Lehi Planning Commission Meeting
Agenda
September 25, 2025

7:00 PM - Lehi City Council Chambers, (153 N. 100 E., Lehi, UT 84043)

1. Call to Order

2. Consent Agenda

   2.1. Approval of minutes from the August 28, 2025 meeting.

   pz 08.28.25.docx

3. Regular Agenda

   3.1. Public hearing and recommendation of Austin Cooper's request for review of R-1-22 (residential/agriculture) zoning for the JDH Olson Annexation, approximately 5.08 acres located at approximately 1500 South 1100 West.
   JDH Olson 1.pdf
   JDH Olson 2.pdf

   3.2. Public hearing and recommendation of Jordan Lee's request for review of the Lee General Plan amendment on 0.50-acres located at 1035 West Main Street, changing the land use designation from MDR (medium density residential) to Commercial.
   Lee GPA 1.pdf
   Lee GPA 2.pdf

   3.3. Public hearing and consideration of Life Time Fitness' request for approval of the Life Time Fitness Concept plan seeking an exception to having parking between the building and the street located at approximately 300 East Traverse Terrace Drive.
   Life Time 1.pdf
   Life Time 2.pdf

   3.4. Public hearing and consideration of Jonny Warner's request for approval of a conditional use for Warner Transport & Dirt Storage located at 7491 W 8179 N (approximately 800 E 850 S).
   Warner CU 1.pdf

Warner CU 2.pdf

3.5. Public hearing and recommendation of Perry Developments' request for review of the Bull River Road General Plan Amendment on 1.48 acres located at approximately 400 West Bull River Road changing the land use designation from LDR (Low Density Residential) to HDR (High Density Residential).
Bull River GPA 1.pdf
Bull River GPA 2.pdf

3.6. Public hearing and recommendation of Lehi City's request for review of the Starter Home Attainable Residential (SHAR) ordinance creating an opportunity for the development of small single-family homes.
SHAR.pdf

4. City Business

5. Adjournment

- Public is invited to attend all Planning Commission Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 385-201-2269
- This agenda has been properly posted and a copy provided to the local news media.

Agenda Item No: 2.1

Planning Commission Agenda Item Report

Meeting Date: September 25, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:

Approval of minutes from the August 28, 2025 meeting.

Suggested Action:

Attachments:

pz 08.28.25.docx

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **August 28, 2025**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Gregory Jackson, Commission Chair
Brent Everett, Commission Vice Chair
Tyson Eyre, Commissioner
Nicole Kunze, Commissioner
Emily Lockhart, Commissioner
Ken Roberts, Commission Alternate
Beau Jones, Commission Alternate

Others Present: Mike West, Planning Manager; Brittney Harris, Planner; Gary Ellis, City Engineer; Craig Chambers, Assistant City Attorney; Nate Purser, Assistant City Attorney; Kate Morgan, Deputy City Recorder.

Regular Session, 7:00 p.m.

1. Call to Order

Commission Chair Jackson welcomed everyone to the meeting.

2. Consent Agenda

2.1) Approval of minutes from the July 31, 2025 meeting

2.2) Approval of minutes from the August 7, 2025 meeting

Motion: Commissioner Everett moved to approve the minutes as presented. Commissioner Eyre seconded.

Vote: Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed unanimously.

3. Regular Agenda

3.1) Public hearing and recommendation of AWA Engineering's request for review of the Maverik Zone Change located at 520 West Main Street, changing the zoning on 0.72 acres from Mixed Use to Commercial

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Brittney Harris presented the item. No density has been designated for this Mixed-Use area, so the change to Commercial makes sense.

Rick Magnus was present, representing AWA Engineering. He thanked city staff for all their help with getting the item and the subsequent project put together.

Commissioner Eyre asked what the applicant is moving to commercial for that he couldn't do in a Mixed Use zone. The applicant wants a drive-thru.

Commissioner Jackson opened and closed public comment.

> **Motion:** Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the proposed zone change is consistent with the General Plan designation of Commercial, that it is consistent with the goals and policies of the General Plan, and that it is consistent with the compatibility of the proposed zone with the General Plan uses of nearby and adjoining properties. She included all DRC comments. Commissioner Lockhart seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

3.2) Public hearing and consideration of Holden Rockwell's request for conditional use approval of the Skull Valley Flag Lot located at 208 East 200 South.

Brittney Harris presented the item. The change meets all frontage and lot size requirements.

The applicant, Holden Rockwell, was present. He is a longtime Lehi resident. He and his brother own the land.

Commissioner Jackson opened and closed public comment.

Commissioner Lockhart noted that the only history recorded for the property is from 1872 when it was originally incorporated into Lehi. Rockwell shared that the home has a historical plaque.

> **Motion:** Commissioner Lockhart moved to approve with conditions the proposed flag lot, with the findings that the proposed flag lot does meet the intent of the flag lot code requirements, and that the five foot setback will need to be recognized for the property to be fully code compliant. She included all DRC comments. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

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3.3) Public hearing and recommendation of Fox Brother Properties' request for review of an amendment to the Grant's Corner Development Agreement allowing automotive accessories installation and service.

Brittney Harris presented the item. A previous development agreement from last year allowed the property to function as an office warehouse. The new tenant wants to do a window-tinting business. DRC recommended the automotive accessories installation and service category as they think it is narrow enough.

Samuel Johnston, the tenant, was present. He clarified that heavy machinery would not be left on the lot, and that any chemicals used would be nontoxic.

Commissioner Everett asked about hours of operation for the business, and about the parking situation. Johnston stated that the business would run from 8-5. Any cars on the lot overnight would be stored in the warehouse, so there would be no overnight parking. There is an agreement to have no cars in the lot during the rodeo so they can be used by rodeo attendees.

Commissioner Everett asked if the definition was narrow enough, or if the city could get more specific. Harris said that more specificity could be a part of the motion. The category "automotive accessories installation and service" isn't defined in city code, but the usual procedure is to use the common definition as found online. Commissioner Everett shared that he would like to narrow the agreement to the particular use being requested.

Commissioner Jackson asked legal counsel on whether to recuse himself, as he is coworkers with Johnston's wife. Craig Chambers said that as they are only passingly acquainted, he could remain as part of the quorum.

Commissioner Eyre asked Johnston if he was comfortable with the Commission narrowing the agreement. Johnston asked for stereo enhancements to be included as an option, as the business he is running is part of a franchise that takes care of multiple aspects of vehicle improvement.

Britnney Harris looked up the category and explained that the definition is fairly narrow to after-market car enhancements like new tires, stereo enhancements, window-tinting, and other similar processes. The Commission shared opinions that the term "after-market" would be too broad.

Commissioner Lockhart asked if the development agreement is specific to the parcel of land or only to the applying tenant. It would be tied to the parcel. Commissioner Lockhart clarified that as there are several offices up for rent, other tenants would also be allowed to do the services specified in the agreement. Johnston explained that in his lease he has an exclusivity agreement. Commissioner Jackson asked if the development agreement could be attached to Johnston's lease. Commissioner Everett pointed out that that wouldn't be possible as the Commission is not privy to lease specifics.

Commissioner Lockhart clarified that the added uses would be specifically for this development agreement and not added to the table of allowed uses in a Mixed Use zone.

Commissioner Jackson opened and closed public hearing.

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Commissioner Everett still wanted to narrow the agreement but was open to all of the jobs mentioned by Johnston. He explained that he is uncomfortable with the idea of outsourcing definitions from the internet.

> **Motion:** Commissioner Everett moved to give a positive recommendation to the city council with the recommendation that it be narrowed in the terminology under the development agreement to keep it limited to window tinting, paint protection film, vinyl wraps, and, in the future, stereo enhancements. He included all DRC comments with the findings that this is a niche service that hasn't been contemplated in the code, and the agreement would allow the small business to operate in a space other than a home, and it is in conformance with the purposes, intent, and provisions of the General Plan and its various elements.

Commissioner Jackson asked if the development agreement could be expanded later on if needed. That is a possibility. Johnston asked for several additional services to be approved and added to the motion. Commissioner Everett expressed discomfort with broadening his motion, but he agreed to include them.

The Commission discussed the broadening of the motion, versus the actual impact of the uses. Commissioner Everett clarified that he is trying to define what the parcel will be used for rather than thinking about everything it could possibly be used for.

> **Amended Motion:** Commissioner Everett moved to give a positive recommendation to the city council with the recommendation that it be narrowed in the terminology under the development agreement to keep it limited to window tinting, paint protection film, vinyl wraps, ceramic coating, parking sensors and camera installation, and, in the future, stereo enhancements. He included all DRC comments with the findings that this is a niche service that hasn't been contemplated in the code, and the agreement would allow the small business to operate in a space other than a home, and it is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Lockhart, yes. Commissioner Everett, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

The applicant requested that the item be added to the September 9th City Council agenda.

3.4) Public hearing and recommendation of Cori Fabian's request for review of the Fabian House General Plan Amendment on 0.90 acres located at 3156 North 1200 West, changing the land use designation from VLDR (Very Low Density Residential) to NC (Neighborhood Commercial).

This item was withdrawn from the agenda.

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3.5) Public hearing and consideration of Cori Fabian's request for approval of the Gabian House Parking Extension Concept Plan located at 3188 North 1200 West and providing better access in and out of the site.

This item was withdrawn from the agenda.

3.6) Public hearing and recommendation of Bob Perdue's request for review of the Water's Edge General Plan Amendment on approximately 13.02 acres located at approximately 1300 East 175 South, changing the land use designation from Commercial to Mixed-Use.

Brittney Harris presented the item. The General Plan has the area designated as a Transit Oriented District (TOD), but the actual plot is currently zoned for commercial development. There was a site plan approved in 2017, which has since expired. There are currently two resolutions from City Council causing issues with the project, one that prevents any development until UTA provides a schedule for transit construction, and one that allows sanctuary to come in for a TOD, however this property is not where the city would want a transit station, so the plot doesn't qualify. Changing the designation to Mixed Use would require them to come in with a land use plan before development could begin.

Commissioner Everett clarified that the land would still be within the half-mile radius that defines a TOD. His worry is losing control over how much residential and commercial development happens on the property.

The applicant, Bob Perdue, was present. He explained that the area is currently surrounded by commercial property, vacant land, and apartment buildings, which is why he's opting for Mixed Use. No initial plans have been submitted yet, as there are several different plans in the works. The current plan is to have some hospitality development and smaller commercial projects intermixed with residential properties. He has noticed some homeless encampments and dumping happening on the property.

Commissioner Jackson asked about the ownership history of the property and what happened to the previous site plan. Perdue explained that it was previously owned by Pat Nelson, who had several different plans over the years that were prevented due to significant financial issues, which put the property in foreclosure. It was purchased by the current owner about a year ago.

Commissioner Everett asked what percentage of the parcel is buildable, as it contains a large section of wetlands. There are about 9.5 developable acres according to an engineering study which was just completed. Commissioner Everett asked if there would be one access point to the development or two. There are currently two, but the developer is working on third and fourth access points, which would reach adjacent property, and cross the wetlands to provide access to the Walmart parking lot. It is a large project, requiring approval from a variety of people and organizations, which is what the property owner is doing now. Commissioner Eyre mentioned that the last site plan contained a pedestrian access point. Perdue explained that this project includes both pedestrian and auto access.

Commissioner Jackson opened and closed public comment.

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Commissioner Everett asked about how many residential units would be allowed in a Mixed Use zone as opposed to a TOD, and if there would be a limitation set on homes or rentals built. Harris explained that 330 residential units would be allowed regardless of whether the lot was zoned Mixed Use or TOD. The city won't know how many units will actually be built until plans are submitted to engineering. The main change that would happen if the zone changed would be the city losing some amount of review over what uses would be allowed, and a change in design standards.

Commissioner Everett asked if any other TODs have been developed in Lehi. There have been two. Commissioner Lockhart asked why the city would be okay redesignating land that is in a TOD, as they are already a contested topic municipally. Harris explained that the property has been in limbo due to the two resolutions in play. Mike West explained that the purpose of the resolutions was partly to pressure UTA into letting the city know where and when transit is coming to avoid developing high density in areas where there may or may not be stations in the future. He also shared that this anticipated station location hasn't changed over the years, so it feels slightly safer to redesignate this for high density than it does for others. Commissioner Lockhart worried that changing the land use designation for the plot would undermine City Council's decision to put the resolutions in play. Commissioner Jackson shared frustration over the lack of effort on UTA's part. He has no issues with the development, as he worries more about the city being left high and dry by UTA. Mike West further clarified that the resolution is broad-reaching while each individual TOD is unique. The TOD being discussed today currently has 15 minute bus service, so it is already a transportation hub. Harris shared that the Commission could suggest repealing the resolutions in their motion.

Commissioner Everett shared that he can see this being a functioning TOD with development, but worried about losing any hold the city may have over UTA by skirting the resolution. He also shared worries over passing over the development and losing out on amenities that will come with the project. He thinks the end result is going to be similar either way, it's just a matter of how soon the development is allowed to happen.

Commissioner Lockhart emphasized her stance of not wanting to undermine City Council, as they have made their goals clear with the passed resolutions. The position of the Commission is to investigate whether new development meets the city's current established goals. Commissioner Jackson agreed; he didn't like the idea of becoming a body that dismisses City Council's decisions. The Commission agreed that while they liked the project, they generally felt uncomfortable with suggesting overturning current legislation.

Commissioner Eyre clarified that the biggest difference in changing the zone would be that the amount of commercial development in the area would be limited. Harris further clarified that a Mixed Use zone doesn't require as much commercial development as a TOD, but that the number of residential units would remain the same. Additionally, the developer will likely want to develop the non-residential land as well. The city also has ways of minimizing commercial properties within the TOD, if needed.

Perdue shared that his architect is closely connected to the City Council and has been back and forth with them for a long time trying to get a waiver of moratorium for the TOD. The developer would prefer to develop under the TOD zoning, but they have been unable to get feedback from

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either UTA or Lehi City Council. Since there has been no movement, they submitted the General Plan Amendment.

Commissioner Lockhart shared that the resolutions are working as they are intended by keeping developers stuck and maintaining the TODs as they are.

> **Motion:** Commissioner Everett moved to give a positive recommendation to the city council with the findings that the proposed amendment is not detrimental to the health, safety, and public welfare of Lehi City, and that the proposed General Plan Amendment is consistent with the land uses and zoning of nearby and adjoining properties. He included all DRC comments. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Lockhart, no. Commissioner Everett, yes. Commissioner Eyre, yes. Commissioner Jackson, no. Commissioner Kunze, no.
>
> Motion failed with two in favor, three against.

Commissioner Jackson said that he would prefer to send a neutral recommendation. Commissioner Eyre is against neutral recommendations as he finds them milquetoast. Commissioner Lockhart worried about the potential domino effect of rezoning the TOD and opening doors for other TOD plots to be rezoned. Commissioner Kunze clarified that the resolution has been in place for five years without any action from UTA.

> **Motion:** Commissioner Lockhart moved to give a negative recommendation to the Lehi City Council with the recommendation that they strongly consider their resolution halting TOD development, and identify that this application is an example of how that resolution is going to undermine the concept of a TOD moving forward with or without UTA. She included all DRC comments.

Commissioner Jackson asked for the motion to be amended to include that the Commission liked the project as a possible benefit for Lehi.

> **Amended Motion:** Commissioner Lockhart moved to give a negative recommendation to the Lehi City Council with the recommendation that they strongly consider their resolution halting TOD development, and identify that this application is an example of how that resolution is going to undermine the concept of a TOD moving forward with or without UTA. The verbal ideas presented for the use of the land are appealing and sound like a good concept going forward, but there is an issue with having a resolution that forces applicants to look at other designations that are inconsistent with the general plan and undermine the health, wellbeing, and future longevity of a TOD for the city as a whole in the future. She included all DRC comments. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Lockhart, yes. Commissioner Everett, no. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

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Motion passed with four in favor, one against.

4. City Business

Mike West reminded the Commission about the joint work session with City Council on September 2nd as well as the regularly scheduled work session on September 4th.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Everett moved to adjourn the meeting. Commissioner Lockhart seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:15 p.m.

Approved: September 25, 2025 Attest:

_____ _____

Gregory Jackson, Commission Chair Kate Morgan, Deputy City Recorder

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Agenda Item No: 3.1

Planning Commission Agenda Item Report

Meeting Date: September 25, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Austin Cooper's request for review of R-1-22 (residential/agriculture) zoning for the JDH Olson Annexation, approximately 5.08 acres located at approximately 1500 South 1100 West.

Suggested Action:

Attachments:

JDH Olson 1.pdf

JDH Olson 2.pdf

JDH OLSON ANNEXATION
PLANNING COMMISSION REPORT

Applicant	Austin Cooper		
Meeting Date	September 25, 2025		
Requested Action/Purpose	Review and recommendation of proposed zoning on property to be annexed		
Decision Type	Legislative		
Location	7730 North 8730 West (1500 S 1100 W)		
Requested Zoning	R-1-22		
General Plan Land Use Designation	VLDRA		
Acreage	5.08 acres		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	R-1-22	Timpview Meadows Phase 2
	South	TH-5	Single family residential
	East	RA-1	Timpview Meadows Phase 1
	West	R-1-22	Church
Date of DRC Review	August 13, 2025		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

REPORT ANALYSIS

As part of the Lehi City annexation procedures, all annexation requests are required to be reviewed by the Planning Commission. The Planning Commission's responsibility is to review the proposed annexation and determine whether or not the requested zoning is appropriate and complies with the General Plan. The Planning Commission's recommendation will be forwarded to the City Council for their review upon final consideration of the annexation.

The General Plan designates this 5.08 acre property located at 7730 N 8730 W (approximately 1500 S 1100 W) as VLDRA, which corresponds with the proposed R-1-22 zoning. This annexation is being done by resolution because the property is part of an existing county island.

The DRC reviewed the proposed annexation and had no critical issue concerns. Some of their comments include:

1. Clarify the proposed zoning will be R-1-22 on the annexation plat
2. As a condition of recording the annexation plat, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the R-1-22 Zone is .79 acre feet per acre of culinary water and 2.9 acre feet per acre of irrigation water.

These comments were informative for the applicant.

PLANNING DIVISION RECOMMENDATION

The Planning Commission may move to recommend approval or denial of the proposed zoning on property to be annexed. Any motion should include findings. Possible findings include:

1. The proposed application does/does not conform to the goals and policies of the General Plan.
2. Other findings as determined by the public hearing.

JDH Olson Annexation
DRC Redline Comments

Austin Cooper- requests review of the JDH Olson Annexation on 5.08 acres located at 7730 North 8730 West (1500 S 1100 W) requesting R-1-22 zoning.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller
Representatives of the Applicant Present: Austin Cooper
Assigned Planner: Jacob Curtis
Date of Plans Reviewed: 7/31/25
Time Start: 1:03 pm
Time End: 1:11 pm

DRC REPORT:

1. **Critical Issues: None**

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

    - PI- 1100 W
    - Culinary- 1100 W
    - Sewer- 1100 W
    - Power- 1400 S

3. **Zoning required or recommended**

    - Clarify the proposed zoning will be R-1-22 on the annexation plat
    - As a condition of recording the annexation plat, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the R-1-22 Zone is .79 acre feet per acre of culinary water and 2.9 acre feet per acre of irrigation water.

4. **Distances to schools/parks/shopping**
    - Dry Creek Elementary- 0.21 miles
    - Willowcreek Middle- 2.35 miles
    - Lehi High School- 2.64 miles

5. **Transportation**
    - 1100 W is a master planned 70-74' minor collector

DRC GENERAL COMMENTS:

Power- No comments
Building- No comments
Fiber- No comments
Fire- No comments
Public Works- No comments
Planning-

1. Provide the required narrative as indicated on the annexation application.
2. 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. 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.

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.

3. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON AUGUST 26, 2025.

(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

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.

Narrative: Our goal being to combine this 5-acres with the 5-acres below it to create a subdivision with either 2 Cul de sacs or a u-shaped road with houses in the middle and around the perimeter. The timing of this project would be as soon as we can get through everything.

PUBLIC
HEARING

ANNEXATION


END
SCHOOL
SPEED
LIMIT
PUBLIC
HEARING
ANNEXATION


PUBLIC
HEARING
ANNEXATION

JDH Olson Annexation

Aerial

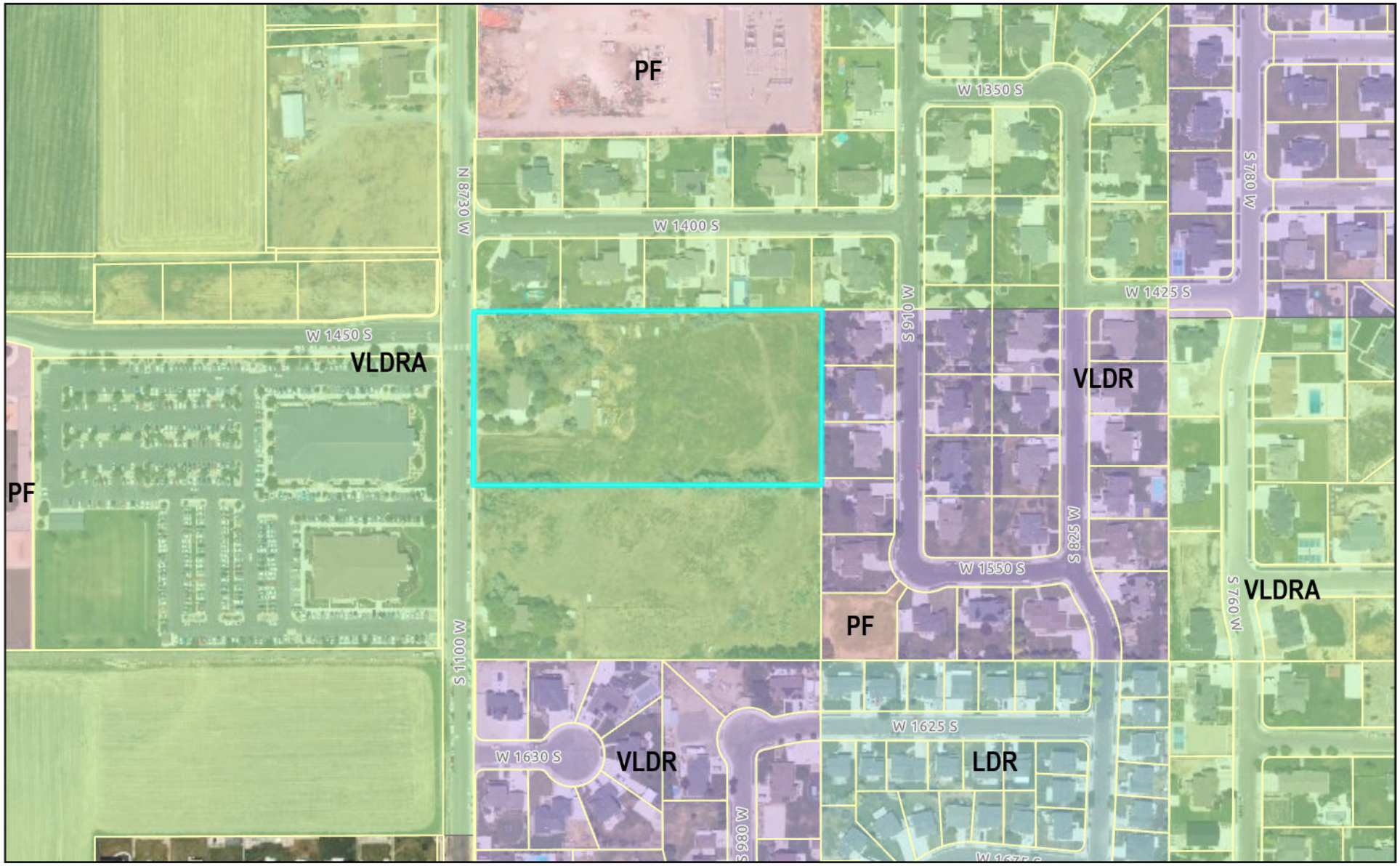


0 337.5 675 1,350 Feet

LEHI CITY

JDH Olson Annexation

General Plan

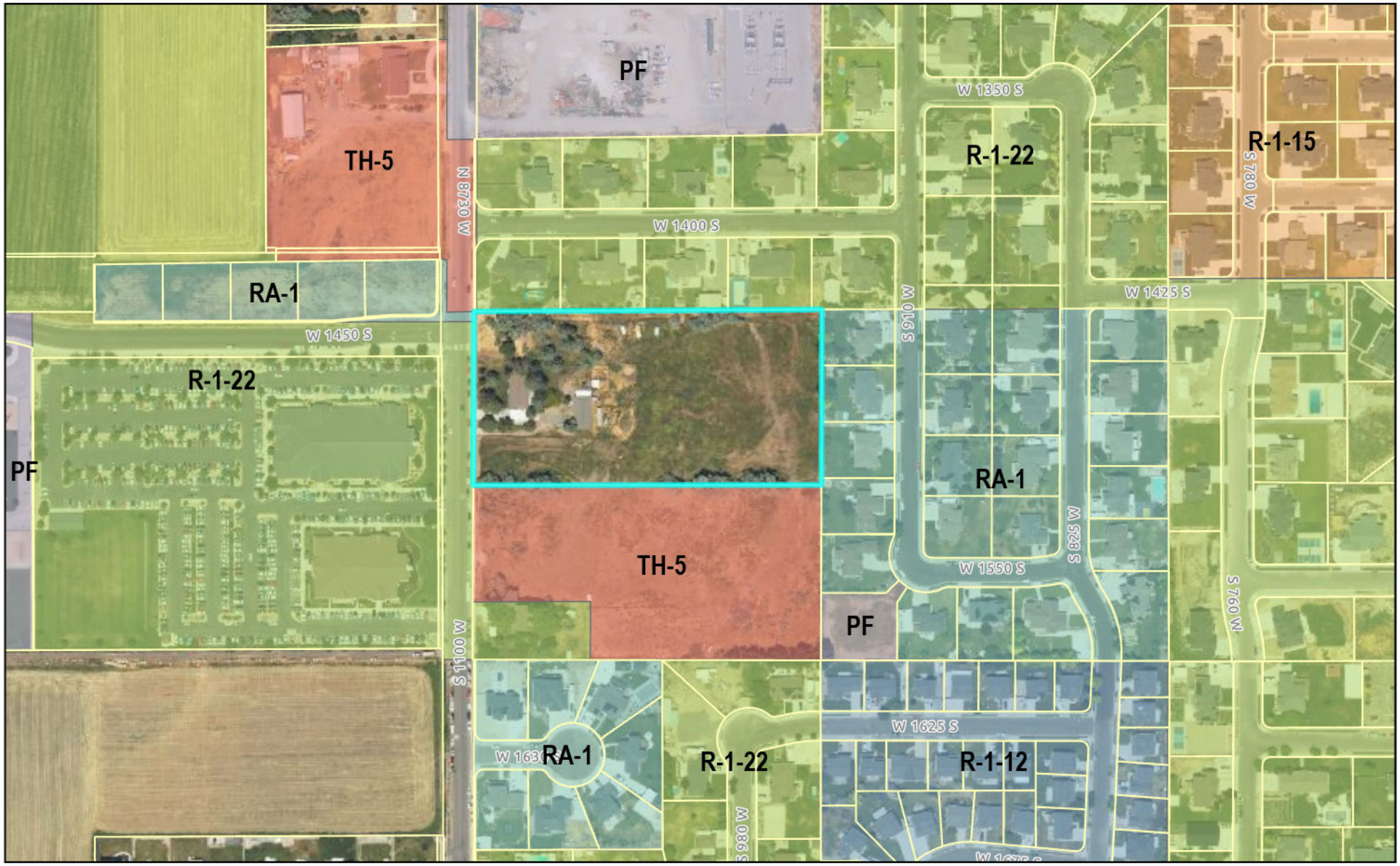


0 337.5 675 1,350 Feet

LEHI CITY

JDH Olson Annexation

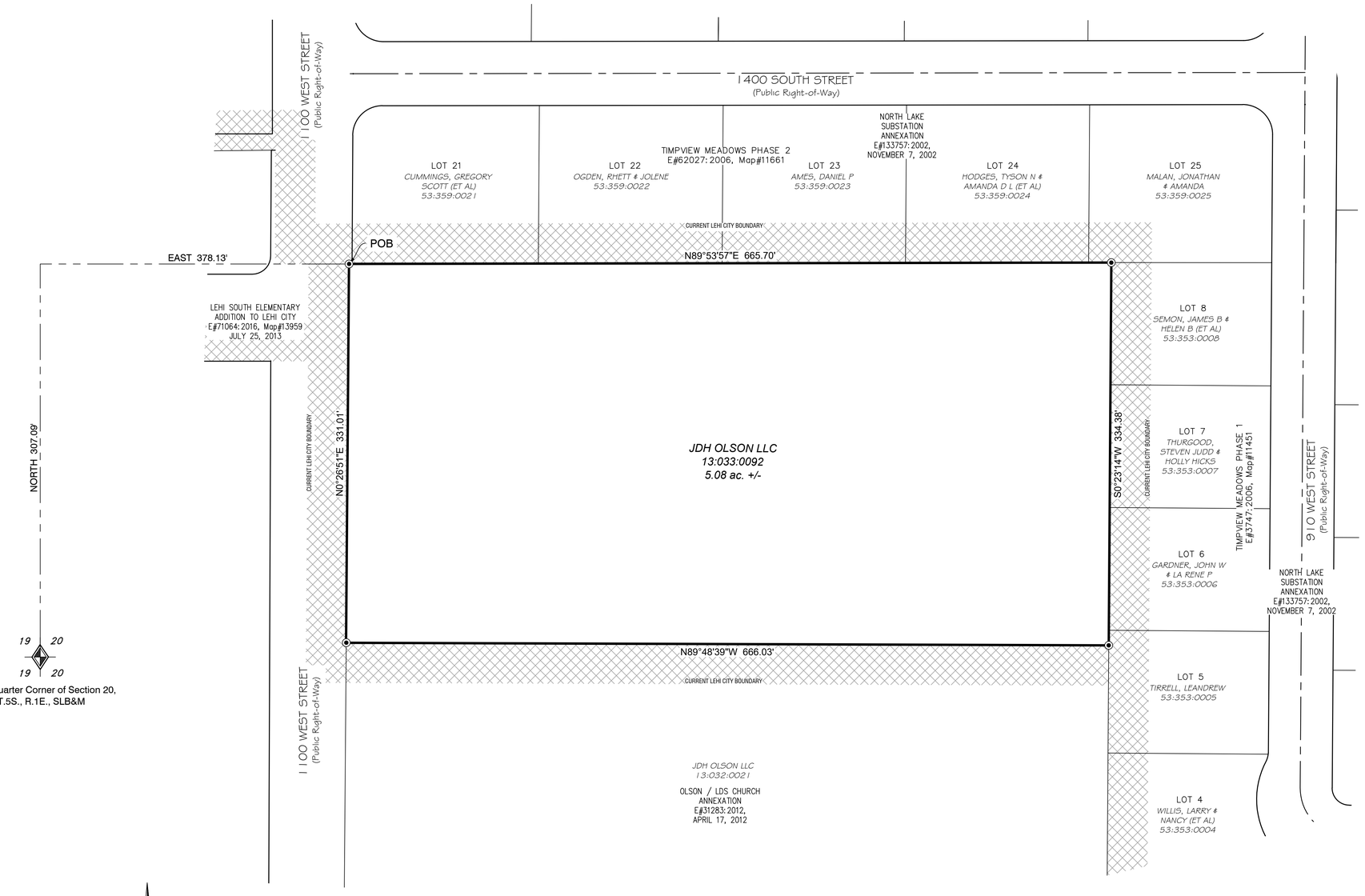
Zoning

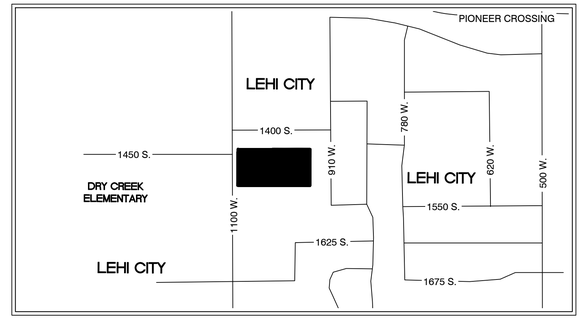


0 337.5 675 1,350 Feet

LEHI CITY

FINAL LOCAL ENTITY PLAT
JDH OLSON ANNEXATION
TO LEHI CITY





NARRATIVE

This plat and the description hereon have been prepared for the purpose of annexing the JDH Olson LLC Parcel No.: 13:033:0092 into the corporate limits of Lehi City as depicted hereon. The information shown hereon was compiled from documents of record found in the Office of the Utah County Recorder and does not purport to be based upon an actual survey of the area to be annexed.

BOUNDARY DESCRIPTION

All of that entire tract of land described in that Warranty Deed recorded April 15, 2025 as Entry No. 27012:2025 in the Office of the Utah County Recorder. Said entire tract is located in the Northwest Quarter of Section 20, Township 5 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning on a current Lehi City boundary described in that North Lake Substation Annexation recorded November 7, 2005 as Entry No. 133757:2002, having Map No. 9777 in the Office of the Utah County recorder, which is 307.09 feet North and 378.13 feet East from the West Quarter of said Section 20; thence along said current Lehi City boundary the following two (2) courses: 1) N. 89°53'57" E. (R=N. 89°27'00" E.) 665.70 feet; 2) S. 00°23'14" W. (R=S. 0°23'14" W.) 334.38 feet to a current Lehi City boundary described in that Olson / LDS Church Annexation recorded April 17, 2012 as Entry No. 31283:2012 in the Office of said recorder; thence along said current Lehi City boundary the following two (2) courses: 1) N. 89°48'39" W. 666.03 feet (R=N. 89°48'39" W. 665.43') ; 2) N. 00°26'51" E. (R=N. 00°05'27" E. 331.01 feet to and along a current Lehi City boundary described in that Lehi South Elementary Addition to Lehi City recorded July 25, 2013 as Entry No. 71064:2013, having Map#13959 in the Office of said Recorder to the **Point of Beginning**.

The above-described parcel of land contains 5.08 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Brian F. Mitchell, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 was made by me and shown hereon is a true and correct representation of said Final Local Entity Plat.

Signed this _____ day of _____, 20__

PROFESSIONAL LAND SURVEYOR
07/16/2025
BRIAN FAY MITCHELL
No. 5707871
STATE OF UTAH

PRELIMINARY

ACCEPTANCE BY LEGISLATIVE BODY

We, the duly elected Council of the Lehi City, Utah, have received a request to initiate procedures for the annexation of the tract of land shown hereon, which tract constitutes a portion of an existing island or peninsula within or contiguous to the City, and do hereby certify: (1) the council has adopted a resolution setting forth its intent to annex the tract, provided notice and conducted hearings on the matter, and adopted an ordinance providing for the annexation of the tract to the City; all in accordance with the provisions of Section 10-2-418 Utah Code Annotated, as amended, and (2) that the Council does hereby approve and accept the annexation of the tract of land shown hereon as a part of Lehi City, to be known hereafter as the **JDH OLSON ANNEXATION**.

Dated this _____ day of _____ A.D. 2025.

_____
Mayor

Attest: _____
(Clerk-Recorder)

ACCEPTANCE BY UTAH COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity plat, pursuant to Utah County Ann, 17-23-20 as amended.

Dated this _____ day of _____ A.D. 2025.

_____
Utah County Surveyor

Legend of Symbols & Abbreviations

- Annexation Boundary
- Current Lehi City Boundary
- Adjacent Parcel
- Angle Point in Annexation Boundary (Not Marked)
- Section Corner Monument (Not Located)

SHEET 1 / 1

FINAL LOCAL ENTITY PLAT
JDH OLSON ANNEXATION
TO LEHI CITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UTAH COUNTY, UTAH

PREPARED BY:
CIR CIVIL ENGINEERING +SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

UTAH COUNTY RECORDER

C:\JDH Brydon\PROJECTS\Lehi Hobo Residential-7730 N #730 W\Survey\OFFICE\Plat\Annexation Plat\Lehi Annexation Plat JDH.dwg Jul 18, 2025 - 4:26pm

Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: September 25, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Jordan Lee's request for review of the Lee General Plan amendment on 0.50-acres located at 1035 West Main Street, changing the land use designation from MDR (medium density residential) to Commercial.

Suggested Action:

Attachments:

Lee GPA 1.pdf

Lee GPA 2.pdf

LEE GENERAL PLAN AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Jordan Lee		
Meeting Date	September 25, 2025		
Requested Action/Purpose	Review and recommendation for an amendment to the General Plan		
Decision Type	Legislative		
Location	1035 W Main Street		
Acreage	0.50 acres		
Existing Zoning	RA-1		
Existing General Plan Land Use Designation	MDR		
Proposed Land Use Designation	Commercial		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	C	Undeveloped/Temporary Farmer's Market
	South	RA-1	Single family residential
	East	A-1	Single family residential
	West	RA-1	Single family residential
Date of DRC Review	September 3, 2025		
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.

PROPERTY HISTORY

June 18, 1980 Property came into the City as part of the Warburton Annexation.

REPORT ANALYSIS

The applicant requests review and recommendation of a General Plan Amendment for the property located at 1035 W Main Street, proposing a change in land use designation from Medium Density Residential (MDR) to Commercial on 0.50 acres.

The proposed General Plan amendment is fairly consistent with other recent non-residential General Plan amendments and zone changes approved in the area. The north side of Main Street has the recently constructed Beacon Pointe mixed-use project that first required a General Plan amendment to Mixed-Use and the area almost immediately to the West on the General Plan is designated as Neighborhood Commercial and a zone change occurred previously on 1045 W Main Street to switch it to Neighborhood Commercial.

The applicant indicated plans to develop an office/warehouse building after getting the General Plan amendment and a future Zone Change approved. The applicant clarified after DRC that the industrial storage space mentioned in the narrative would all be located indoors.

The Development Review Committee (DRC) had two comments, including the following:

1. The narrative mentions industrial storage space for vehicles, tools, and equipment. Is this storage inside the building? If not, the Table of Uses would not allow this. The Table does allow light office/warehouse (50-50 split).
2. The General Plan for this is currently MDR rather than the RA-1 zoning they listed. Update the narrative.

Please consider the DRC comments in the motion.

SCOPE OF APPROVAL

General Plan Amendments are legislative items which give the City Council full discretion in whether they approve them or not. The Planning Commission should consider the proposed amendment's impact on the area and the goals and policies outlined in the General Plan.

The public can speak about this item. Comments centered around the General Plan are the most helpful.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed amendment to the General Plan. Any motion should include findings. Possible findings include:

1. The proposed amendment to the Lehi City General Plan is/is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
4. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
5. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
6. Additional findings based upon information presented during the public hearing.

Lee General Plan Amendment
DRC Redline Comments

*Jordan Lee- requests review of the **Lee General Plan amendment** on 0.50-acres located at 1035 West Main Street, changing the designation from MDR to Commercial.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 8/20/25
Time Start: 1:03 pm
Time End: 1:08 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments, but for final site plan

- As per Chapter 18.030.A. "For all sides of the development adjacent to agricultural property, there is a minimum fencing requirement of a six-foot high non-climb agricultural fence..."
  This property and adjacent properties are zoned as RA-1 and would thus need a no-climb fence, on those correlating sides.
- As per Section 12.080.B.2
  A landscaped buffer with a minimum width of 12 feet for all one-story buildings with a building height of 20 feet or less shall be provided...At least 25% of the landscaping shall be evergreen. Deciduous trees shall have a minimum caliper of two inch and evergreen trees shall have a minimum height of six feet. Shrubs shall be a minimum five-gallon size.
- If this passes, please provide a landscaping plan that meets and/or exceeds the Lehi landscaping requirements.

Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:

1. The narrative mentions industrial storage space for vehicles, tools, and equipment. Is this storage inside the building? If not, the Table of Uses would not allow this. The Table does allow light office/warehouse (50-50 split).
2. The General Plan for this is currently MDR rather than the RA-1 zoning they listed. Update the narrative.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 25, 2025. (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.

PART I: General Plan Amendment Summary — Residential/Agricultural → Commercial

(1) Description of Specific Amendment
We are requesting an amendment to the General Plan to change the land-use designation of the subject property from **Residential/Agricultural (RA-1)** to **Commercial**. The proposed amendment supports our plan to develop the property into a **multi-use commercial site** that will house **offices for multiple business entities within our company**, as well as provide **industrial storage space** for **vehicles, tools, and equipment used by contractors**.

(a) Reason & Justification
The current RA-1 designation does not allow for the efficient or appropriate use of this property for our growing business operations. We aim to centralize several of our company's divisions—each requiring their own professional office space—while also providing a secured industrial storage component to support our field teams. The amendment facilitates this mixed commercial use in a way that reflects current and anticipated needs for small-to-medium-scale businesses in Lehi.

(b) Consistency with General Plan Goals & Policies
The proposed change aligns with Lehi's General Plan objectives that encourage:

- Expansion of neighborhood- and community-serving commercial uses
- Smart infill development that supports efficient use of infrastructure
- Mixed-use flexibility to accommodate evolving economic demands

This proposal directly supports Lehi's policy focus on enabling diversified local commerce, as outlined in the City's Land Use Element and Economic Development strategies.

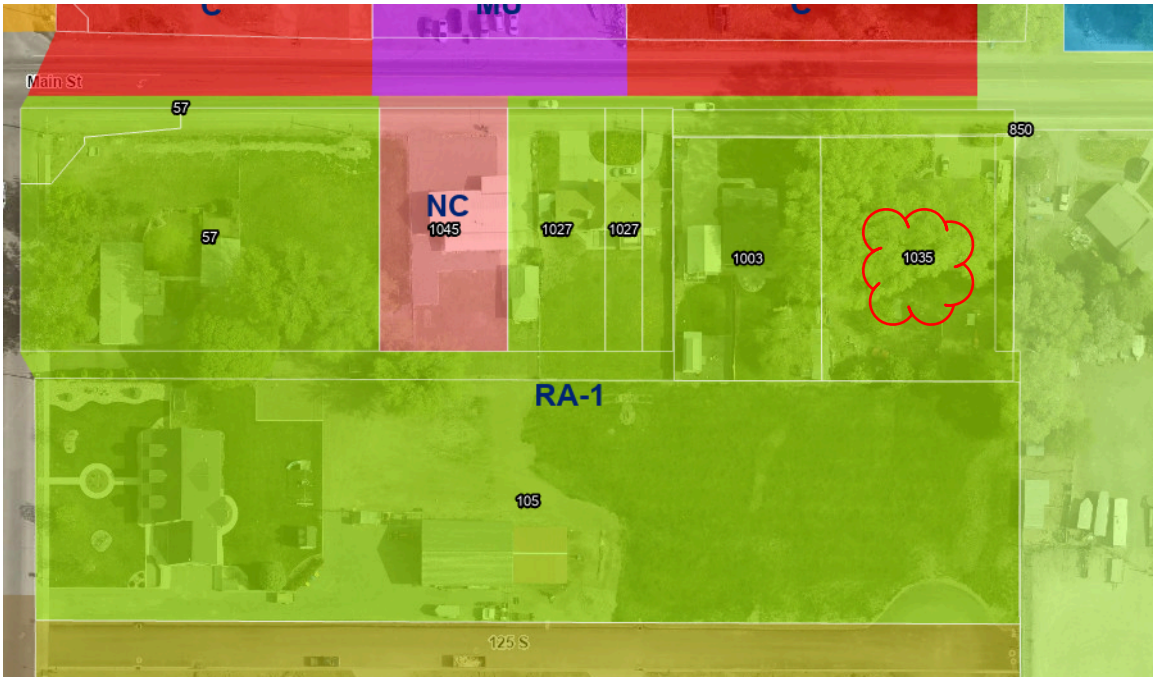
(c) Compatibility with Adjacent Land Uses
The property is near a mix of low-density residential, light industrial, and commercial developments. The proposed use—offices and contractor storage—is compatible with this land-use context and offers a buffer between purely residential zones and heavier commercial or industrial uses. The design and layout will include visual screening and operational controls to minimize disruption to neighboring parcels.

(d) Effect on Area Character & Neighboring Properties
This amendment will help transition the area into a more business-oriented corridor, consistent with broader development trends in Lehi. It introduces a modest increase in activity without negatively impacting residential quality of life or adjacent agricultural holdings. The use of the property for contractor operations will be managed to avoid noise, traffic, or visual nuisances.

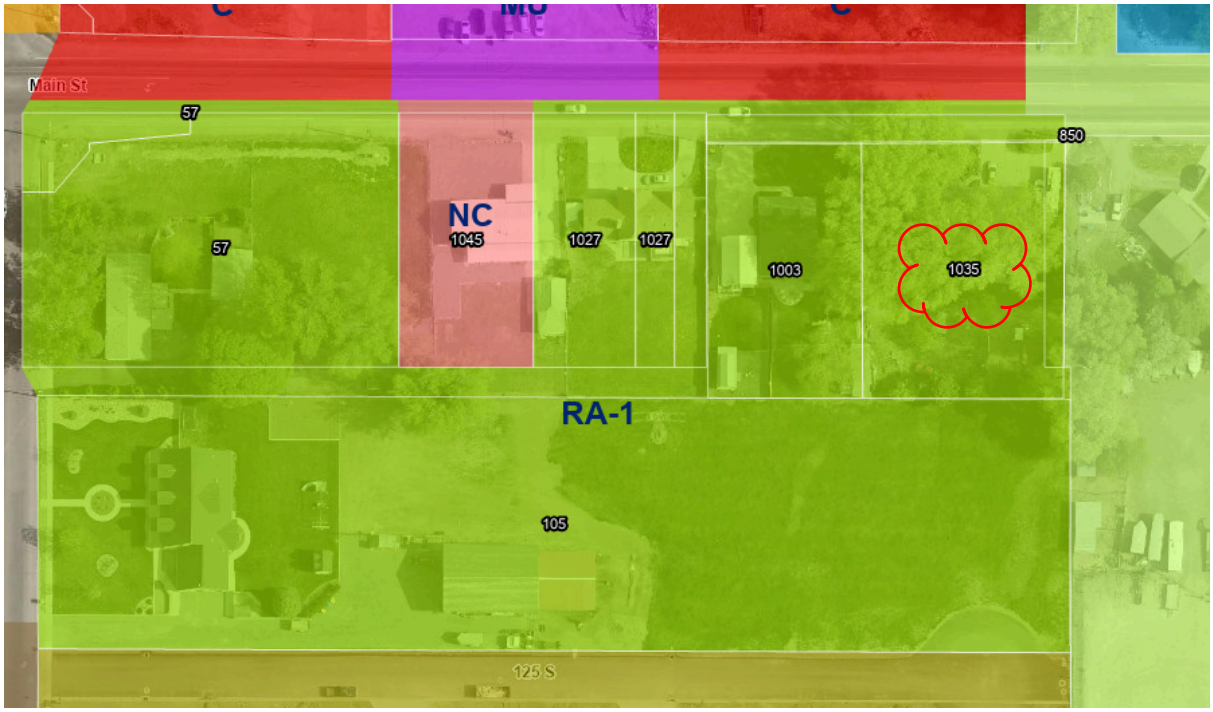
(e) Public Health, Safety & Welfare Gain

The project supports the local economy by creating office space for multiple business operations, enhancing access to services, and consolidating contractor logistics in a managed, safe location. These functions reduce traffic from dispersed facilities and increase local employment opportunities. It also enables more effective land use in line with Lehi's vision for corridor-based, community-supporting commercial development.

PART II: General Plan: Map and Location



Current zoning shows the property as RA-1 which is a residential agriculture zone with a 15,000 square foot lot requirement and allowing 2.5 units per acre.



Our General Plan (Master Plan) shows the future vision as Medium Density Residential with an 8,000 square foot lot requirement and allowing 6 units per acre. We are applying for a zone change from the current RA-1 zone to the Commercial zone, which is the zone that corresponds to Lehi's policy focus on enabling diversified local commerce.


SCAPE
UTAH
224127E
AWD
ING
OOFING
Call or Text
385-450-5464
PUBLIC
HEARING

PUBLIC
HEARING

GENERAL PLAN AMENDMENT

NOTICE is hereby given that a Public Hearing before the Lehi Planning Commission will be held on [illegible] at 7:00 p.m. in the Council Chambers of the Lehi City Hall, 153 North 100 East, Lehi, Utah, to consider proposing Lehi's annexation and pre-zoning of approximately 1.5 acres, more or less, located at approximately 1000 West Main Street, Lehi, Utah.

You can view the meeting live and submit comments online at [illegible]

All documents relating to this application are available for review at the Lehi City Planning Division, 153 North 100 East, Lehi, Utah 84043.
If you have any questions or comments, please contact the Lehi City Planning Division at [illegible]



Lee General Plan Amendment

Aerial

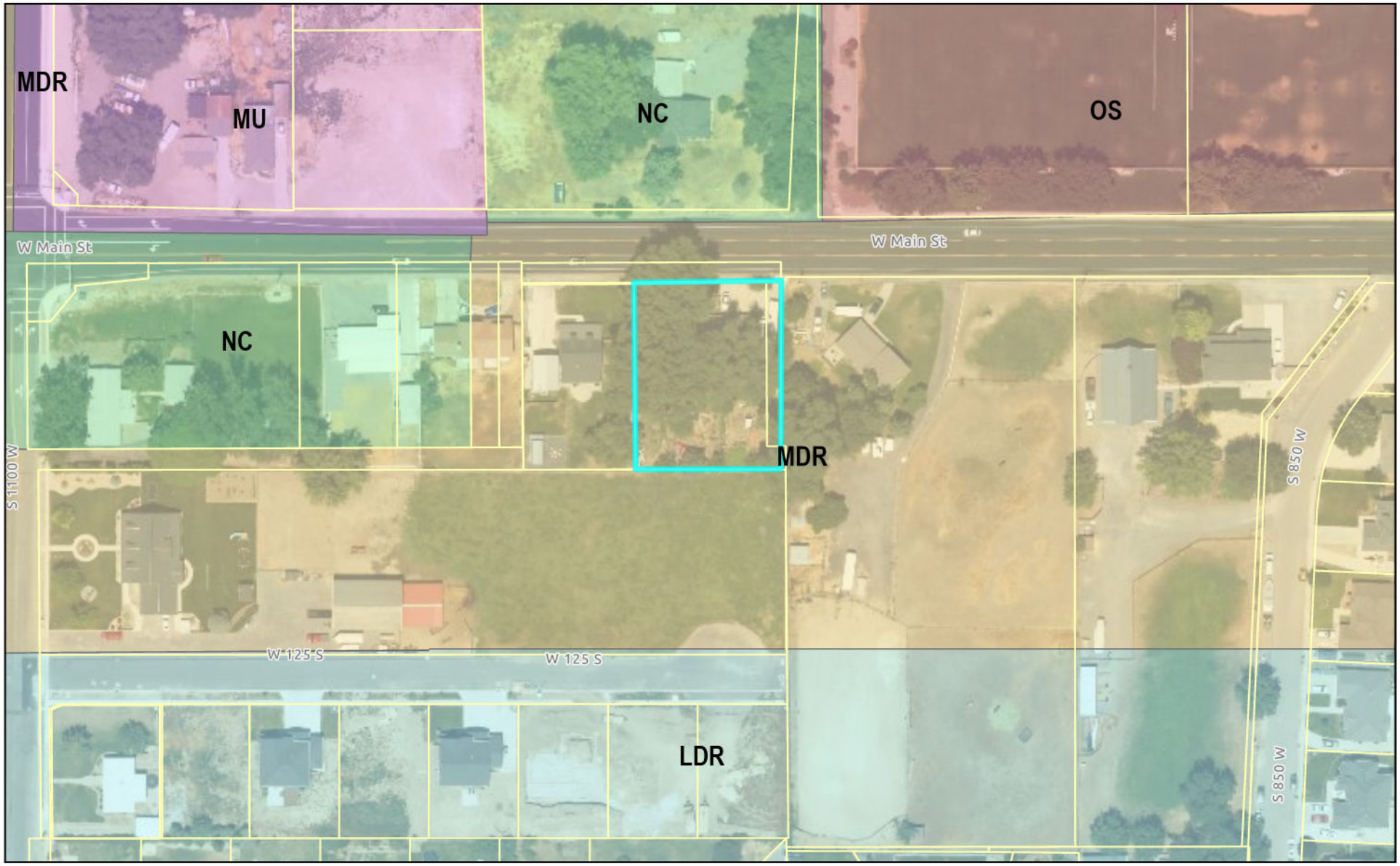


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LEHI CITY

Lee General Plan Amendment

General Plan

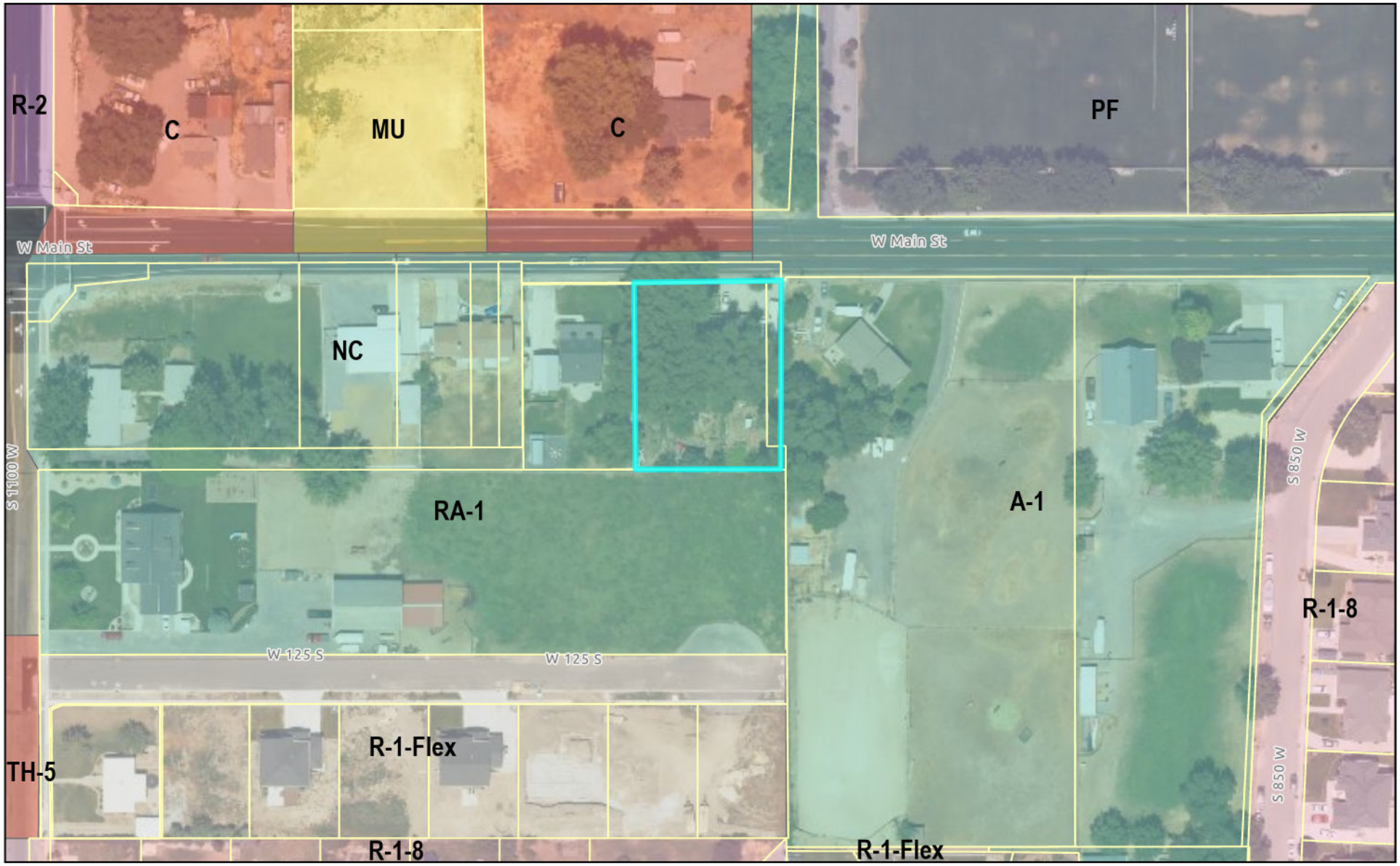


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LEHI CITY

Lee General Plan Amendment

Zoning



0 155 310 620 Feet

LEHI CITY

Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: September 25, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Life Time Fitness' request for approval of the Life Time Fitness Concept plan seeking an exception to having parking between the building and the street located at approximately 300 East Traverse Terrace Drive.

Suggested Action:

Attachments:

Life Time 1.pdf

Life Time 2.pdf

LIFE TIME CONCEPT EXCEPTION
PLANNING COMMISSION REPORT

Applicant	Life Time Fitness		
Meeting Date	September 25, 2025		
Requested Action/Purpose	Approval of an exception with a concept plan		
Decision Type	Administrative		
Location	Approximately 210 East Traverse Terrace Drive		
Project Area	Approximately 10.52 acres		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	Mixed-Use (MU)		
Adjacent Zoning and Land Use	*North*	PC (MU)	Undeveloped
	South	PC (Open space)	Trail, buffer, SR-92
	East	PC (Open space)	Texas Instruments' Buffer
	West	PC (MU)	Undeveloped
Date of DRC Review	September 3, 2025		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing, review, and 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 37.010. Nonresidential Design Standards.
General Nonresidential Design District
a. Site design standards:

i. Building orientation:

1. Buildings shall be oriented toward the adjacent public or private street with no off-street parking or drive aisles located between the building and street sidewalk (see Figure 131).

REPORT ANALYSIS

The applicant requests approval of an exception to the building location for a proposed Life Time Fitness to be located at approximately 210 East Traverse Terrace Drive.

The General nonresidential design requirements require the building be located near the street with no parking between the building and the street. This would require the building to be located near Traverse Terrace Drive. The applicant would like to place the building near Timpanogos Highway. The parking is shown between the road and the building. However, the proposed building location is right next to a planned trail corridor. The intent of having the building located near the street is to allow for pedestrian access. The trail will provide good pedestrian access.

The DRC reviewed the proposed concept plan. The comments relate more to the future site plan then the exception.

SCOPE OF APPROVAL

Concept plans with exceptions are an administrative item. The Planning Commission does have some discretion on whether to grant the exception or not.

The public can also speak on this item but all comments should focus on the proposed exception.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may approve, approve with modifications, or deny the proposed concept plan. Any motion should include findings. Possible findings include:

1. The proposed concept exception will still allow pedestrian access to the building.
2. The proposed concept is/is not consistent with the Lehi City Development Code.
3. The proposed concept does/ does not conform to the goals and policies of the General Plan.
4. Other findings based upon information presented at the public hearing.

Life Time Fitness Concept Plan
DRC Redline Comments

Life Time- requests review of the Life Time Fitness Concept Plan located at approximately 210 East Traverse Terrace Drive.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Ben Tuckett, Justin Schmidt, Dan Beavers
Date of Plans Reviewed: 8/20/25
Time Start: 1:26pm
Time End: 1:33pm

DRC REDLINE COMMENTS:
Glade (gkirkham@lehi-ut.gov) – Power: No comments
Garion (growett@lehi-ut.gov) – Fire:
Ryan (rallred@lehi-ut.gov)– Water/Sewer:
James – Parks:
Gary S. (gsmith@lehi-ut.gov)– Building/Inspections:
Shelbey – Public Works:
Gary E. (gellis@lehi-ut.gov) – Engineering:
Luke- Traffic:
FYI Traverse Terrace Drive roadway cross-section must meet one of the Skye Area Plan cross-sections.
Kim – Planning:

1. This building location will require an exception from the Planning Commission that may be granted with the concept or site plan. Planning Staff supports this exception with the building oriented towards the trail/greenway which meets the goal of increasing walkability through the building orientation.

Comments for the Site Plan

a. Line extension required. See Bluebeam for possible routing.
b. Provide easements for dry utilities.
c. Indicate power service size and location.
d. Provide power load work sheet. https://www.lehi-ut.gov/wp-content/uploads/2020/04/LoadEstimatorSheet.pdf
e. Is this round about partially mountable?
f. For reference: 8" C-900 culinary main, 10" C-900 pi main, 12" sewer main, 24" storm drain in center street. Existing channel will have to be piped across road it picks up flows from inverness
g. TI is in the design of new sewer main going threw this area. contact HAL for alignment
h. If this moves past concept, the project will need to meet landscaping requirements including open space, and tree requirements.
i. A soil report will be required if this moves past concept.
j. SWPPP will be required prior to precon
k. SSOMP (formerly LTSWMP) will be required prior to precon
l. 80th percentile stormwater retention will be required at site plan
m. Consider removing this conflict on the entry sidewalk and either adding more landscape or could do more parking.
n. 20% of the first floor facade facing the street shall consist of glass. Provide calculations with the site plan.

Each building facade shall include at least three of the following features:

a.columns or pilasters;

b.decorative cornice;

c.awnings or canopies;

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.

d.covered walkways;

e.decorative lighting;

f.string course of differing color or material;

g.wainscot of a minimum 30 inches in height except for under windows; and

h.other comparable architectural features as approved by the Zoning Administrator or Planning Commission.

o. Consider a raised crosswalk or table top in front of your building entrance to help slow drivers down and establish better priority for people accessing the building.
p. Consider including pedestrian access through the center parking aisle that leads to the front door.

DRC GENERAL COMMENTS:
1. The concept plan shall not constitute a development permit. (Does not vest).

THIS ITEM IS REQUESTING AN EXCEPTION.
(An exception requires stamped addressed envelopes for public noticing if the project proceeds to Planning Commission)

THIS CONCEPT PLAN WILL BE SCHEDULED FOR PLANNING COMMISSION SEPTEMBER 25th

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.

LIFE TIME®
PROPERTY DEVELOPMENT







LIFE TIME®

HEALTHY WAY OF LIFE

Project Narrative

Life Time – Lehi, UT

March 04, 2025

Prepared by:
Life Time
2900 Corporate Place
Chanhassen, MN 55317

LIFE TIME
PROPERTY DEVELOPMENT

March 04, 2025

RE: Life Time – Lehi, UT
Concept Plan
Project Narrative

LIFE TIME

Founded in 1992, Life Time champions a Healthy Way of Life for our members across more than 175 destinations across 31 states, one Canadian province, and 43 major markets. Life Time delivers an unmatched athletic country club experience and provides a comprehensive healthy living, healthy aging and healthy entertainment experience that goes beyond fitness to encompass the entire spectrum of daily life for individuals, couples and families.

Life Time destinations across the U.S. and Canada offer distinctive, branded programs and services including: signature group training through GTX, Alpha, DPT, and Ultra Fit. Life Time also offers Pilates, cycle and yoga classes, swim programming and pickleball. Locations offer full-service spas, cafes, and kids programming. Life Time sponsors run, cycle and triathlon events and is committed to engaging the community in working towards healthy living as a team.

DEVELOPMENT PLAN

The proposed Life Time will feature approximately 103,000 square feet of health and wellness amenities and employ over 150 people in full and part-time positions.

Life Time proposes to construct a ground up facility and create two stories of high-end health, wellness, and fitness amenities for Lehi residents and community members. Upon entering, there is a grand reception desk where members are greeted and checked in. Adjacent to the central reception area, the café and lounge create a sophisticated, high-end presence at the entrance of the athletic resort. Members enjoy luxurious locker rooms with free towel service, have access to a variety of Group Fitness classes, a resort-style pool deck and recovery amenities including hydromassage, cryobeds, and cold plunges. Every aspect of our club is designed to make highly convenient and accessible amenities to use and enjoy. The mix of programs are unique to each community and illustrate Life Time's commitment to designing, building, and operating Clubs to meet each community's desires and needs.

LIFE TIME®
PROPERTY DEVELOPMENT

ARCHITECTURAL DESIGN

Like all other Life Time resort locations, this facility will feature premium four-sided architecture consisting of decorative stacked brick, and high-quality stone accents. The elevations show articulating depth and dimension, where glazing is included throughout, on both the first and second floors and on all sides of the building. The entryway is pedestrian scaled, with a large canopy. The architectural design extends to the site where an expansive pergola above the Bistro seating area flanks the pool deck.

SITE CONTEXT

The site is a part of the Skye Area Plan, located east of Center Street and south of Traverse Terrace Drive. Life Time is committed to building a site that is cohesive and complimentary to the rest of the development. The building is placed centered, on the southern boundary line, to both engage the adjacent highway and front the primary entry off Traverse Terrace Drive. A secondary entry is provided along the western boundary for vehicular and pedestrian flow to and from the adjacent retail. The multiple access points and optimal parking orientation provide intuitive and efficient routes to the building entrance, and the provided 632 parking stalls.

The site is thoughtfully organized by considering primary views and existing topography. The pool deck is strategically placed on the southwest corner of the site to optimize views and visually widen the adjacent linear park. Pedestrian connectivity is promoted via detached sidewalks along Traverse Terrace Drive and at the mid-block connection to the west, integrating the site into the area plan and regional trail system. An above-ground stormwater basin is located at the southeast corner of the site to work with the natural flow of the existing topography and responsibly discharge to the adjacent regional retention area to the south. Using native plantings and intentional design; lush, yet sustainable, landscaping offers a resort style look and feel upon entering the site.

PUBLIC HEARING

CONCEPT

NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held on **September 19, 2023 at 7:00 p.m.** in the Council Chambers, Municipal Building, 153 North 100 East, Lehi, for the purpose of receiving comments on Lot 104, Lot 105, Lot 106, Lot 107, and Lot 108, Three Phases, to be located at between the Building and the south. Lehi Three Phases, to be located at between the Building and the south. requesting an exception to have parking between the building and the south.

You can view the meeting live and submit comments online at https://www.lehi-ut.gov/government/boards-commissions/.

All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385.201.1600.
Or by scanning the QR Code below.


WARNING ADVERTENCIA
Hazardous voltage inside. Can shock, burn, or cause death.
Keep out. If open or unlocked, immediately call Lehi City Power 801-768-4203
Contiene voltaje peligroso. Puede producir choques eléctricos, quemaduras, o causar la muerte.
Mantengase alejado. Si se encuentra abierto o sin llave Lehi City Power 385-201-1040
NOTICE AVISO
INSTRUCTION MANUAL IN THIS COMPARTMENT
PUBLIC HEARING
CONCEPT
NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held on September 23, 2025 at 7:00 p.m. in the Council Chambers, Municipal Building, 153 North 100 East, Lehi, Utah for the purpose of receiving comment on Life Time Fitness's request for review of Life Time Fitness, to be located at 900 East Traverse Terrace Drive, requesting an exception to have parking between the building and the street.
You can view the meeting live and submit comments online at https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1040.
Or by scanning the QR Code below.
CAT

WARNING ADVERTENCIA

Hazardous voltage inside. Can shock burn, or cause death.

Contiene voltage peligroso. Puede producir choques eléctricos, quemaduras, o causar la muerte.

Keep out. If open or unlocked, immediately call Lehi City Power 801-768-4833

Manténgase alejado. Si se encuentra abierto o sin llave Lehi City Power 385-201-1040

NOTICE AVISO

DO NOT BURY TRANSFORMER. We need room to work safely on the device. Please keep stacks and structures 10 feet away from front side and 4 feet from all other sides. We are not responsible for damage to transformer.

Necesitamos espacio para trabajar en este proyecto. Por favor mantenga arbustos y estructuras a 10 pies de distancia de la parte frontal y a 4 pies de los otros lados

Obstructions will cause delays when restoring electric service. For planning instructions call Lehi City Power 801-768-4833

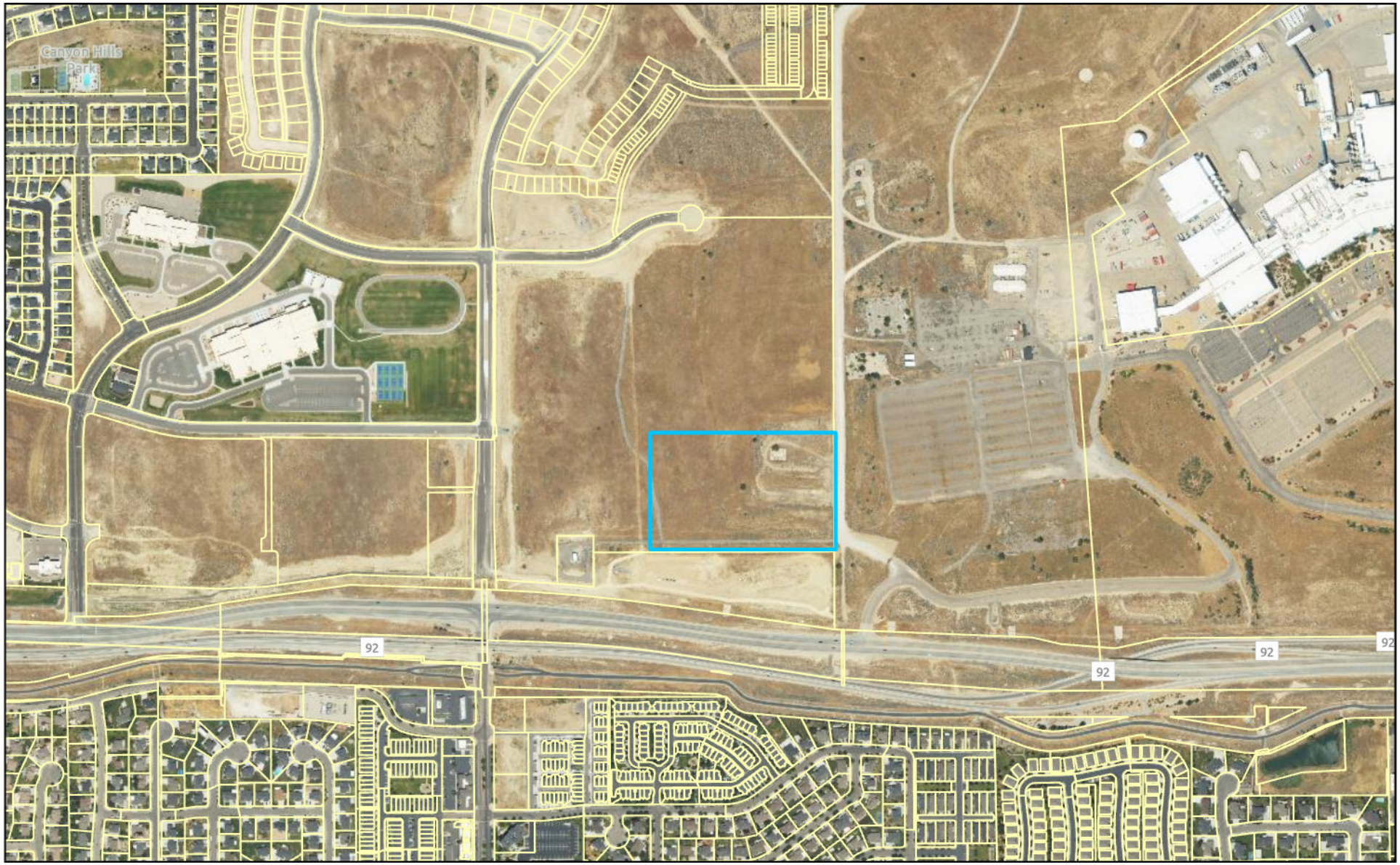
Obstrucciones causarán tardanzas cuando se restablezcan servicio eléctricos. Para instrucciones de planamiento llamar Lehi City Power 385-201-1040

PUBLIC HEARING

CONCEPT

Life Time Fitness Concept Plan

Aerial

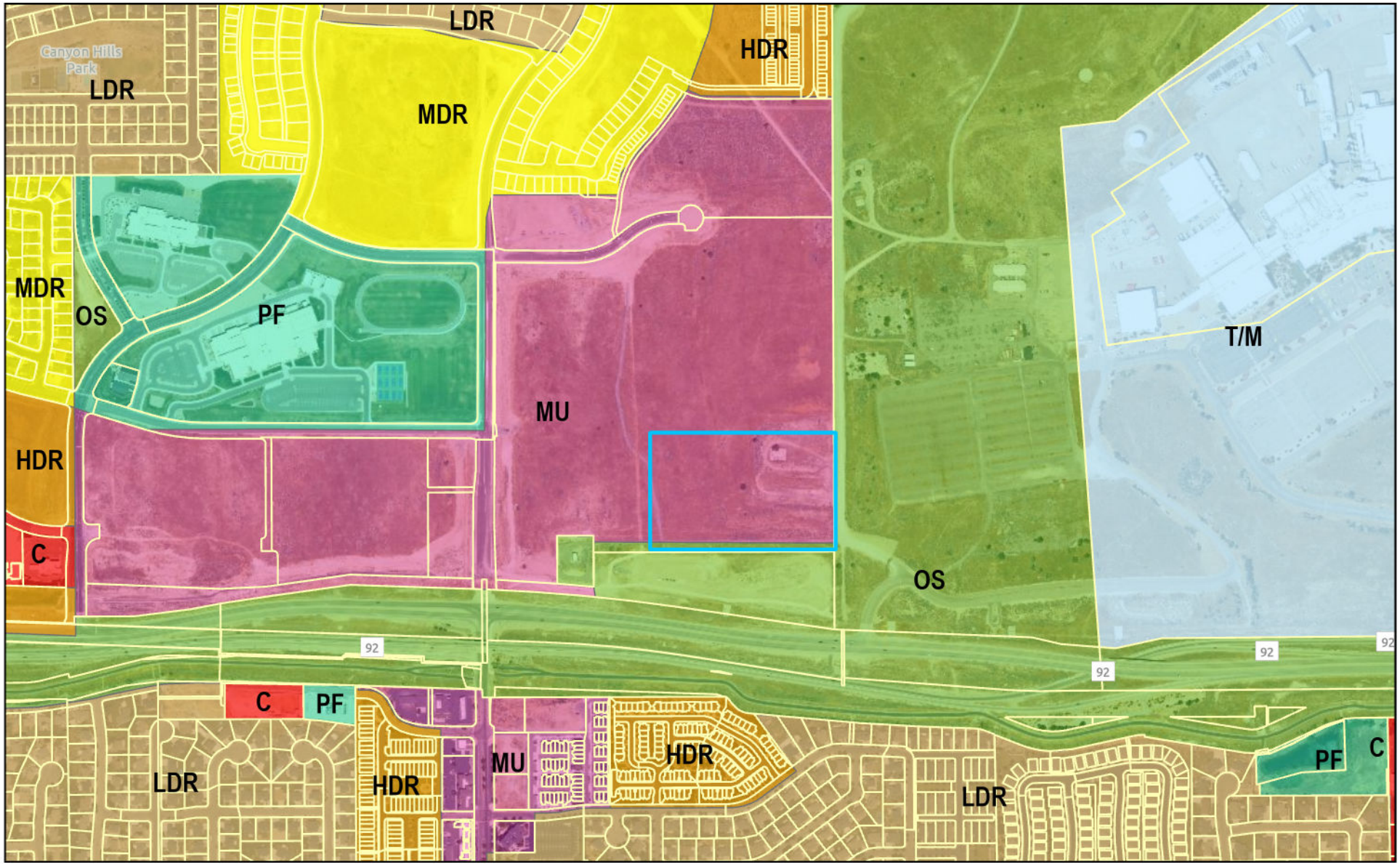


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LEHI CITY

Life Time Fitness Concept Plan

General Plan

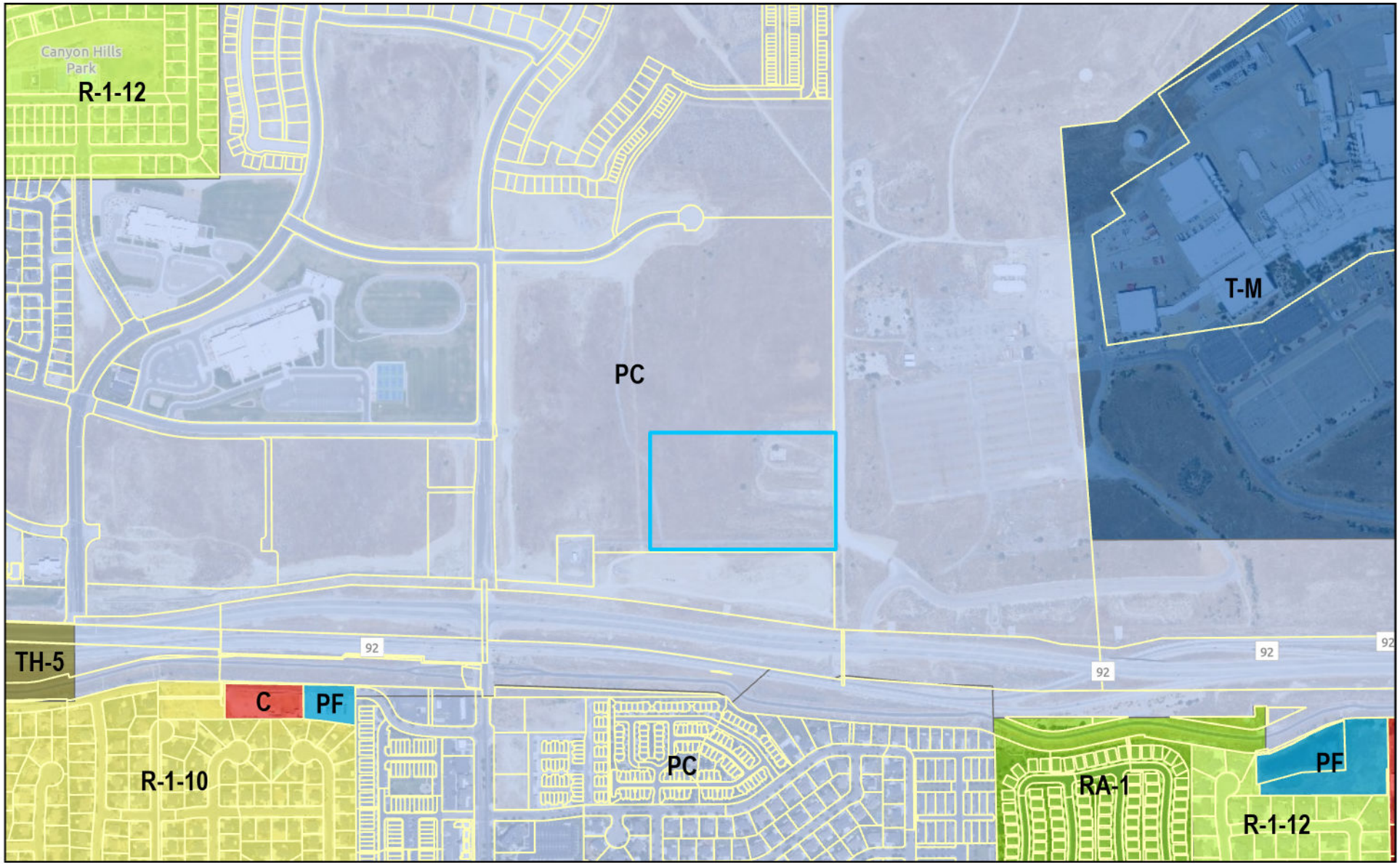


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LEHI CITY

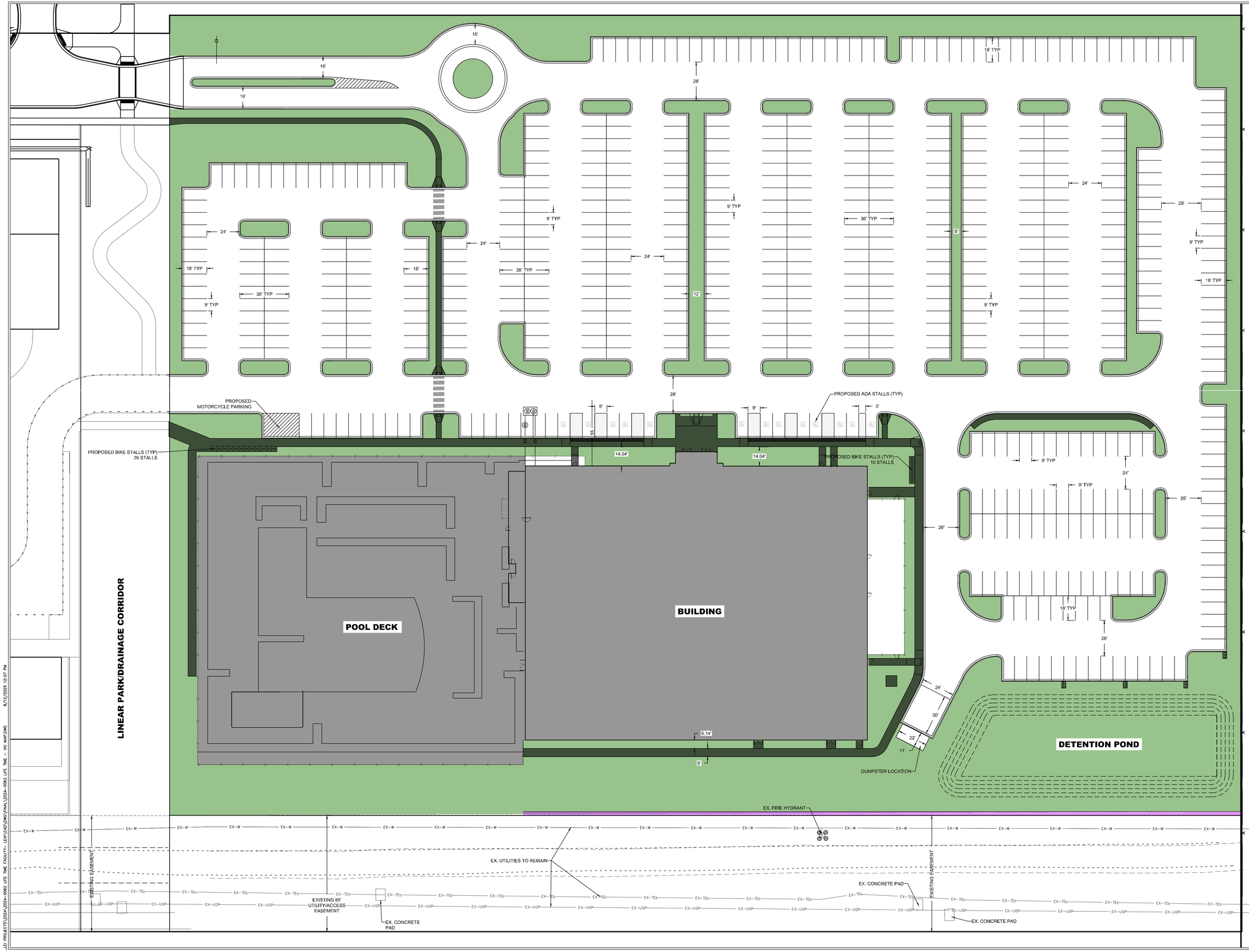
Life Time Fitness Concept Plan

Zoning



0 500 1,000 2,000 Feet

LEHI CITY



NORTH

SCALE: 1"=30'

30 15 0 30

LEI

CIVIL
STRUCTURAL
SURVEY

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

LIFE TIME

LEHI, UTAH

VICINITY MAP

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2024-0062

DRAWN BY: DSE

DESIGNED BY: BCT

SCALE: 1"=30'

DATE: 08/12/2025

SHEET 1

U:\0_LEI PROJECTS\2024\2024-0062_LIFE TIME FACILITY- LEHI\CAD\DWG\FINAL\2024-0062_LIFE TIME - VIC MAP.DWG 8/12/2025 12:07 PM

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: September 25, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Jonny Warner's request for approval of a conditional use for Warner Transport & Dirt Storage located at 7491 W 8179 N (approximately 800 E 850 S).

Suggested Action:

Attachments:

Warner CU 1.pdf

Warner CU 2.pdf

WARNER TRANSPORT & DIRT STORAGE CONDITIONAL USE

PLANNING COMMISSION REPORT

Applicant	Jonny Warner		
Meeting Date	September 25, 2025		
Requested Action/Purpose	Public hearing and approval of a proposed conditional use		
Decision Type	Administrative		
Location	7491 W 8179 N (Approximately 800 E 850 S)		
Existing Zoning	LI		
General Plan Designation	LI		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	LI	Railway Corridor
	South	A-5	Pioneer Crossing
	East	A-5	Questar Regulator Station
	West	A-5	Single family residential/undeveloped
Date of DRC Review	August 20, 2025		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

A. Conditions. In granting a Conditional Use permit, the Commission may impose such requirements and conditions which the Commission, in its sole discretion, deems necessary for the protection of persons and properties in the vicinity of the proposed Conditional Use, as well as the preservation of the integrity of the General Plan. Said requirements and conditions may include (but are not limited to) location, construction, size, maintenance, operation, site planning, traffic control and parking, relocations, dedications, installation and upgrading of public services and roads, and time limits for the proposed Conditional Use, in addition to the following non-exclusive list of potential requirements and conditions:

1. That the site will be suitably landscaped and maintained and that the design, setbacks, fences, walls and buffers of all buildings and other structures are adequate to protect property and preserve and/or enhance the appearance and character of the area.
2. That all buildings or other structures are architecturally attractive and add to the quality of the area.
3. Provision of parking facilities, including vehicular ingress and egress and the surfacing of parking areas and driveways to specified standards.
4. Street and highway dedication and improvements, including sidewalks, curbs and gutters.
5. Water supply and fire protection.
6. The mitigation of nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electro-magnetic disturbances and radiation.
7. The regulation of operating hours for activities affecting normal neighborhood schedules and functions.
8. Regulation of signs.
9. Provisions for a guarantee, bond or other surety that the proposed conditional use will be maintained and operated in compliance with all approval conditions and requirements.
10. Such other conditions determined necessary by the Commission to allow the establishment and operation of the proposed conditional use in an orderly and efficient manner and in compliance with all elements of the General Plan, and the intent and purpose of this Code.

The Commission may require guarantees, bonds, or other assurances that such requirements and conditions are being, or will be, satisfied, including (but not limited to) requiring an applicant to prepare and record covenants running with the land and to be binding upon the applicant and its successors in interest

USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
MANUFACTURING											
Cabinet and Woodworking Shop			C				P				
Cannabis Production							P				
Concrete Manufacturing							C				
Contractor's Storage Yard							C				
Food Processing, Animal					P						
Light Manufacturing, Processing, and Assembly			C		C	C	P		P		P
Lumberyard							C				
Manufacturing, Processing, and Assembly			C				C		C		P
Printing and Publishing Facilities			P			C	P	C	C		
Recycling Center							C				
Recycling Collection Center		C	C				C				
Rock, Sand, Gravel, and Topsoil Storage and Distribution							C				
Warehousing and Wholesale Distribution			C			C	P		P		P
Welding Shop			C				C				

PROPERTY HISTORY

January 20, 1999 Property came into the City as part of the Mill Pond Annexation
April 22, 2025 The Warner Zone Change was approved to change the zoning to LI.

REPORT ANALYSIS

The applicant requests approval of a conditional use approval for Warner Transport and Dirt Storage use located at 7491 West 8179 North (approximately 800 East 850 South).

The applicant is still working through some of the details regarding their site plan infrastructure with Engineering but requested to be able to move forward to Planning Commission to get approval for the specific use. The proposed use is considered rock, sand, gravel, and topsoil storage and distribution which is conditional in the Light Industrial zone. The applicant proposes to use the existing home as office space and then partitioning off the remainder of the site for various piles of material. The applicant has been working with the adjacent property owners on modifications to the landscaping buffer as well.

The DRC had 13 comments that primarily relate to the site plan, including the following:

1. Tree requirement of 30 trees per site acre. Show 30 trees per acre or get exception approved as part of the site plan approval by the Planning Commission.

2. Add screening treatment and buffering to West, South, and East boundary areas. The landscaped buffer needs to run the entire length of the property lines, adjacent to the existing A-5 Agricultural property unless the adjacent owners consent in writing and the Planning Commission approves it.
3. Provide exact numbers on watering the dirt piles, like a minimum number of times a day and more as needed.
4. All areas with outdoor storage of equipment or materials needs to be screened from 700 S and Pioneer Crossing with a 6' high solid fence.
5. Curb, gutter and sidewalk are required to be installed. Provide sections through curb and gutter and sidewalk showing dimensions and new asphalt, base and subbase thickness. Provide a gutter profile. Show asphalt cut line and new asphalt cross slopes every 50'.

Please consider the DRC comments in the motion.

SCOPE OF APPROVAL

Conditional use applications are administrative. This means if they meet the Code they must be approved. However, the Planning Commission can put reasonable conditions on the use that are related to potential negative impacts. These conditions could include things like the orientation of the home, fencing or landscaping requirements.

The public can speak to this item. Comments focused on negative impacts and potential solutions that could mitigate these impacts are helpful.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or deny the proposed conditional use and site plan. Any motion should include findings. Possible findings include:

1. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity.
2. The proposed use will/will not be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
3. That the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area.
4. Additional findings based upon information presented during the public hearing.

Warner Transport & Dirt Storage Conditional Use
DRC Redline Comments

Jonny Warner- requests review of a conditional use and site plan with an existing building for Warner Transport & Dirt Storage located at 7491 W 8179 N (approximately 800 E 850 S).

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Jonny Warner
Date of Plans Reviewed: 08/12/25
Time Start: 1:33 pm
Time End: 2:07 pm

CRITICAL ISSUES:
1. Zone change ordinance needs to be recorded, and water dedication for the Light Industrial Zone is needed before the ordinance records and this item gets scheduled for Planning Commission or can obtain a business license.

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:
1. Tree requirement of 30 trees per site acre. Show 30 trees per acre or get exception approved as part of the site plan approval by the Planning Commission.
2. Add screening treatment and buffering to West, South, and East boundary areas. The landscaped buffer needs to run the entire length of the property lines, adjacent to the existing A-5 Agricultural property unless the adjacent owners consent in writing and the Planning Commission approves it.
3. Show a minimum of 15% landscaping of site.
4. Landscaping buffer must include 25% evergreen trees and shrubs.

Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
5. Curb, gutter and sidewalk are required to be installed. Provide sections through curb and gutter and sidewalk showing dimensions and new asphalt, base and subbase thickness. Provide a gutter profile. Show asphalt cut line and new asphalt cross slopes every 50'.
6. Provide a sump at the end of the property to catch the storm water runoff. Include detail SD-09 in the plan set and provide the storm drain calculations.
7. Provide a grading plan for the property showing the storm water is retained on site in a retention basin.
8. A reimbursement agreement for the ROW and paving along 700 south (Millpond Road) will be needed prior to a pre-construction meeting.
9. Show the location and length of the drive approaches
10. If the existing home is converted to an office, then customer and employee parking should be paved

Luke – Traffic: No comments
Kim – Planning:
11. Provide exact numbers on watering the dirt piles, like a minimum number of times a day and more as needed.
12. Need to provide documentation from UDEQ to ensure dust mitigation is adequate. (Fugitive dust control plan)
13. All areas with outdoor storage of equipment or materials needs to be screened from 700 S and Pioneer Crossing with a 6' high solid fence.

PRECON MEETING REQUIRED? (FULL)

General Comment:

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.

1. This property was recently rezoned to Light Industrial. Rock, Sand, Gravel, and Topsoil Storage and Distribution is currently a conditionally allowed use in the zone.
2. The landscaped buffer requirements may be modified as deemed appropriate by the Planning Commission if the following conditions apply:
   (a)the adjacent property owner consents in writing to the modification; and
   (b)the adjoining property is identified on the General Plan Land Use Map as a non-residential land use designation.
3. Applicant needs to obtain a business license from Lehi City and cease any business operations until this approval is completed

ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
APPLICANT

1. For checkoff plans, a full plan submission is required including, where applicable: erosion control plan with BMPS, landscape plans, civil plans, building elevations, power plans, etc.
2. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs-Sdaggs@lehi-ut.gov or 385-201-2523)
3. 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).
4. Reimbursement Agreement for any reimbursable improvement items must be in place.
5. Required water dedication must be completed.
6. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
7. Surveyor's and engineer's stamps on construction drawings.
8. Address comments from Planning Commission approval.
9. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled.

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. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. 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 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. 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.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
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.

THIS ITEM WILL CONTINUE TO COORDINATE ON THE WATER DEDICATION. ONCE THE WATER IS DEDICATED TO FINALIZE THE ZONE CHANGE, THEN THIS CAN BE SCHEDULED FOR PLANNING COMMISSION.
*(NEED ENVELOPES BEFORE SCHEDULING IF CONDITIONAL USE)

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.


PUBLIC
HEARING
CONDITIONAL USE


PUBLIC
HEARING
CONDITIONAL USE


PUBLIC
HEARING

Warner Transport & Dirt Storage Conditional

Aerial

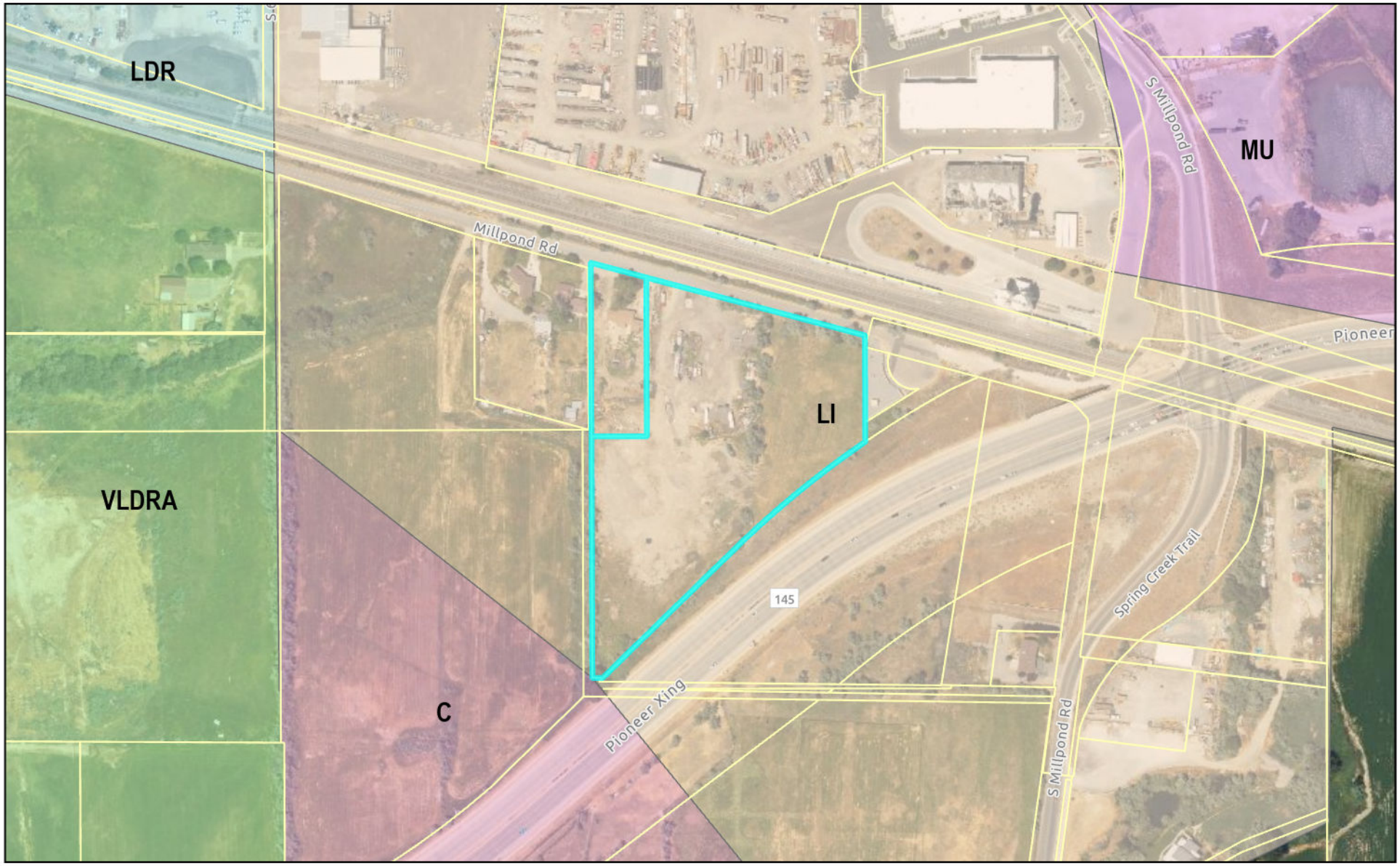


0 385 770 1,540 Feet

LEHI CITY

Warner Transport & Dirt Storage Conditional

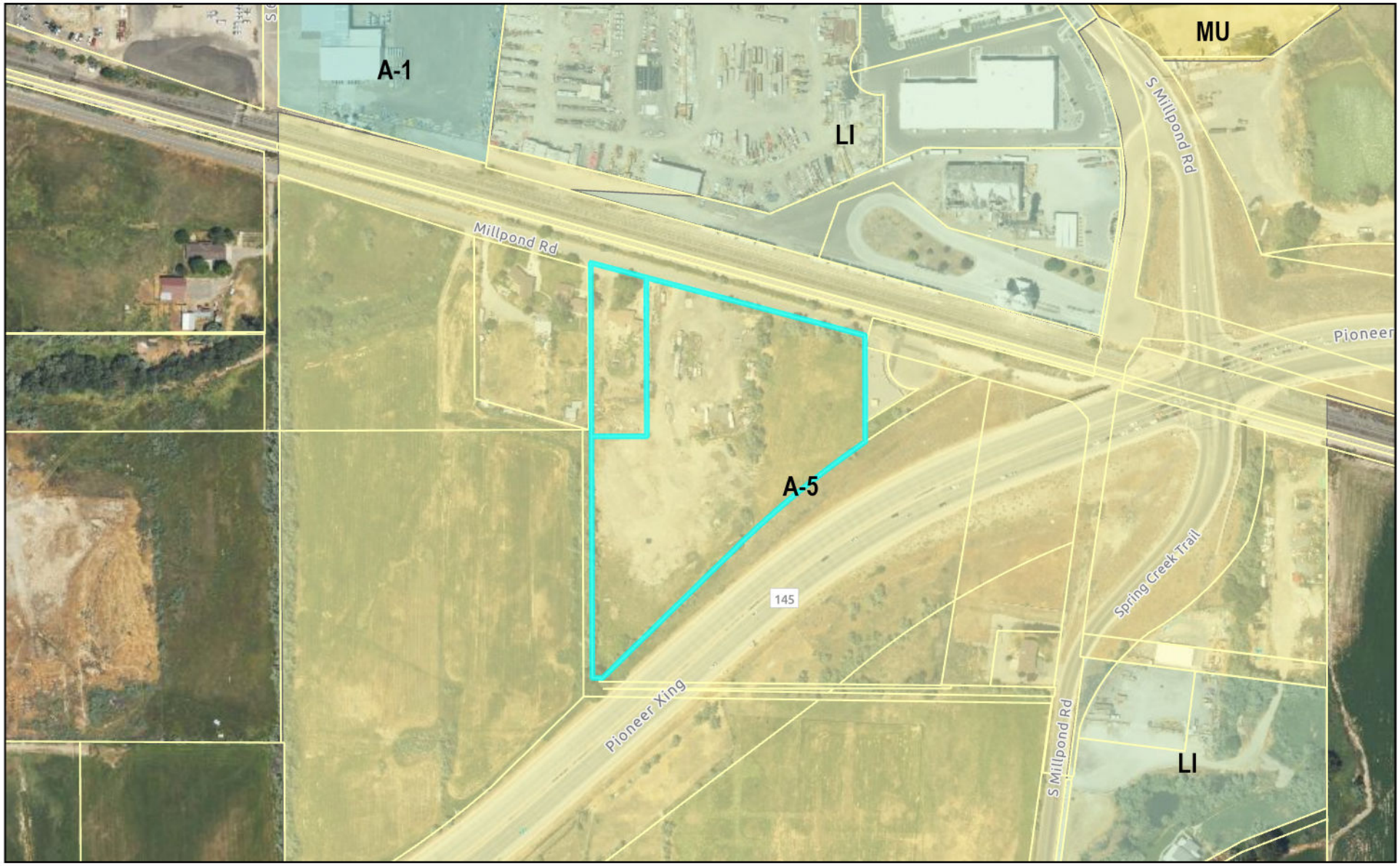
General Plan



LEHI CITY

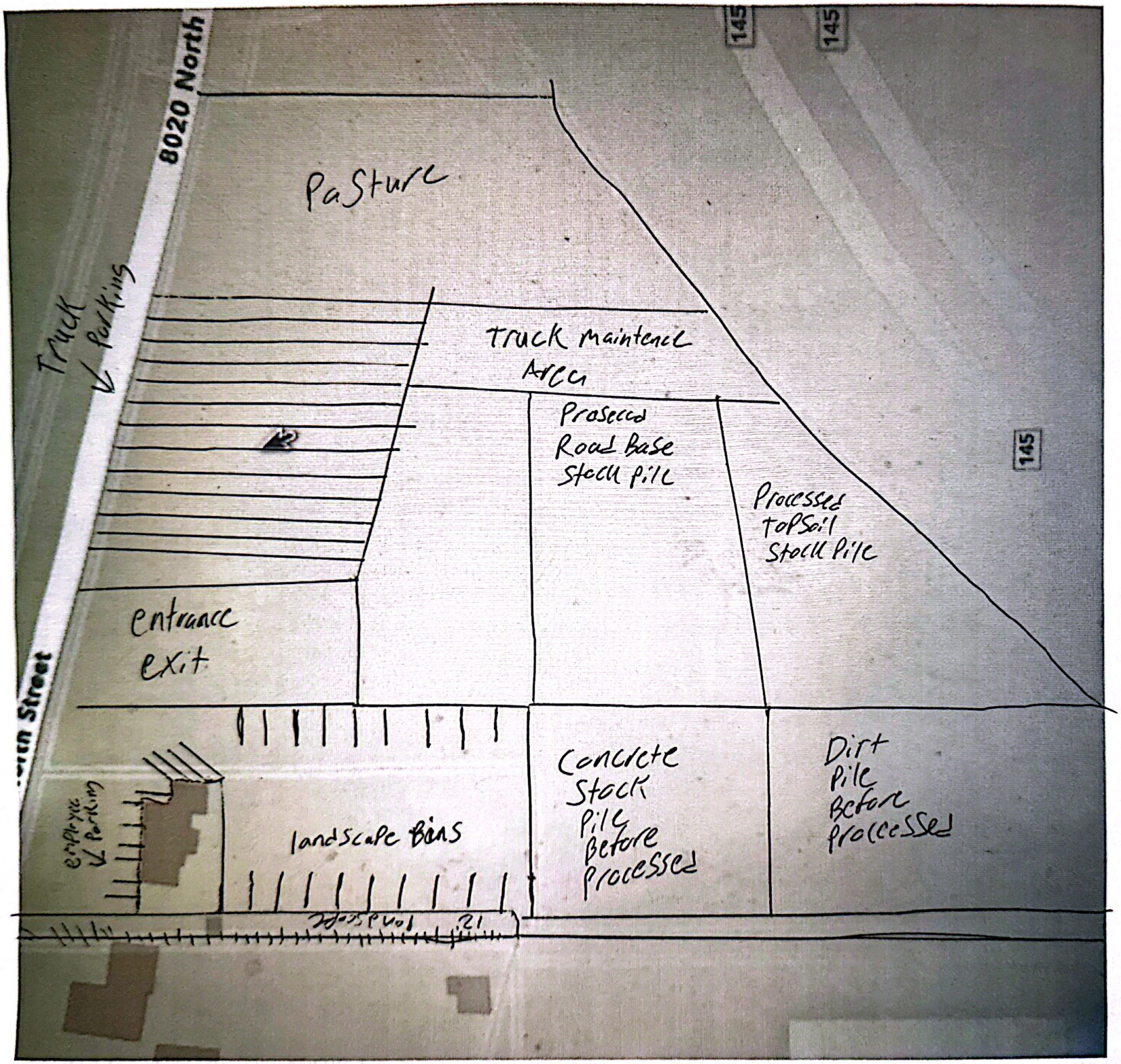
Warner Transport & Dirt Storage Conditional

Zoning

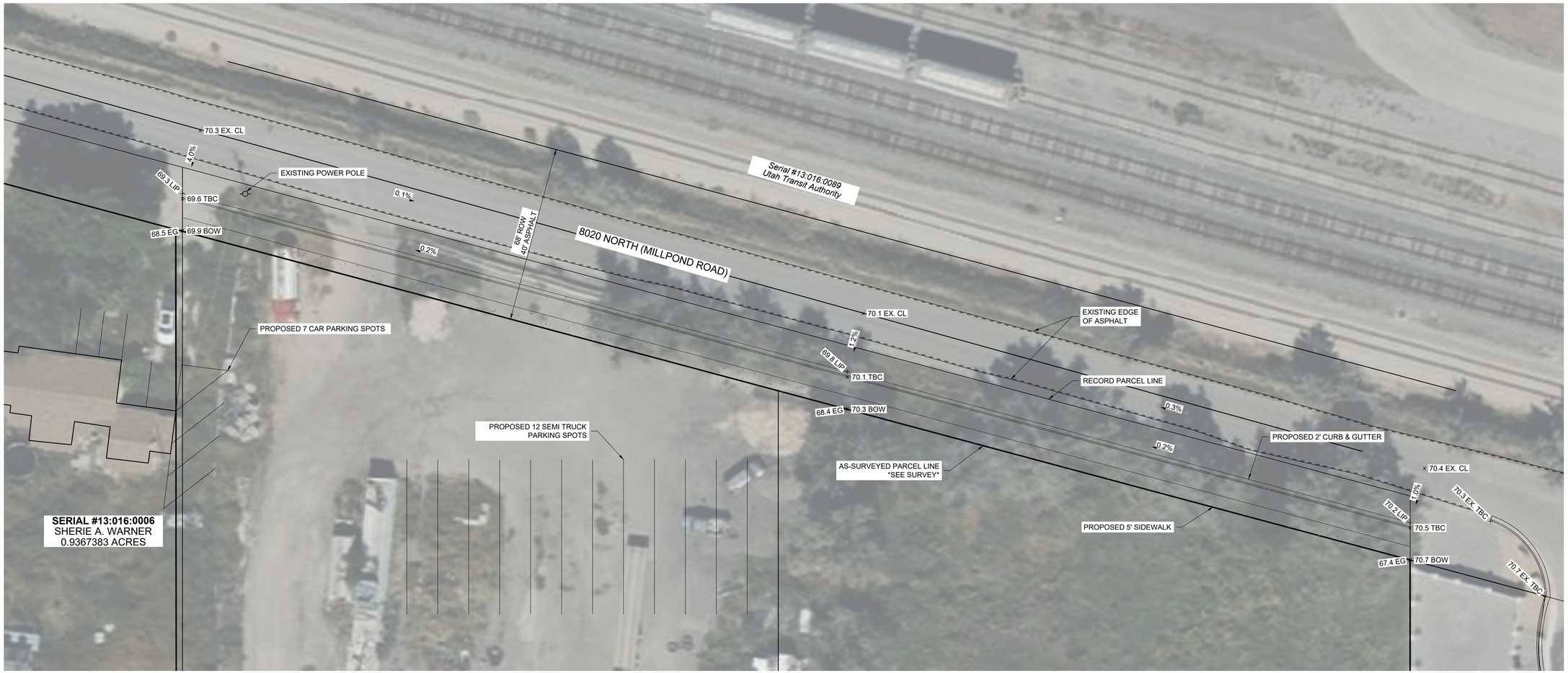


0 385 770 1,540 Feet

LEHI CITY



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0 20
SCALE: 1" = 20'

PROTERRA GROUP
10430 South 2710 West, South Jordan, Utah 84095
Phone: (801) 253-6248 Fax: (801) 253-6139
www. proterragroup.com

WARNER PROPERTY - LEHI UTAH

CONCEPT PLAN

CONSTRUCTION DRAWINGS

REVISIONS

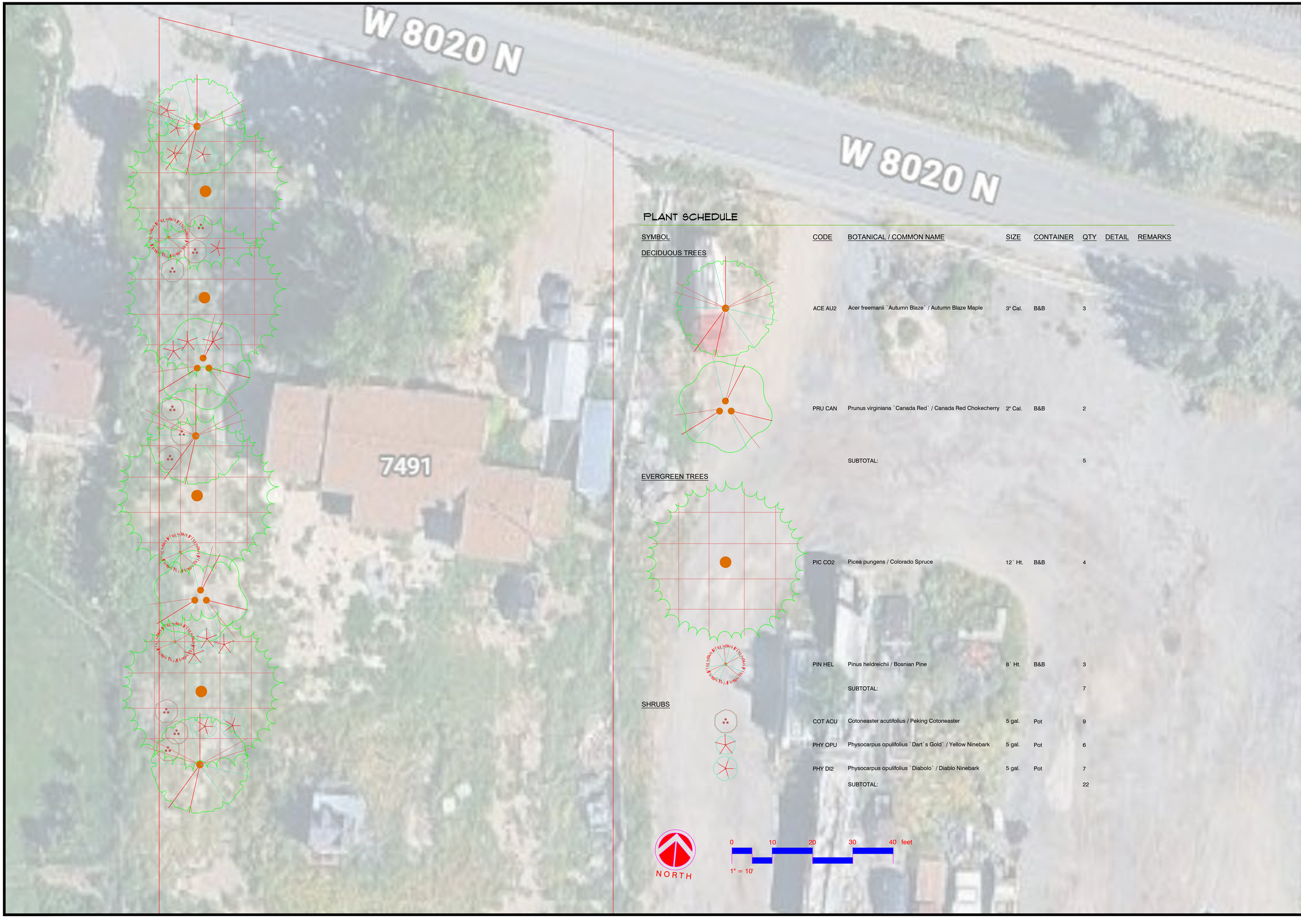
REV.	DESCRIPTION	DATE

DESIGN CHECK:

DRAFTING CHECK:

SHEET:
CP1

J:\Projects\JB2021\Warner\Lehi Property - Army\Survey\Drawing\Lehi Warner Road Survey 07-30-25.dwg Jul 30, 2025 - 2:19pm



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
DECIDUOUS TREES							
	ACE AU2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple	3" Cal.	B&B	3		
	PRU CAN	Prunus virginiana `Canada Red` / Canada Red Chokecherry	2" Cal.	B&B	2		
		SUBTOTAL:			5		
EVERGREEN TREES							
	PIC CO2	Picea pungens / Colorado Spruce	12` Ht.	B&B	4		
	PIN HEL	Pinus heldreichii / Bosnian Pine	8` Ht.	B&B	3		
		SUBTOTAL:			7		
SHRUBS							
	COT ACU	Cotoneaster acutifolius / Peking Cotoneaster	5 gal.	Pot	9		
	PHY OPU	Physocarpus opulifolius `Dart`s Gold` / Yellow Ninebark	5 gal.	Pot	6		
	PHY DI2	Physocarpus opulifolius `Diabolo` / Diablo Ninebark	5 gal.	Pot	7		
		SUBTOTAL:			22		

NORTH

0 10 20 30 40 feet

1" = 10'

REV.	DATE	DESCRIPTION

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CLIENT APPROVAL

CLIENT APPROVAL

NORTH

LAWSON LANDSCAPE DESIGN/BUILD

WARNER

LEHI, UTAH

Project Duration:

DRAWN	CHECKED
R.P.L.	R.P.L.
DATE	SCALE
JULY 28, 2025	1=10'-0"

PROJECT

SHEET NUMBER

1 OF 1



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
DECIDUOUS TREES							
	ACE AU2	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple	3" Cal.	B&B	3		
	PRU CAN	Prunus virginiana `Canada Red` / Canada Red Chokecherry	2" Cal.	B&B	2		
		SUBTOTAL:			5		
EVERGREEN TREES							
	PIC CO2	Picea pungens / Colorado Spruce	12` Ht.	B&B	4		
	PIN HEL	Pinus heldreichii / Bosnian Pine	8` Ht.	B&B	3		
		SUBTOTAL:			7		
SHRUBS							
	COT ACU	Cotoneaster acutifolius / Peking Cotoneaster	5 gal.	Pot	9		
	PHY OPU	Physocarpus opulifolius `Dart`s Gold` / Yellow Ninebark	5 gal.	Pot	6		
	PHY DI2	Physocarpus opulifolius `Diabolo` / Diablo Ninebark	5 gal.	Pot	7		
		SUBTOTAL:			22		

NORTH

0 10 20 30 40 feet

1" = 10'

REV.	DATE	DESCRIPTION

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CLIENT APPROVAL

CLIENT APPROVAL

NORTH

LAWSON LANDSCAPE DESIGN/BUILD

WARNER

LEHI, UTAH

Project Duration:

DRAWN	CHECKED
R.P.L.	R.P.L.
DATE	SCALE
JULY 28, 2025	1=10'-0"

PROJECT

SHEET NUMBER

1 OF 1

Agenda Item No: 3.5

Planning Commission Agenda Item Report

Meeting Date: September 25, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Perry Developments' request for review of the Bull River Road General Plan Amendment on 1.48 acres located at approximately 400 West Bull River Road changing the land use designation from LDR (Low Density Residential) to HDR (High Density Residential).

Suggested Action:

Attachments:

Bull River GPA 1.pdf

Bull River GPA 2.pdf

BULL RIVER GENERAL PLAN AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Perry Development		
Meeting Date	September 25, 2025		
Requested Action/Purpose	Approval of an amendment to the General Plan		
Decision Type	Legislative		
Location	Approximately 400 West Bull River Road		
Acreage	1.48 acres		
Existing Zoning	R-1-10		
Existing General Plan Land Use Designation	Low Density Residential (LDR)		
Proposed Land Use Designation	High Density Residential (HDR)		
Existing Land Use	Undeveloped Land		
Adjacent Zoning and Land Use	*North*	SR-92	Timpanogos Highway
	South	R-1-10	Single Family Homes
	East	Commercial	Storage Units
	West	R-1-10	Single Family Homes
Date of DRC Review	September 3, 2025		
Assigned Planner	Brittney Harris		

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

RESIDENTIAL DEVELOPMENT Accommodate a range of housing and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options

PROPERTY HISTORY

May 27, 1999	Northern part of the property annexed into the City as part of the Low Hills Annexation
March 28, 2007	Remainder of the property annexed with the Eagle Ridge Phase 2 Annexation
April 14, 2020	City Council denied a General Plan Amendment from LDR to Commercial for a proposed day care.

REPORT ANALYSIS

The applicant requests review and recommendation on a proposed General Plan Amendment from Low Density Residential (LDR) to High Density Residential (HDR) on 1.48 acres located at approximately 400 West Bull River Road. The current Low Density Residential would allow a maximum of 3.5 units per acre for a maximum of 4 homes. Those 4 homes could include Accessory Dwelling Units (ADUs) so the total units would be 8. The proposed High Density Residential zoning would allow 12 units per acre for a total of 17 units. However, the applicant did show their proposed layout with 14 townhome units.

The Planning Commission may want to consider the impact adding density here might have on the availability for density in other areas.

SCOPE OF APPROVAL

General Plan Amendments are legislative items which means that the Planning Commission can determine if they think the proposal matches the goals in the Lehi City General Plan and is in the best interest of the community.

The public can share comments on this proposal. Comments focused on specific concerns and impacts or benefits are the most beneficial.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed amendment to the General Plan. Any motion should include findings. Possible findings include:

1. The proposed amendment will add density in an area where we want/ where we do not want more density.
2. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
4. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
5. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
6. Additional findings based upon information presented during the public hearing.

Bull River Road General Plan Amendment
DRC Redline Comments

Perry Development- requests review of the Bull River Road General Plan Amendment on 1.48 acres located at approximately 400 West Bull River Road changing the land use designation from Low Density Residential to High Density Residential.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Lynsi Neve
Date of Plans Reviewed: 8/26/25
Time Start: 2:11pm
Time End: 2:18pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:
1. The R-1-10 zoning would allow for up to 4 homes (potentially all with ADUs), the proposed General Plan Amendment would allow for up to 17 units (without ADUs). Allowing these units would take away the opportunity for units in other areas like TOD or MU areas.

Comments as reference for future development:
1. A Power Circuit Study will be required to determine if there is sufficient capacity for a density increase.
2. FYI. Dead ends over 150' in length will require a turnaround.
3. 8" sewer main in 425 west.
4. 20" pi main. 16" culinary main, 36" storm drain in bull river road.
5. There is no turf allowed in park strips. Update plans to reflect landscaping without turf.
6. If this passes, please provide a landscaping plan that meets and/or exceeds the Lehi landscaping requirements.
7. FYI, a pedestrian connection will be required from the cul-de-sac to Bull River to meet the block length requirement.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 25th

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.

August 26, 2025

Eagle Ridge Townhomes – Narrative
Parcel Nos. 11.034.0075, 11.034.0009 and 11.034.0060
Approximately located at 400 W. Bull River Road

We respectfully submit this request for a General Plan Amendment for the three parcels noted in the subject line above totaling approximately 1.48 acres located within Lehi City, currently designated as LDR – Low Density Residential. We propose this amendment to reclassify the property from the LDR designation to HDR to improve transition with the surrounding context and support a more reasonable residential project considering the adjacent commercial/industrial development along Bull River Road. The reclassification would support a forthcoming rezoning request from R-1-10 to R-3, which such submittal would be dependent upon receiving an approval of our subject amendment request.

Currently, the site remains as a remnant undeveloped portion of land that has undergone a number of entitlement attempts for various uses including commercial, industrial and neighborhood commercial types of uses over the past several years mostly in light of two key factors, Bull River Road and the adjacent commercial use.

Key neighboring uses include:
- South: R-1-10, Eagle Ridge Residential Subdivision
- East: C-Commercial, Lehi Self Storage
- North: SR-92 / BP/TH-5 – Planned Community
- West: R-1-10, Huntington Heights, Residential Subdivision

As generally mentioned above, we believe that our proposed use would allow for a more thoughtfully transitioned residential product considering the adjacent residential, commercial and major transportation corridor uses. We are sensitive to the neighboring communicated desires to maintain view corridors and believe that the included exhibits demonstrate a preserved character of the surrounding area. The site immediately fronts on Bull River Road, which serves as a frontage road on the south side of SR-92. The proposed development would achieve access from Bull River Road and would not have any access to the residential neighborhood street to the south (425 W Cul de Sac). We believe the gain to the overall community in granting this amendment would be that it allows for thoughtful development of a unique infill property which are commonly left as eyesore remnants specifically because they exist between residential and commercial types of uses. This proposed amendment supports Lehi City's long-term vision for smart growth, infill development, and balanced land use while providing much-needed housing options to meet regional demand and align with the State of Utah housing initiatives.

We thank you in advance for your consideration and look forward to the opportunity to work with the staff and neighbors on this development.

Kindest Regards,

Perry Development

/s/
Lynsi F. Neve
Vice President, Land Entitlements & Acquisitions

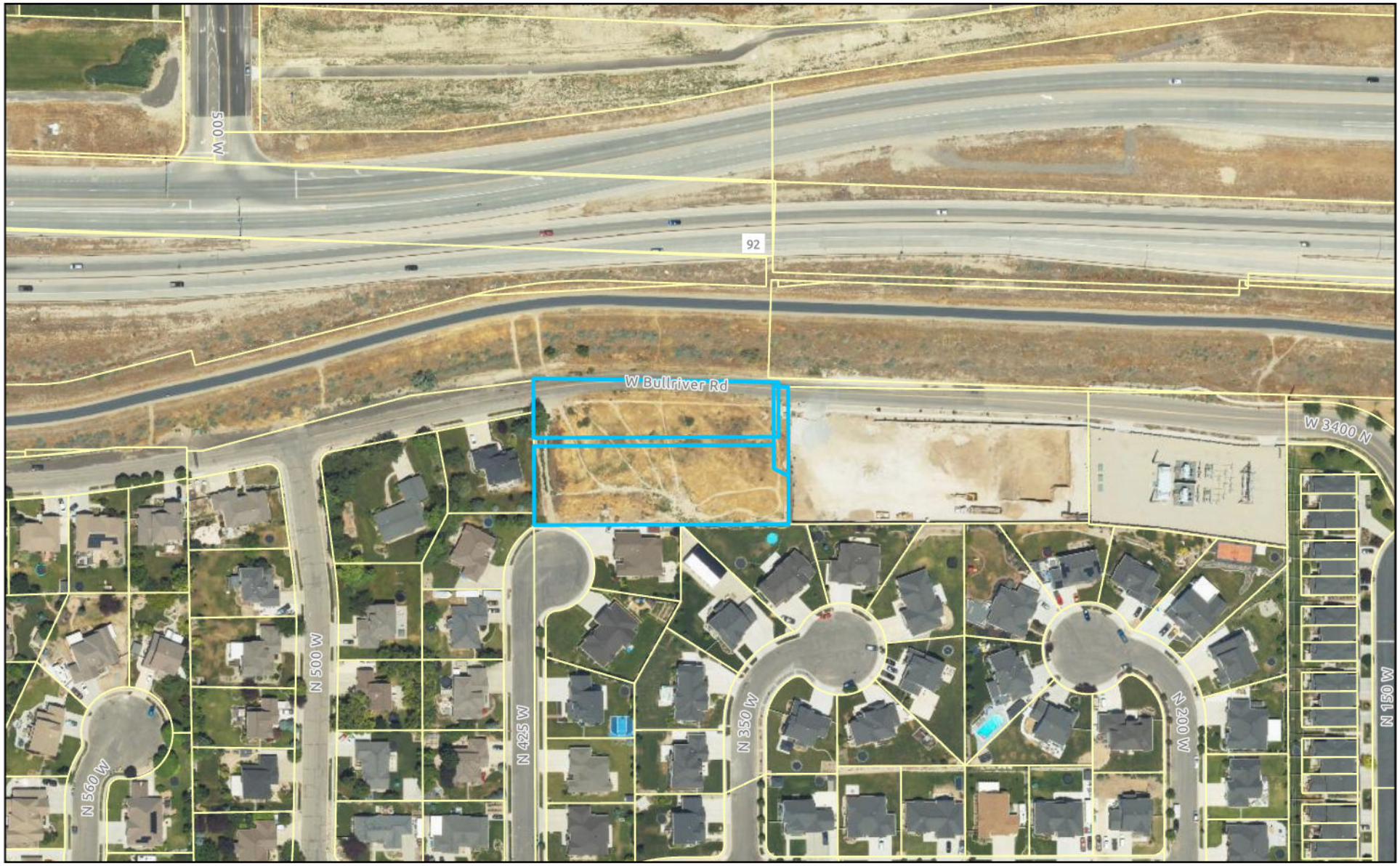

PUBLIC
HEARING
GENERAL PLAN AMENDMENT
NOTICE is hereby given that a Public Hearing before the Lehi Planning Commission will be held on September 13, 2023 at 7:00 p.m. in the Lehi City Council Chambers at 153 North 100 East for the purpose of receiving comment on Kirby Development's request for a General Plan Amendment on approximately 4.00 acres located at approximately 600 West Draft River Road changing the land use designation from LDR (low density residential) to HDR (high density residential).
You can view the meeting live and submit comments online at https://www.lehi-ut.gov/government/public_meetings/.
All documentation is available for review at the Lehi City Planning Division, 153 N 100 E, Chieftain (385-201-1600).
Or by scanning the QR Code below.


PUBLIC
HEARING
GENERAL PLAN AMENDMENT


PUBLIC
HEARING
GENERAL PLAN AMENDMENT

Bull River Road General Plan Amendment

Aerial

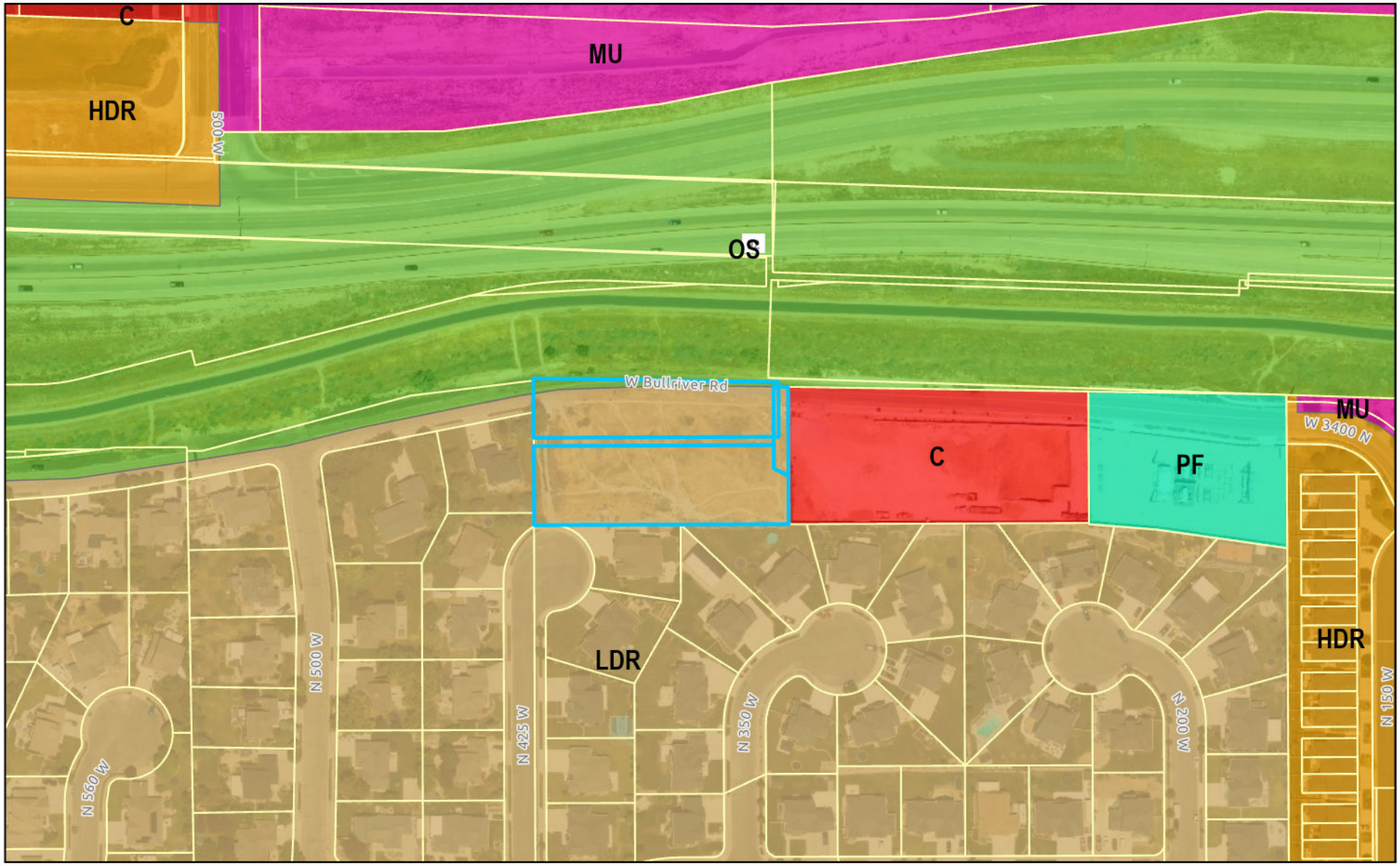


0 235 470 940 Feet

LEHI CITY

Bull River Road General Plan Amendment

General Plan

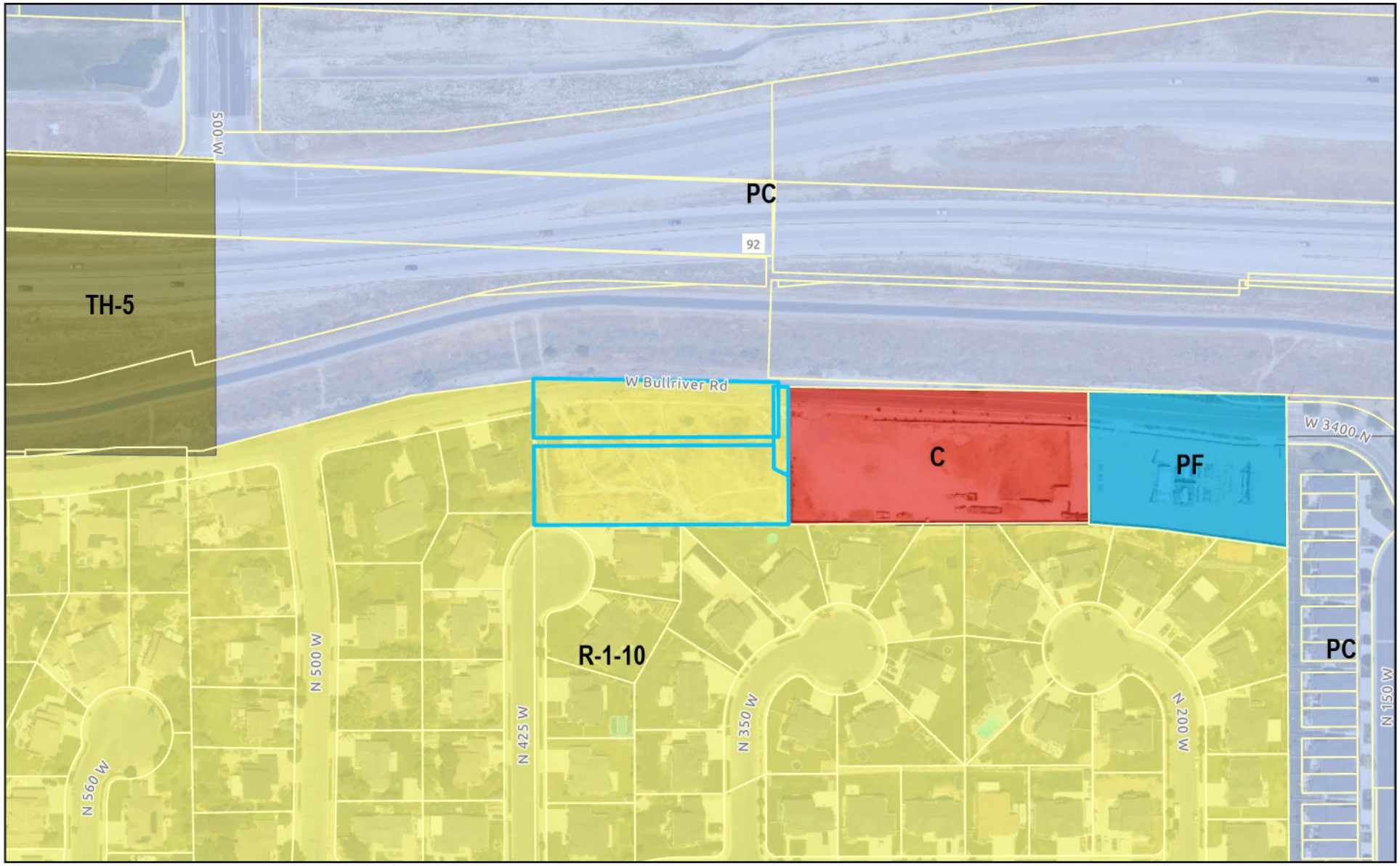


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LEHI CITY

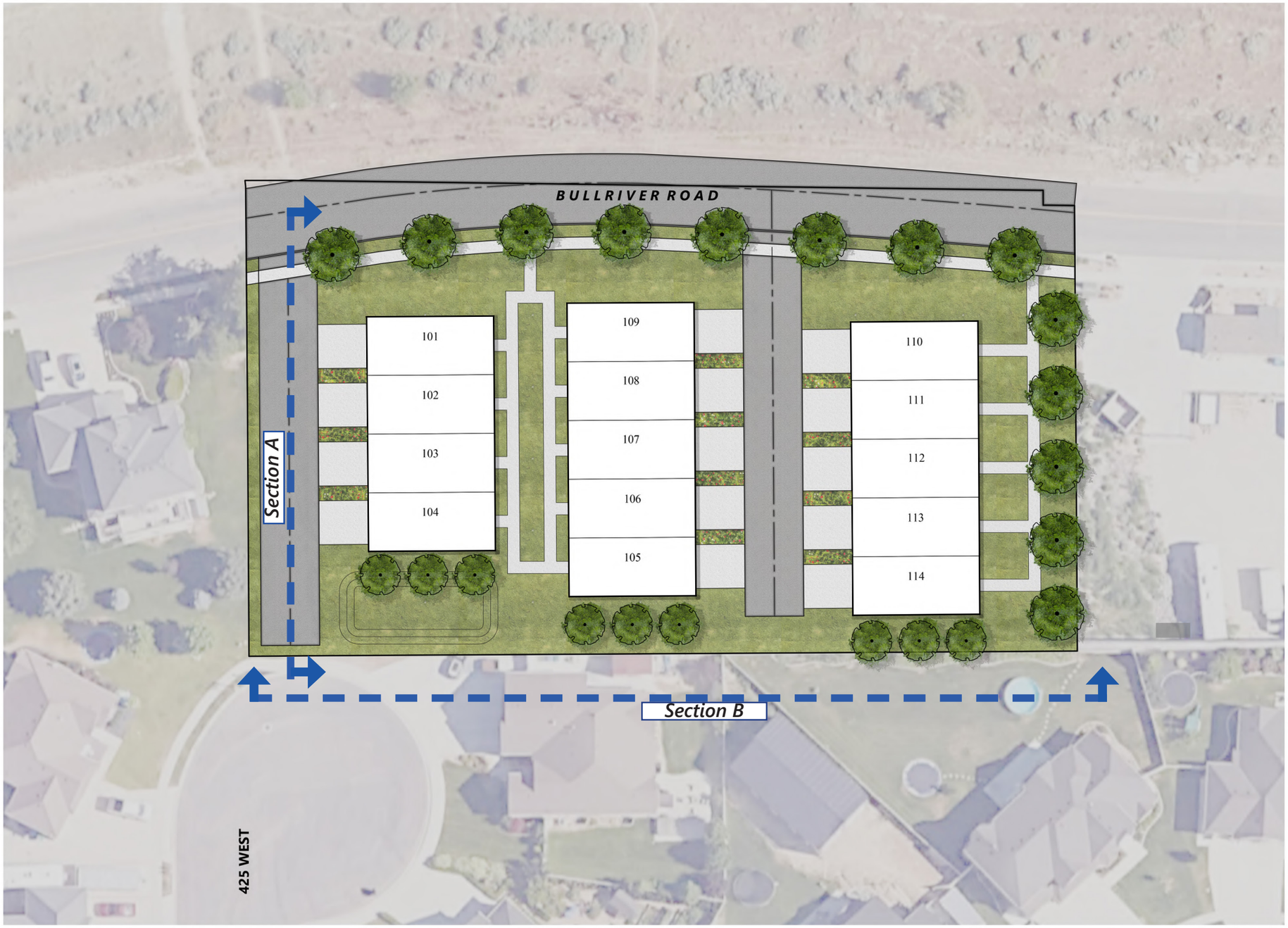
Bull River Road General Plan Amendment

Zoning



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LEHI CITY



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GRAPHIC SCALE

30 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BULL RIVER ROAD -townhomes site plan

LEHI, UTAH COUNTY
05/28/2025

24-0051

FOCUS ENGINEERING AND SURVEYING, LLC

Z:\...2024\24-0051 Bull River Rd Property\land planning\color plans\photoshop\psd for photoshop render\24-0051 Concept E.dwg



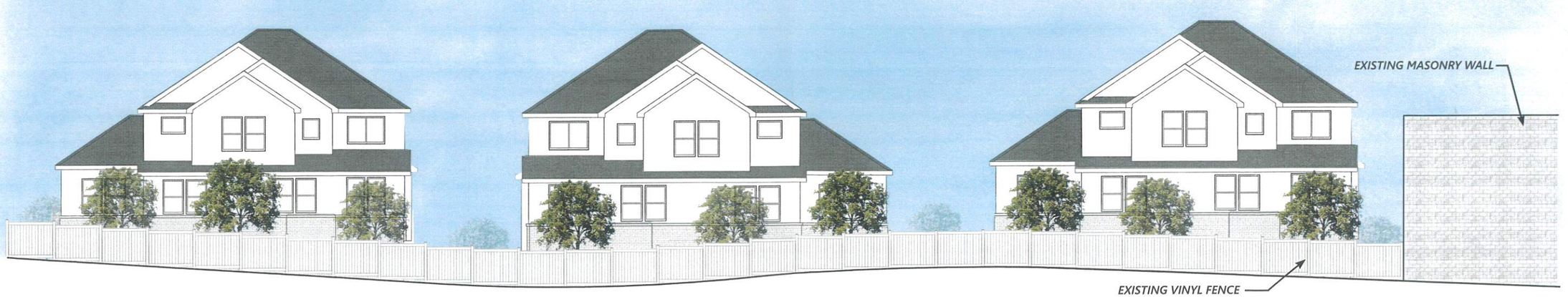
BULL RIVER TOWNHOMES- section elevation

LEHI, UTAH COUNTY
05/28/2025
24-0051

FOCUS ENGINEERING AND SURVEYING, LLC



neighbors view- townhomes



neighbors view- single-family residential

BULL RIVER ROAD- townhome & single-family comaparison

LEHI, UTAH COUNTY
05/28/2025
24-0051

FOCUS ENGINEERING AND SURVEYING, LLC

Agenda Item No: 3.6

Planning Commission Agenda Item Report

Meeting Date: September 25, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of the Starter Home Attainable Residential (SHAR) ordinance creating an opportunity for the development of small single-family homes.

Suggested Action:

Attachments:

SHAR.pdf

STARTER HOME ATTAINABLE RESIDENTIAL (SHAR) DEVELOPMENT CODE AMENDMENT

PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	September 25, 2025
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	August 27, 2025

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060. Criteria for Approval.
No amendment to this Code, or the Zoning District Map(s), may be recommended for approval by the Commission nor approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Code amendment, or Zoning District Map(s) amendment, the applicant shall identify, and the City Staff, DRC, Commission, and the City Council may consider the following factors, among others:

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 MODERATE INCOME HOUSING GOAL

Goal 6 Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing

Strategy 1: Work with the development community to create a proposal to amend the Development Code to create an affordable housing overlay zone

- Create a draft for an attainable housing overlay zone that allows a Development Agreement between the City and the Developer
- Work with the Planning Commission and City Council to get it approved

APPLICABLE GENERAL PLAN GOALS

STRONG COMMUNITIES Establish strong communities where residents have opportunities for meaningful social connections and support systems.
Strategy 1 Create a life-cycle housing policy that encourages a diversity of housing types in Lehi's neighborhoods to provide housing options for prospective residents of differing ages, incomes, abilities, and lifestyles.

RESIDENTIAL DEVELOPMENT Accommodate a range of housing and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.
Strategy 2 Create inclusionary zoning programs that promote additional affordable housing units.

REPORT ANALYSIS

Lehi City requests review and recommendation for a Development Code Amendment adding Chapter 5-A Starter Home Attainable Residential (SHAR) to the Development Code. This proposal is to provide a completely voluntary opportunity for developers and landowners to build attainable detached single-family homes, with a goal price point of $400,000. These are to be owner-occupied small homes on small lots.

Any property owner can apply to develop as a SHAR development in the R-3, R-2, R-1-Flex, R-1-8, R-1-10 and R-1-12 zones.

Those who apply and are approved can get a density bonus of 150 percent the total number of units otherwise allowed in the zoning. In other words, for an R-1-8 zone on an acre, the development would normally build four lots, but with SHAR they could develop six. All of the extra lots (two in the example) would have to meet the requirements of the attainable units.

The attainable units shall be single family homes, on lots less than 6,000 square feet, homes will be less than 1200 square feet if they do not include a basement and a maximum of 1,000 square feet with a finished basement, and they should sell for $400,000 or less.

The homes will have setbacks similar to other single-family homes throughout the City, have a similar design to homes being built at market value, and will not be allowed to have an accessory dwelling unit (ADU).

The applicant will submit a concept plan that will be reviewed by City Staff and then the City Council, if City Council directs Staff to write a development agreement for the SHAR development, the concept plan with the development agreement will have a public hearing at Planning Commission and approval by the City Council.

DRC reviewed the proposed SHAR Development Code and had three redline comments. Comments one and two are a response to each other.

SCOPE OF APPROVAL

Development Code Amendments are legislative items which include a level of discretion. However, this is a goal in the Lehi City Moderate Income Housing Plan, so reasons should be provided on why we are not going to follow our adopted plan if a negative recommendation is given.

Public comments are allowed on this item. If opposed, comments with specific concerns and other potential solutions to provide attainable housing would be the most beneficial.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed amendments to the Lehi City Development Code. Any motion should include findings. Possible findings include:

1. The proposed Development Code Amendment meets one of the Moderate Income Housing Goals.
2. The proposed Development Code Amendment seeks to allow developers and land owners to choose to provide attainable housing units.
3. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

Chapter 5-A Starter Home Attainable Residential (SHAR)
DRC Redline Comments

Lehi City- requests review of a Development Code Amendment to Chapter 5 adding Chapter 5-A Starter Home Attainable Residential (SHAR)

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: none
Date of Plans Reviewed: 8/18/25
Time Start: 1:34pm
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire:
1. This dimension only allows parking on one side of the street. I highly recommend increasing this to 32 feet or reducing it to 26' or less.

Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections:
Shelbey – Public Works: No comments.
Gary E. – Engineering:
2. The asphalt was reduced to 30' because parking can be accommodated within the entire rolled gutter and not just the pan of a standard curb and gutter
3. Add , storm drain... to the list in Section 5A-040 paragraph 2

Luke – Traffic: No comments.
Kim – Planning: No comments.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 25th

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.

Chapter 5-A

Starter Home Attainable Residential (SHAR)

Section 5A.010. Purpose and Definitions.

Section 5A.020. Applicability and Extra Density.

Section 5A.030. Attainability Requirements and Potential Reductions.

Section 5A.040. Process for Approval.

Section 5A.010 Purpose and Definitions.

Housing has become increasingly unaffordable for Lehi residents and those who would like to live in Lehi. The purpose of this chapter is to provide a zoning tool to help lower the cost of for sale housing through smaller homes on small lots. The intention of SHAR Developments is to add smaller lots and homes intermixed into existing neighborhoods, providing for a mixture of housing types, life cycle housing, and affordability. The SHAR primarily focuses on first time home buyers or moderate-income households. However, SHAR can benefit a much larger demographic and fill many needs in the community.

SHAR allows for an alternative development to Accessory Dwelling Units (ADUs), by focusing the added density on detached single family homes that provide affordable ownership instead of rental units.

1. Below are definitions applicable to Chapter 5A
    a) **SHAR Development**- the overall subdivision including standard and attainable units.
    b) **Standard Units**- the units allowed based on the current zoning.
    c) **Attainable Units**- the extra units from the 50 percent density bonus, and any additional units the applicant chooses to designate as attainable from those allowed as standard units.

Section 5A.020 Applicability and Extra Density.

Any parcel located in the R-3,R-2, R-1-Flex, R-1-8 R-1-10, and R-1-12 zones can apply to be a SHAR development.

The maximum number of units for a SHAR development will be the number of units per acre allowed in the existing zoning district multiplied by the project acreage (this number represents the standard units) and then multiplied by one and a half (1.5). The number will then be rounded up to the nearest whole number, and be used as the maximum number of units allowed within the SHAR Development.

The standard units shall be designed to meet requirements of the existing zone district, but will be allowed flexibility with the minimum lot size, width, and depth requirements.

Section 5A.030 Attainability Requirements and Potential Reductions.

All attainable units shall meet the following requirements:

1. Be detached single family homes.
2. Lot size shall be less than 6,000 square feet.
3. Homes shall be a maximum of 1,200 square feet of finished floor area if they do not include a basement; and a maximum of 1,000 square feet of finished floor area if they include an unfinished basement.
4. Lots shall have a minimum frontage of 50-feet.
5. The minimum setbacks for the lots shall be as follows:
    a. 5-foot minimum side yard setback on one side and a 12-foot minimum setback on the other side if there is no carport or garage. This 12-foot minimum setback is required to allow for a future carport or garage to be added in the rear of the home and to provide adequate space for a vehicle to park off street.
    b. 5-foot minimum side yard setback on each side of the home if the home does contain a carport or garage.

c. 20-foot side yard setback on corner lots
d. 20-foot front yard setback
e. 20-foot rear yard setback with the initial build. Remodels on homes older than 2 years the setback will be reduced to 15 feet.
f. The Reviewing Departments and City Council may consider alternative side yard setbacks, including up to a zero-lot line side yard setback.

6. The goal is to provide a home to first time homebuyers or moderate-income households for a maximum price of $400,000. However, the City Council may approve an alternative maximum price range based upon current housing, economic or other justifiable circumstances and that still meets the goal of attainable home ownership for first-time home buyers or moderate-income households.
7. Attainable homes shall be of a similar design and exterior materials as the other homes in the subdivision.
8. Attainable homes shall be deed restricted in perpetuity to require owner occupancy to prevent them from becoming investment properties.
9. Neither the standard nor the attainable lots will be allowed to have Accessory Dwelling Units (ADUs). This ADU restriction must be noted on the subdivision plat.
10. To promote affordability garages are discouraged as part of the initial construction but can be built if the homes still meet the price requirements outlined in 5A.030.f. If the proposal does not include a garage, the applicant shall show how a garage could be added on the lot later.
11. The City may grant the following reductions as part of the SHAR approval process.
    a. A reduced public right of way on new streets at the discretion of the Engineering Department. The minimum right of way shall be 44 feet and include:
        i. 30-feet of asphalt.
        ii. 5-foot sidewalks, integral with the curb and gutter.
        iii. Rolled curb and gutters.
        iv. The reduced right of way will require a15-foot Public Utility Easement (PUE) behind the sidewalk.

Section 5A.040 Process for Approval.

1. Applicants shall submit a concept plan for review. The concept plan shall include:
    a. The proposed layout of the subdivision including lot sizes and widths.
    b. The dimensions for the public right of way.
    c. Building elevations (or conceptual elevations such as images of similar homes) for both the standard and attainable units and other units.
    d. The proposed sales price for the attainable units, including justification for the price if the proposed sales price is greater than $400,000.
2. The concept plan will be reviewed by the Reviewing Departments to ensure it meets all applicable Code requirements, and adequate utility capacity exists (including power, roadways, sewer, culinary and pressured irrigation). Following review by the Reviewing Departments, it will be scheduled for a City Council meeting. The City Council may either approve, approve with conditions, or deny the proposed concept. If approved, they will direct Staff to write a Development Agreement that identifies the terms and requirements for the SHAR development. The Concept and Development Agreement will be reviewed by the the Reviewing Departments, and will then be scheduled for review and recommendation by the Planning Commission with a public hearing City Council will provide final approval.

3. Approval for the preliminary and final subdivision can be combined and approved by the Reviewing Departments as long as all of the requirements of this Code and the Development Agreement are met.