

**Raynor Accounting Projecting Sign  
DRC Comments**

Raynor Accounting – Review of projecting sign located at 68 West Main Street.

DRC Members Present: Cal Holmstead, Lynn Jorgensen, Rob Littlefield, Wade Allred, Kim Struthers, Steve Marchbanks, Kerry Evans

Representatives for the Applicant Present: none present

Date of plans reviewed: 1/13/11

Began: 10:00

Ended: 10:10

**DRC GENERAL COMMENTS:**

- Show square footage of the wall to assure the sign is of adequate size
- In the Sign Ordinance, consideration should be given to the design of the support. The Development Code states the following for Projecting Signs:

“The sign should blend with the aesthetics of the building. The color, style, size, scale and proportion of the sign should enhance the exterior of the building and not place too much bulk nor be an excessive external distraction on the buildings exterior. Equal treatment and design consideration should be given to any mounting and supporting structure for the sign.”

In order to adequately address these aesthetics issues, need to remove the pipe and use some type of decorative metal for the support. Also, move the support up higher so the sign can hang below the support instead of trying to mount the sign on top.

APPLICANT TO SUBMIT FOR CHECKOFF

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

**Sub Zero Ice Cream Express Site Plan Review  
DRC Comments**

Aaron Seitzinger – Requests Site Plan and Permitted Use review for Sub Zero Ice Cream Express located at 88 West Main Street in an existing Mixed Use zone.

DRC Members Present: Cal Holmstead, Lynn Jorgensen, Rob Littlefield, Wade Allred, Kim Struthers, Steve Marchbanks, Kerry Evans

Representatives for the Applicant Present: Aaron Seitzinger

Date of plans reviewed: 1/13/11

Began: 10:10

Ended: 10:45

**DRC COMMENTS:**

**Lee:** No comments

**Lynn:**

1. All non-conforming signs will need to be removed before the business license can be issued

**Jim:** No comments

**Brad:**

2. Label parking stall widths/lengths on the site plan
3. Parking stalls should be striped as shown on the site plan

**Kim:**

4. Menu signs must be approved by the Planning Commission as a Conditional Use – suggest that the signage have a “historic” look to match the Downtown Revitalization

**Kerry:**

5. Provide details on the nitrogen storage tank to the Fire Department

**Rob:** No comments

**Steve:** No comments

**CRITICAL ISSUES**

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

THIS ITEM MAY BE SUBMITTED FOR CHECK-OFF

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**Thanksgiving Park Plat D Subdivision Plat Amendment  
DRC Comments**

Andrew Bybee – Requests a plat amendment for Thanksgiving Park Plat D, including a vacation of lot 2 of Thanksgiving Park Plat C located at Ashton Blvd & Executive Pkwy in a Resort Community zone. (first submittal)

DRC Members Present: Cal Holmstead, Lynn Jorgensen, Rob Littlefield, Wade Allred, Kim Struthers, Steve Marchbanks, Kerry Evans

Representatives for the Applicant Present: Tony Trane

Date of plans reviewed: 1/11/11

Began: 10:45

Ended: 11:00

**DRC RED LINE COMMENTS:**

**Lee:** No comments

**Lynn:** No comments

**Jim:** No comments

**Brad:**

1. Boundary description does not match lot 2 of plat “C”

**Kim:**

2. Add a note on the plat that utilities will be installed at time of site plan
3. Note the zoning and tabulations on the plat
4. Check with City Engineer to see if curve radius needs to be included at the intersection of Thanksgiving/Executive and Ashton/Executive

**Kerry:** No comments.

**Rob:** No comments.

**Todd:** No comments.

**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 and construction drawings.
3. Show lot addresses on the final plat.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. City Engineer to check the plat for closure

**DRC GENERAL COMMENTS:**

1. On the power, developer will install conduit and the City will install wire and charge the developer for the costs.
2. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check set and the developer will pay fees for the copies. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
3. The approval of a development shall be effective for a period of one (1) year from the date the development is approved by the Planning Commission or City Council, whichever is applicable.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION FEBRUARY 10, 2011

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**Thanksgiving Point Theater Site Temporary Parking Discussion  
DRC Comments**

Trane Engineering - Discussion of temporary parking along 2300 West for Thanksgiving Point Theater Site.

DRC Members Present: Cal Holmstead, Lynn Jorgensen, Rob Littlefield, Wade Allred, Kim Struthers, Steve Marchbanks,  
Kerry Evans

Representatives for the Applicant Present: Tony Trane, Newt Andrus, Dana Daniels

Began: 11:00

Ended: 11:10

The DRC discussed this issue. Lehi City no longer owns this roadway – we only own the easement for the utilities beneath the roadway. Applicant to amend the site plan to show the existing access to the parking lot (south of the existing Megaplex 8) as being terminated (work with City Engineer).

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**Grading Ordinance (Chapter 12A) Revisions  
DRC Comments**

Lehi City – Requests review and recommendation of amendments to Chapter 12A, Hillside Preservation and Grading Permit, of the Lehi City Development Code.

DRC Members Present: Cal Holmstead, Lynn Jorgensen, Rob Littlefield, Wade Allred, Kim Struthers, Steve Marchbanks, Kerry Evans, Jim Hewitson

Began: 11:15

Ended: 12:00

- Lehi City Engineering Dept. requests additional time to review the proposed amended ordinance
- Define (specify) who has the authority to place the stop work order
- Section 12a.140 – penalties, should reference the permit violations section
- Update “contents” section to include any new sections
- Change Hillside Preservation Overlay Zone to apply to all slopes over 10% in the City
- Add residential landscape installation as an exception to needing a grading permit (section 12.070)
- Correct all typos as noted
- Section 12-A-090 B – include vegetation to remain
- Section 12-A-090 D – add what type of electronic format is required (CADD or GIS)
- Add a definitions section, including the definitions of grading vs. mining (For the purposes of this section, grading is defined as the act of leveling, smoothing, or otherwise preparing a development site for construction, by creating a level (or possibly sloped to specific degree) base; or otherwise excavating, compacting, removing native vegetation, grubbing, cutting and/or filling a development site in preparation for the construction of an approved development project. Grading does not include mining, or otherwise removing, screening, or stock-piling material primarily for economic gain; however, the incidental sale of materials may be allowed, provided it is not the sole purpose of the grading.)
- Indicate that a grading permit can only be valid for a year – any amount of time that exceeds a year must file for a renewal (reference extensions section).
- Section 12-A-090 H – include that school zones, high traffic, etc, and must be approved by the City Council
- City to issue a hard copy grading permit
- Reference the bonding section so that it conforms to what is required
- Section 12-A-090 N – add “when grading permit is submitted”

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**Pelican Run Concept Review  
DRC Comments**

Laura Maw – Requests Concept Plan review for Pelican Run, an 11.08 acre project located at approximately 3000 West 1500 North.

DRC Members Present: Cal Holmstead, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant Present: Laura Maw

Date of plans reviewed: January 13, 2011

Began: 1:00

Ended: 1:45

**DRC GENERAL COMMENTS:**

- a) It appears that access to the property off of 1500 North is from another property. Access/cross-access to the property (and northward beyond the property) will need to be resolved at the final site plan
- b) Storm drainage appurtenances/detention will need to be provided for the hard-scaped area, particularly because of drainage past (through) the retaining walls.
- c) Retaining walls over 4-feet in height will require engineering and a building permit
- d) Project grading/disturbances will require erosion control and may require state permitting (to be determined with final site plan).
- e) Show galvanized and horse fencing around property boundary, as indicated on documentation.
- f) Engineering Dept recommends that access road and parking for chuck wagon be paved (as a minimum)
- g) Street improvements along 1500 North will be evaluated at final site plan approval
- h) Property is currently serviced by Rocky Mountain Power – any upgrades to the site will require Lehi City Power (Lehi Power to evaluate the existing service)
- i) Building may require sprinklers or alternative fire suppression systems.
- j) There is no water or sewer available.
- k) Determine if the existing well is sufficient and if water rights are available to provide for water for this development
- l) Septic tank will have to be approved and inspected by the County Health Department
- m) Building permits will likely be required for all buildings on site
- n) Provide a vicinity map on the concept plan and use the City coordinates on the streets
- o) A drainage report will be required with the site plan
- p) The General Plan designates this area as a future Business Park Zone.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION FEBRUARY 10, 2011

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**Lehi Ranches Plat B Final Subdivision  
DRC Comments**

The Boyer Company/ Spencer Moffat – Requests Final Subdivision review for Lehi Ranches Plat B, a 15-lot residential development located at approximately 400 West 1200 South in an R-1-22 zone. (first submittal)

DRC Members Present: Cal Holmstead, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant Present: Brian Gabler and Spencer Moffat

Date of plans reviewed: 1/13/11

Start time: 1:45

End time: 2:40

**DRC RED LINE COMMENTS:**

**Lee (Cal):**

1. Add a note where hooking on to the existing utilities to add 2 construction valves and to relocate the blowoff (also add note to sheet 3)
2. Add a 4-inch permanent blowoff on 350 West/1200 South intersection and note “with protection”
3. Add a note to “core and boot to the east and west” on the existing manhole in front of lot 213
4. On lot 213 (detention basin), show and label the existing PI service (on the stub road just inside the property line)
5. Add a note on the combo box between lots 201/202 to verify the location
6. At the intersection of 350 W/1200 S, add a valve on the PI and culinary going to the west

**Lynn:** No comments

**Jim:**

7. Correct the date and the north arrow on the cover sheet
8. Add a combo box on 350 West on the south side and show a flared end section where the pipe terminates into the pond

**Brad:**

9. Cover – 1200 South roadway x-sections should have 5’ planters to meet current Lehi City Standards
10. Cover & Sheet 1 – Show proposed/existing fence for the ½ plus 13’ road @ 41’ from the southern property line.
11. Provide a letter from landowner to the east regarding acceptance of fill across property.
12. Sheet 1 – remove fence from within Pioneer Crossing Right-of-Way. Additionally, show existing Pioneer Crossing Right-of-Way fence on construction plans.
13. Show all proposed utilities as “solid” and existing utilities as “dashed” (distinguish between existing and proposed)
14. Show ADA ramps and truncated dome sections on construction plans (not just in a general note).

**Kim:**

15. Show City standard arterial fencing adjacent to Pioneer Crossing and remove the no-climb fencing from lots that are large enough for animal rights
16. Provide a copy of the wetlands field study

**Kerry:**

17. Move the fire hydrant in the turnaround to by lot 207
18. Add a hydrant between lots 203/204
19. Move the hydrant from 201 to the west side of lot 214 in the radius

**Rob:**

20. Provide a letter from RMP stating that lot 215 is buildable, including any conditions that may be imposed during construction of the home

**Steve:**

21. Where the curb and gutter is being installed adjacent to the detention pond, show a 10-foot curb cut that is wide enough for trail access and maintenance vehicles
22. Add a note that any disturbance to the irrigation pond will be repaired

**PRIOR TO RECORDING OF PLAT:**

1. Provide an engineer’s cost estimate for the cost of all improvements.
2. Bonding for improvements must be in place
3. Provide a Mylar of the final plat for recording with the owners notarized signature(s).

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4. Include surveyor's and engineer's stamps and signatures on the plat and construction drawings.
5. Submit a title report to be reviewed by Lehi City Attorney.
6. Provide evidence that all property taxes (including rollback) are paid.
7. Developer shall provide a letter with exhibit of property covered from their title company guaranteeing that the greenbelt taxes have been paid.
8. Show lot addresses on the final plat.
9. Provide a disc with the final plat and design drawings in dxf format.
10. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
11. City Engineer to verify subdivision closure

**DRC GENERAL COMMENTS:**

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check set and the developer will pay fees for the copies. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
3. The approval of a development shall be effective for a period of one (1) year from the date the development is approved by the Planning Commission or City Council, whichever is applicable.

THIS ITEM NEEDS TO RETURN TO DRC FOR FURTHER REVIEW

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**1450 West Road Realignment Site Plan Review  
DRC Redline Comments**

IR Lehi - Requests Site Plan review and recommendation for the 1450 West Street project/Frontage Road relocation, located at 1450 West 2100 North in an existing Commercial Zone.

DRC Members Present: Cal Holmstead, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant: Joe Rich, Brad Bettinson, David Anderson

Date of Plans Reviewed: 1/13/11

Review began: 2:40

Review ended: 3:30

**DRC COMMENTS:**

**Lee (Cal):**

1. On the culinary line, change the 10-inch butterfly valves to 10-inch gate valves.
2. Label the culinary line as CL-200 on the legend.
3. On the PI line, where the 16-inch line intersects the 10-inch, show a reducer at the tee with flanged fittings and MJ adaptors.
4. Add a label on the legend that the 16-inch PI pipe will be class 50 with a purple sock
5. Sewer stubbed from 2100 North need to be ended at a manhole
6. Blowoffs and fire hydrants should be installed adjacent to one another at the dead-end of the pipe temporary stub.
7. Add a note to the plans that this approval is for utility and connections at 2100 North/1450 West intersection. Connection and valving northward along 1450 West will be determined at a later date – developer to work with Water Department to determine connection location and valving requirements.
8. On the street profile, show waterlines shelved

**Lynn:** No comments

**Jim:**

9. Add the standard site plan notes:
  - a. A note stating that one (1) color electronic copy of as-built drawings, formatted in accordance with Section 3 of the 2009 edition of the Lehi City Design Standards, shall be submitted to the City upon completion of the public improvements; including, water, sewer, storm drain and power.
  - b. A note stating that all construction is to be done as per the 2009 edition of the Lehi City Design Standards and Public Improvements Specifications.
  - c. A note stating that all ADA accessible sidewalk ramps will be constructed in accordance with the 2009 edition of the Lehi City Design Standards and Public Improvements Specifications.
  - d. A note stating that prior to construction, an erosion and sedimentation control plan will be submitted to the Public Works Director for approval.
  - e. A note stating that prior to commencement of any work, a preconstruction meeting will be held with the Public Works Director, Chief Building Official, city inspectors, the contractor and the property owner.
10. Label the manholes

**Brad:**

11. City sewer connection @ 2100 North has been changed. An alternate sewer design/outfall is currently being design and constructed.
12. Lehi City Engineering Dept. requests additional time to review the proposed frontage road re-alignment construction plans.

**Kim:**

13. Consider landscaping in raised island at the intersection of 2100 North/1450 West
14. City standard planter width is 5-feet – correct in the cross section

**Kerry:**

15. On the road labels, use City grid and remove the county grid

**Rob:** No comments

**Steve:** No comments

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**PRIOR TO PRECONSTRUCTION MEETING:**

1. Provide an engineer's cost estimate for the cost of all improvements.
2. Bonding must be in place prior to construction.
3. Surveyor's and engineer's stamps on construction drawings.

**DRC GENERAL COMMENTS:**

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check set and the developer will pay fees for the copies. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
3. Future easements will be required at the time of development and/or road construction

THIS ITEM NEEDS TO RETURN TO DRC FOR FURTHER REVIEW

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