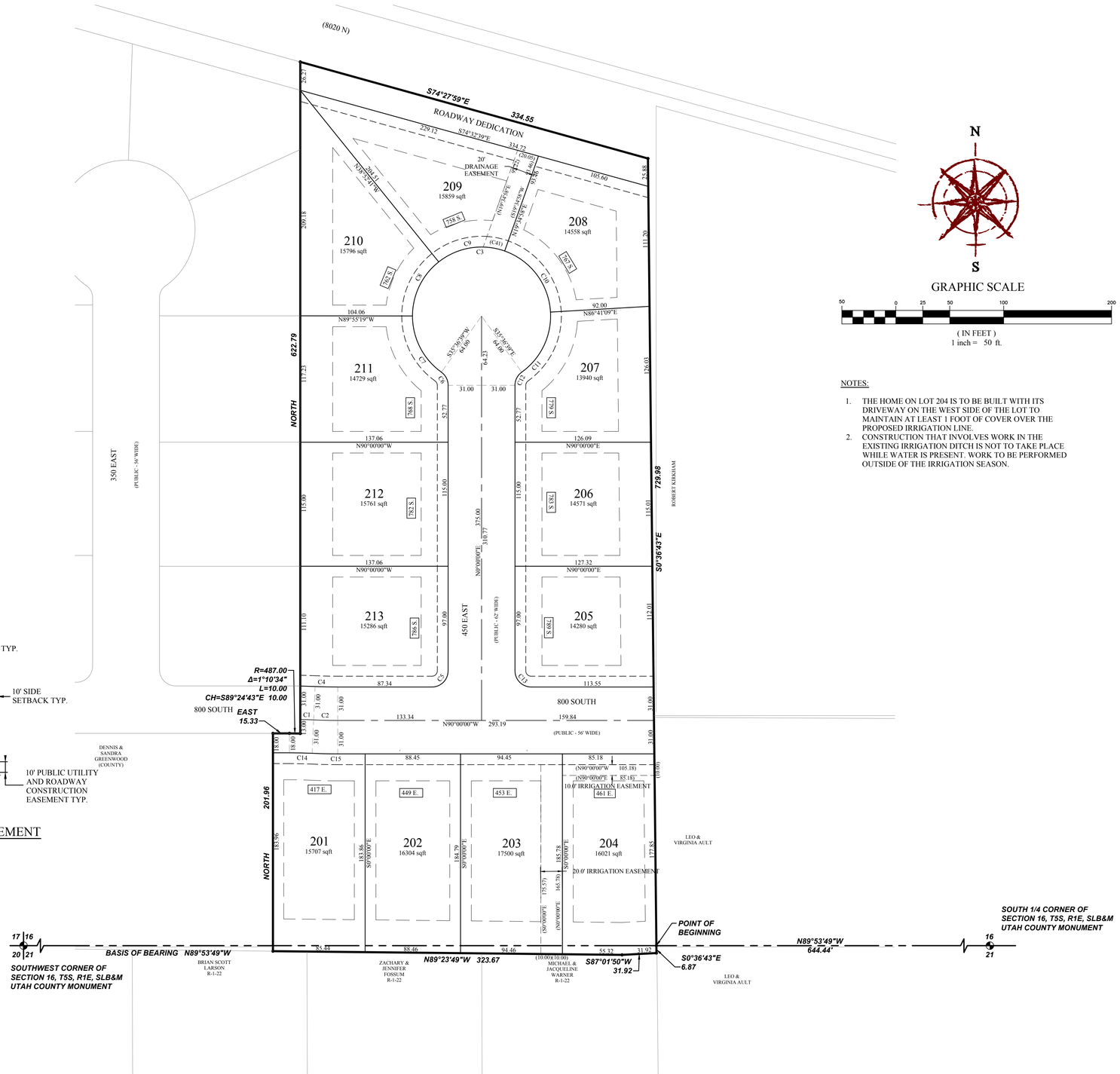
N.T.S.

GENERAL NOTES:

1. THIS IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
2. #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET AT ALL PROPERTY CORNERS AND PINS IN TOP OF CURBS.
3. FIVE BONUS LOTS HAVE BEEN GRANTED IN-LIEU OF REIMBURSEMENT FOR WIDENING OF 300 EAST AND 700 SOUTH, ADDITIONAL 5 FOOT LANDSCAPE BUFFER ALONG 300 EAST AND 700 SOUTH, RELOCATION OF POWER POLES, AND A 7 FOOT PLANTER STRIP AND A 5 FOOT SIDEWALK ON INTERIOR STREETS.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- P.U.E. (PUBLIC UTILITY EASEMENT)
- LOT LINE
- CENTER LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY ANGLE POINT



NOTES:

1. THE HOME ON LOT 204 IS TO BE BUILT WITH ITS DRIVEWAY ON THE WEST SIDE OF THE LOT TO MAINTAIN AT LEAST 1 FOOT OF COVER OVER THE PROPOSED IRRIGATION LINE.
2. CONSTRUCTION THAT INVOLVES WORK IN THE EXISTING IRRIGATION DITCH IS NOT TO TAKE PLACE WHILE WATER IS PRESENT. WORK TO BE PERFORMED OUTSIDE OF THE IRRIGATION SEASON.

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

Beginning at a point which lies N89°53'49"W 644.44 feet along the Section Line from the South 1/4 corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S00°36'43"E 6.87 feet; thence S87°01'50"W 31.92 feet; thence N89°23'49"W 323.67 feet; thence North 201.96 feet; thence East 15.33 feet; thence along the arc of a curve to the right with a radius of 487.00 feet a distance of 10.00 feet through a central angle of 01°10'34" Chord: S89°24'43"E 10.00 feet; thence North 622.79 feet; thence S74°27'59"E 334.55 feet; thence S00°36'43"E 729.98 feet to the point of beginning.

Contains 5.97 acres+/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20__

BY:_____
(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20___ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LEHI CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20__

APPROVED BY MAYOR

ATTEST_____
CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20___, BY THE LEHI CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY

CHAIRMAN, PLANNING COMMISSION

PLAT "B"

MADISON MEADOWS

SUBDIVISION

CONTAINING 10 LOTS, AND 5.97 ACRES
LOCATED IN THE SW 1/4 OF SECTION 16, T5S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	LEHI CITY ENGINEER SEAL	CLERK-RECORDER SEAL

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ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SPRING CREEK IRRIGATION CO.

APPROVED THIS DAY OF_____A.D. 2019._____

SPRING CREEK IRRIGATION COMPANY

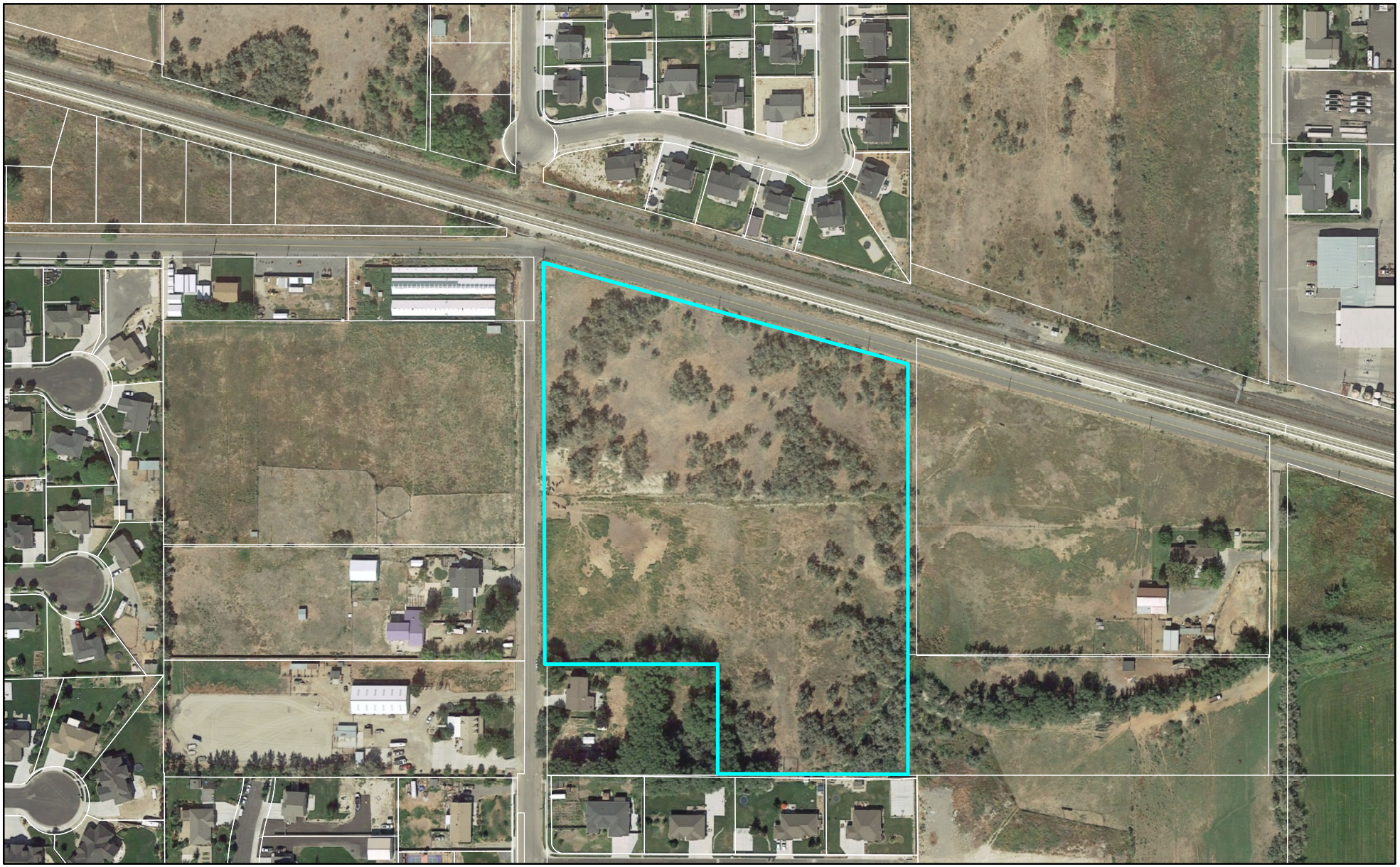
DATA TABLE

TOTAL ACREAGE=5.97 ACRES
TOTAL BUILDABLE LOT ACREAGE=4.72 ACRES
TOTAL # OF BUILDABLE LOTS= 10
TOTAL ACREAGE OF ROAD RIGHT-OF-WAY= 1.25 ACRES
ZONE=R-1-22
UNITS/ACRE=1.67

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Madison Meadows Plat A & B Revisions

Aerial

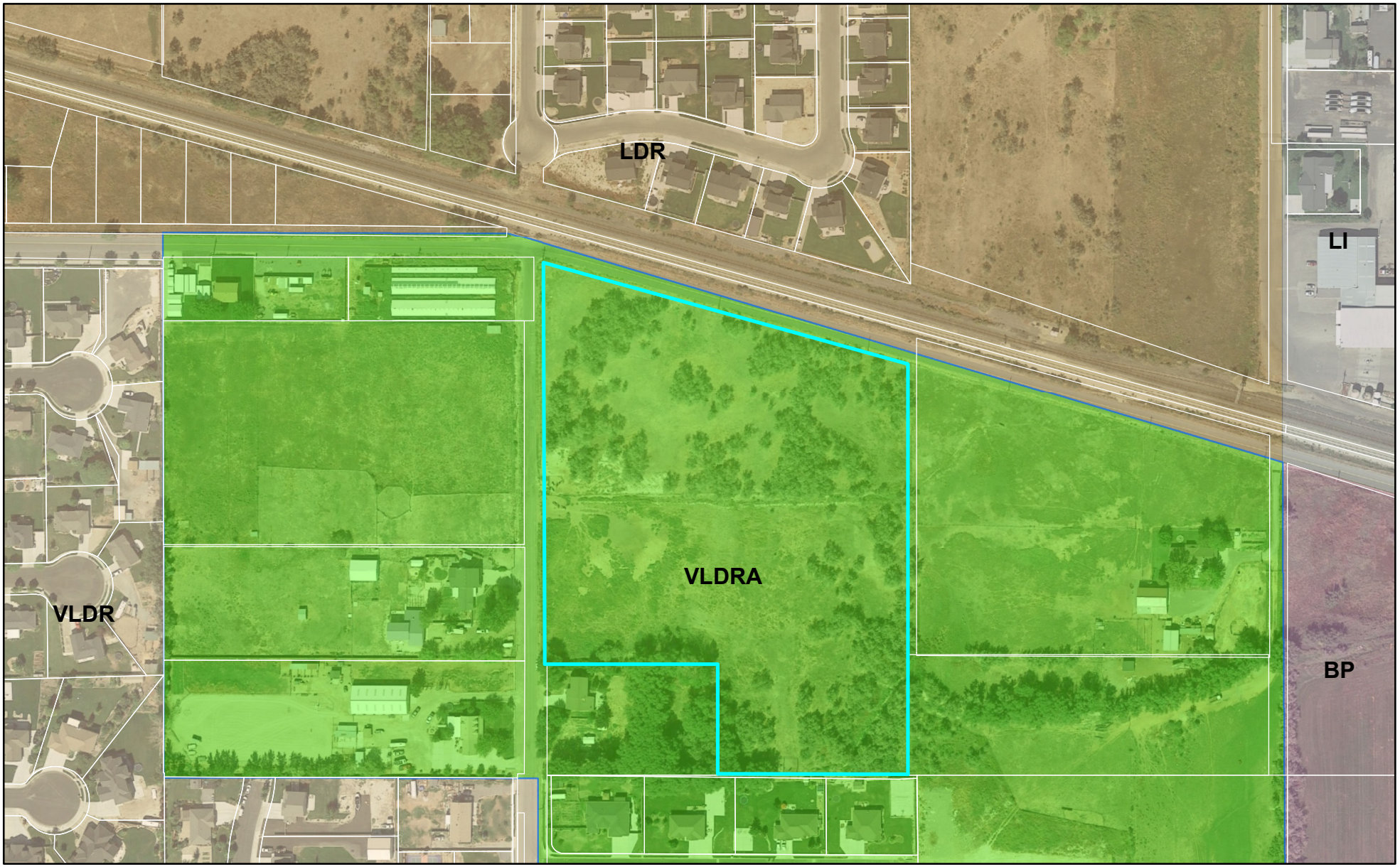


0 290 580 Feet

LEHI CITY

Madison Meadows Plat A & B Revisions

General Plan

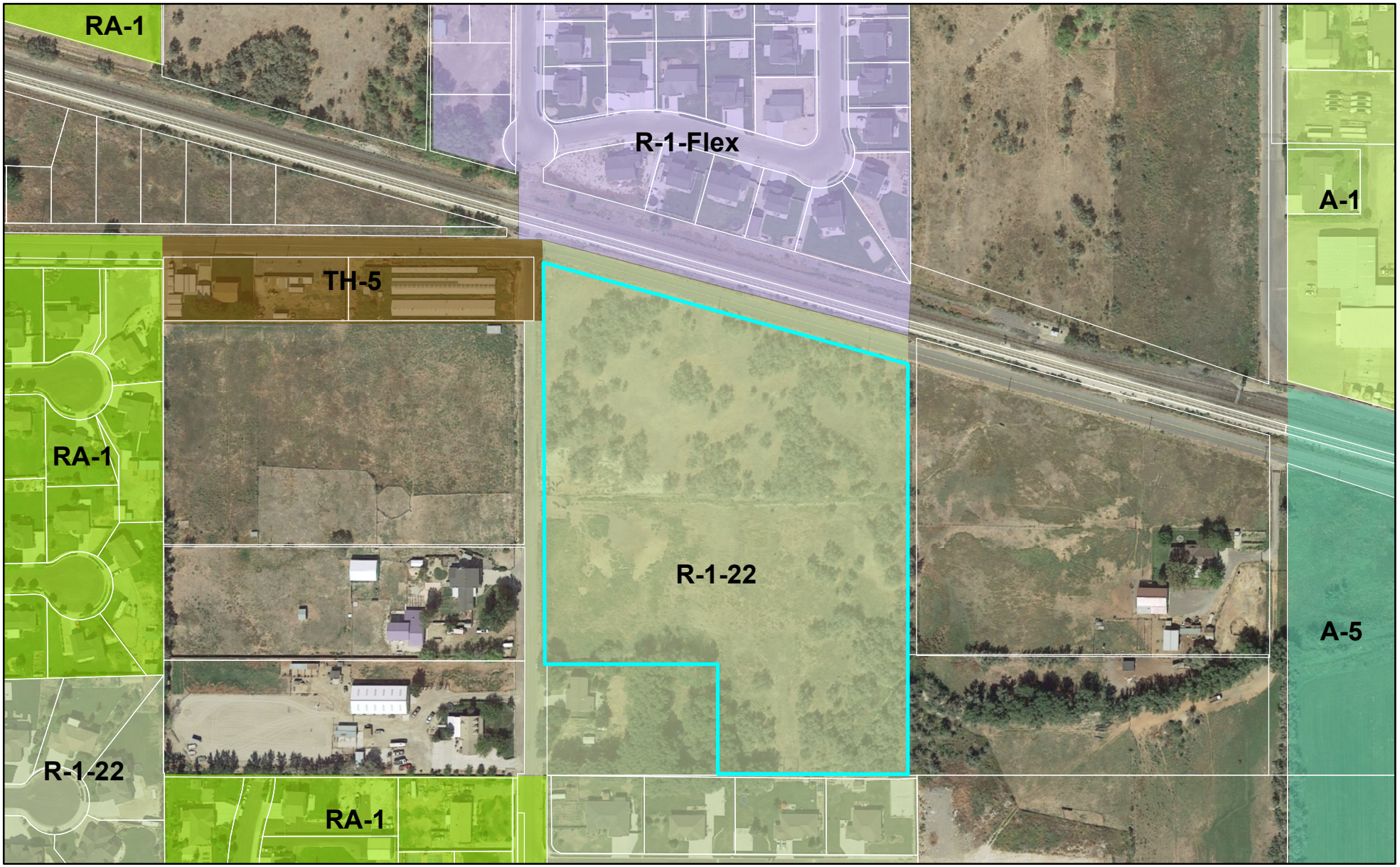


0 290 580 Feet

LEHI CITY

Madison Meadows Plat A & B Revisions

Zoning



0 290 580 Feet

LEHI CITY