Traverse Mountain West Canyon Concept
Planning Commission Report

| Applicant:   | TMTH                           |
| Requested Action/Purpose: | Review and recommendation of a proposed concept |
| Location:    | West Canyon as identified in the Traverse Mountain Area Plan (adjacent to Eagle Summit, Winter Haven, and Rockwell Estates subdivisions) |
| Project Area: | 38.8 acres                     |
| Existing Zoning: | Planned Community             |
| Existing General Plan Land Use Designation: | HDR (High Density Residential) and ESA (Environmentally Sensitive Area) |
| Adjacent Zoning and Land Use: | North: Planned Community, Open space  
| | South: Planned Community, Single family residential  
| | East: Planned Community, Open space  
| | West: Planned Community, Undeveloped |
| Date of Last DRC Review: | May 17, 2017                   |
| Assigned Planner: | Mike West                      |

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.

HISTORY

May 27, 1999: This property was annexed to Lehi City as part of the Low Hills Annexation.
Dec 4, 2000: The Fox Ridge Area Plan was recorded for what is now Traverse Mountain which designated Planned Community zoning to the subject property. The Traverse Mountain Area Plan was later amended in 2012 to the current plan.
Apr 13, 2017: The Planning Commission reviewed a previous version of the Traverse Mountain West Canyon concept.

ANALYSIS
The applicant requests approval of a concept plan for Traverse Mountain West Canyon. This concept was previously reviewed by the Planning Commission April 13, 2017, where the Commission made a motion to recommend denial to the city council. Since that meeting, the applicant has changed some of the elements of the proposal and wishes to present these to the Planning Commission. The most notable changes include the following:

- The proposal of a church site in lieu of the assisted living center.
- Single family homes on the M1 parcel instead of the previous proposal for townhomes.
• A density transfer from the M1 parcel to the Highway Commercial district adjacent to the outlet mall.
• A reduced timeframe for grading from 5 years to 3 years.
• The inclusion of $40,000 towards a trailhead.
• If the school is not built, the property would be dedicated to Lehi City for a park.

This remainder of this report includes more details on the overall proposal including the changes to (a) land uses, (b) policies, (c) grading, and the (d) DRC recommendations.

**Land Uses**
The proposed concept plan shows proposed land uses within the L1 and M1 land use districts of Central Canyon (see adjacent picture). Currently the L1 district is designated as High Density Residential in a No Rent Zone. The concept shows a new elementary school and a site for a church to the north to be located in L1. The concept proposes to consider the school open space as a replacement for the private park identified in the L2 district. The concept shows a remainder of 4.8 acres within the L1 district that is owned by Perry Development and would be future high density residential development.

The proposed concept shows a layout for 50 single family lots within the M1 district. A density transfer is proposed to transfer units from M1 to the Highway Commercial district.

The parcel adjacent on the north side of Winter Haven is proposed as detention basin and park. The conceptual layout shows a multi-use field, playground, picnic shelter, and basketball court. The area plan currently identifies the parcel as open space, which would allow for a park. As part of the proposal, the applicant is proposing to provide $40,000 towards a new trailhead to provide access to hiking and biking trails.

**Policies**
The proposed concept includes two policy changes that would affect the text portion of the Traverse Mountain Area Plan.

The first change proposes to allow export by a conveyor belt to Geneva. The applicant indicates that the sale of the export would allow the donation of 9.3 acres of property to Alpine School District for a new elementary school. The narrative states that export would be allowed from the M1 and L1 planning districts including some areas of the city open spaces to taper the grade.

The second change proposes to allow density transfers from the Perry owned properties in West Canyon and Central Canyon to the High Density Residential and Commercial districts near SR-92. Planning staff highly encourages transferring density near SR-92 to reduce the amount of densities and impact that is currently allowed within the canyon districts. A density transfer is consistent with good planning practices to reduce density the higher development goes into the foothills. The existing higher densities designated within the canyon districts potentially create issues for emergency access and management as well as concerns for traffic crossing through existing neighborhoods. When considering density transfers, an area plan amendment would be necessary and should identify sending and receiving areas. The density transfers could be considered on a project-by-project basis as to not allow an undefined ability to transfer density.

**Grading**
The proposed concept includes a large amount of grading to create pad sites for the proposed school, church and single family homes. Currently the area plan requires a balanced grading operation with no export of material. The concept proposes to export material by conveyor belt and truck to Geneva, resulting in buildable pads for the school and church. The DRC commented that approving export in this location sets precedence for export in other areas of
Traverse Mountain. If the Planning Commission and City Council decide to approve export, strong findings and justification would be necessary and specific to this site to help prevent proposals of export in other areas.

It is the strong opinion of staff and the DRC that the city-open space parcels remain undisturbed to prevent scarring on the faces of the hills. The DRC commented that the city may allow only minor contouring for aesthetic purposes only to blend into the existing hills. The intent of the open space parcels being dedicated to the city is to preserve open space in its natural state. The conceptual grading plan shows a berm to be built to screen the conveyor belts from the existing homes in the area.

At the time of an area plan amendment, a final grading plan should be considered to ensure the export of material would allow for safe and buildable development pads. Staff would caution to not allow over excavation that could create unstable conditions at the toes of the existing hills.

**DRC Recommendations**

The DRC made several comments and recommendations regarding the proposed concept, and the complete list of comments is attached within this packet. A summary of the more pertinent comments not already addressed in the report, include the following:

- Staff would support working to create another elementary school site, but would need to evaluate the new impacts.
- For final grading a geotech report will be required showing max allowable slopes and any required treatments to manage slope stability.
- This proposal would require an area plan amendment and any changes regarding utilities and traffic must be updated and addressed for any receiving areas. Utility upsizing may be required for additional density where it is being relocated.
- Staff strongly supports the concept of a density transfer of units from the Central Canyon and West Canyon districts to the commercial area adjacent to the Hyatt Hotel, adjacent to Cabela’s, in the Riverbend office/commercial area, and within the Perry Planning District.
- In the narrative, need to clarify what the developer’s proposed contribution will be on the mountain biking trail head. What does “help build” entail? Is it monetary contributions, land, etc. The developer is willing to contribute $40,000 to the construction of the trail head; staff and the developer would have to coordinate on the design and scope.
- Please consider other DRC comments as part of the motion.

**RECOMMENDATION**

Planning Division staff recommends the Planning Commission forward a **POSITIVE** recommendation to the City Council **ONLY** if proper justification is provided to allow the export of material, and at the time of an area plan amendment, specific details on the transfer of density is provided to ensure proper placement of density. This recommendation includes the DRC comments from May 17, 2017, and is based on the following findings:

1. The proposed concept to transfer density out of the canyons has great benefits to the Traverse Mountain community by reducing the amount of traffic on roads through the existing neighborhoods, reducing impacts on the hillsides, and reducing risk in the case of an emergency.
2. Export of materials may be justified in this location of Traverse Mountain as it is adjacent to West Canyon and would provide for a potential school and church site.
3. Public input has been received with support for the proposed changes where there was a lack of support with the previous proposal.
4. Other findings based upon information presented at the public hearing.

The Planning Commission may recommend approval, approval with conditions, or denial of the concept plan. Please remember to include findings as a part of the motion. The Planning Commission may also advise the applicant of specific changes or additions, if any that would be required in the layout as a prerequisite to the approval of the site plan.
Traverse Mountain West Canyon Concept
DRC Redline Comments

TMTH – Requests review of a new submittal for the Traverse Mountain West Canyon concept, a 38.8 acre development located at approximately Gray Hawk Drive & Ravencrest Lane in an existing Planned Community zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Todd Munger, Kim Struthers, Gary Smith, Mike Howell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Rob Clauson
Date of Plans Reviewed: 5/11/17
Time Start: 11:20 AM
Time End: 11:55 AM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Kerry – Fire:
1. Fire protection for grubbed area will be required.
Greg – Water/Sewer:
2. Evaluate if the existing water and sewer lines have capacity to handle the transferred units.
Todd – Public Works:
3. Dust control will be required and all grading best management practices must be adhered to. All disturbed areas must be reclaimed with top soil and hydro seeding. Provide a haul route map.

Kim – Planning:
4. Need to clarify that Perry’s development rights are on L1, not M1.
5. In the narrative, need to clarify what the developer’s proposed contribution will be on the mountain biking trail head. What does “help build” entail? Is it monetary contributions, land, etc. The developer is willing to contribute $40,000 to the construction of the trail head; staff and the developer would have to coordinate on the design and scope.
6. Staff strongly supports the concept of a density transfer of units from the Central Canyon and West Canyon districts to the commercial area adjacent to the Hyatt Hotel, adjacent to Cabela’s, in the Riverbend office/commercial area, and within the Perry Planning District.
7. Planning staff does not support and is strongly opposed to any grading of the existing Lehi City owned open space. One of the primary efforts included in the work of re-adopting the Traverse Mountain Area Plan was to limit, to the greatest extent possible, additional mass grading. Allowing grading on the City open space could set a precedent that other City owned or other designated open space areas could be graded.
8. Staff would support working to create another elementary school site, but would need to evaluate the impacts and what it would take to make that happen.
9. As a condition of approval staff recommends that all graded slopes be reshaped to have a natural appearance and minimize disturbance to adjacent natural slopes as much as possible and minimize retaining walls.
10. Planning Commission and City Council should be aware that this could set precedence for export, and if they chose to allow export, strong findings must be provided for this case and justification provided to show it creates a greater public benefit.

Gary – Building/Inspections: No comments
Mike – Public Works: No comments
Ross – Engineering:
11. No grading on any city property; the city may allow some minor contouring for aesthetic purposes only to blend into the existing hills.
12. For final grading a geotech report will be required showing max allowable slopes and any required treatments to manage slope stability.
13. This proposal would require an area plan amendment and any changes regarding utilities and traffic must be updated and addressed for any receiving areas. Utility upsizing may be required for additional density where it is being relocated.

Trent – Parks: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 8, 2017

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.
Traverse Mountain West Canyon area plan amendment

The subject property is at the end of Gray Hawk Drive and Raven Crest lane. And the property is currently in the Central Canyon district.

**Project objective:**

*Area plan amendment.

*Right to transfer density units from M-1 and L-1 to commercial highway district Move density to Hwy Commercial by Hyatt hotel residential density. and or Highway Commercial 7.8 acres north of Cabela's for executive studio apartments.

*Perry transfer density. (see attach letter)

*Perry still has rights to build on M-1

*Grading permit, Geneva rock will excavation and remove materials from M-1 and L-1 property.

  - Allow dirt to be exported instead of balanced.

  - Exported from M-1 and surrounding area, L-1 and surrounding area and L-2 and small area of the city to help shape the Mt

  - Dirt removed to Geneva Rock. (Selling dirt to Geneva) Purpose to:

    a. Donated land for School/Park and Area Church

    b. 3 years to remove dirt Monday through Saturday 7:30 am to 7:30pm No Sunday's

    c. Conveyor belt and Trucking will be used to help expedite the mass grading of material from the site's. No Trucks or Equipment will come into or through Traverse Mt Community. The remove of material will only be through L-1 and M-1 to Geneva.
d. Dust and noise will be monitored by state and federal guidelines. Geneva uses belts that are whisper quiet see video. We will help, by hid the belt behind a berm and 40 pine (8') tree's. Large water trucks to help with dust control (see photos)

*The material will be extracted through Trucking and conveyor belts (see attach photos and video). Geneva's Timing will be For 3 years with 1-6 month extension. If the six-month extension is requested there will be a $200,000 fee associated with it. The fee will be pay by Geneva Rock and will be donated to Traverse Mt HOA. The purpose remove of material will be to build a 8 to 9 acres elementary school, Church Site and Single family lots 50.

*The current zoning allows 180 density rights. Area Plan Feb 9, 2012

*The developer will donate the land M-1 to Alpine School District. (see attach map)

*Alpine School District. (See attach letter)

*Alpine School District will have 10 years in which to build and or have a bond for a school. If Alpine school district cannot, meet that requirement as set forth. The land will transferred to Lehi City for future park.

*Church site 4 acres on L-1 will be donate for an area church. (see attach map)

*low-density M-1 8 acres from 80 units to 50 units. Right to transfer density units to commercial highway district
*The developer will help build immediately. A trial head for MT biking and walking trails. The spot will be determined by city of Lehi monies not to exceed $40,000.
April 13, 2017

Robert Clauson
TMTH, LLC

Dear Rob:

Thank you for your visit this afternoon and the opportunity to discuss the property located within the Traverse Mountain Development currently owned by TMTH, LLC.

Alpine School District would be very interested in acquiring approximately 8.5 acres of land as discussed. The long term plan for this property would be to build an additional elementary school in the Traverse Mountain area.

We feel that planning for a future elementary school in this fast growing area will assist us to better serve our students, parents and community.

Sincerely,

Robert W. Smith
Assistant Superintendent/Business Administrator
April 12, 2017

Kim Struthers
Community Development Director, Lehi City
153 North 100 East
Lehi, Utah 84043

RE: Traverse Mountain West Canyon Concept

Dear Kim,

Regarding TMTH’s recent application for amending the Traverse Mountain Area Plan in accordance with the TMTH’s Traverse Mountain West Canyon Concept, we offer the following consent and limitations on the proposed changes to the Area Plan contemplated by this application.

First, we are in support of the ability to transfer any of our (Perry) density out of Central Canyon, including districts L1, J1, K1 and the Flex Density Area as defined in the current Area Plan, to the High Density Residential and Highway Commercial districts near SR-92, including but not limited to the Perry A1, Perry B1, Perry C and Perry D parcels. Furthermore, we are not opposed to the export of material from L1 to Geneva owned properties located to the north of Traverse Mountain in order to facilitate the grading of a site for a new elementary school, so long as such export is solely achieved via conveyor belt rather than trucking through the Traverse Mountain community.

Second, regarding the ability to transfer density out of West Canyon to the same Perry owned High Density Residential and Highway Commercial districts near SR-92 indicated above, we are ambivalent on this request. Right now, we have no current plans for the development of West Canyon, and any such plans are years in the future making it virtually impossible to know whether density transfers are advisable or not at this point.

Notwithstanding the foregoing, should the Area Plan be amended and because of certain executory contracts between a number of interest holders at Traverse Mountain, we insist that any such amendment maintain the current language in the Area Plan that allows any unused density in the Flex Density area of Central Canyon, regardless of property ownership, to be transferred out of Central Canyon only to Perry’s Highway Commercial/HDR district (formerly D6 & D7 parcels) with the sole caveat that we are agreeable to expanding the receiving parcel to Perry A1, Perry B1, Perry C and Perry D parcels and none others.

Should you have any questions or concerns, please feel free to contact us.

Regards

William D. Perry, IV
Legal Counsel

17 East Winchester St., Suite 200 • Murray, Utah 84107 • (801) 264-8800
Utah County Parcel Map
110130154, 110130177

Date: 1/13/2016

This plat is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.

Generated from the Recorder's Online Parcel Map
Entry monuments on the corner of Fox Canyon and Travers Mountain Boulevard
If any fencing is required we'll match was currently within Traverse Mountain
Retaining walls matching what is currently in Travers Mountain.
sample of picnic area
sample of playground equipment