

Review Comments West Temple Village

The preliminary concept plan for this application shows that the development consists of 532 acres and is zoned AG. It is situated on the north side of SR-59 and lies westerly of the store and rv park.

It shows mixed use of .5 acre lots, lots greater than 1 acre, commercial, school, institutional and open space zoning.

The property sits straddle of the large wash and a substantial amount of the property is in the FEMA Flood plain. This will require approval and mitigation from FEMA.

The project at full build out would require at least one (1) more access onto SR-59 and possibly two (2). Bridges across the existing wash would also be required for traffic flow and emergency access.

There does not appear to be any utilities located in the immediate area. Utilities in sufficient size and scale would need to be constructed to service the development and a possible water tank would be required to meet State demands for fire flow. This project would also require some type of waste water facility and a co-operative utility may be considered.

Projects of this size and magnitude should be required to install some public facilities for recreation i.e.; parks, playgrounds, baseball fields etc.

This review was conducted with the information provided and is valid only if the information provided is correct.