Lehi Planning Commission Meeting
Agenda
July 31, 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 June 12, 2025 meeting.
   pz 06.12.25.docx

   2.2. Approval of minutes from the July 10, 2025 meeting.
   pz 07.10.25.docx

3. Regular Agenda

   3.1. Public hearing and recommendation of Symphony Home's request for review of the Colledge Farms Plat F zone change, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on 5.2-acres at approximately 2850 West 1500 North.
   Colledge Farms ZC 1.pdf
   Colledge Farms ZC 2.pdf

   3.2. Public hearing and recommendation of Symphony Home's request for review of the Colledge Farms Planned Residential Development (PRD) Plat F Concept Plan, a 9-lot subdivision located at approximately 2850 West 1500 North including one lot as density in lieu. (Tabled from July 10th meeting)
   Colledge Farms 1.pdf
   Colledge Farms 2.pdf

   3.3. Public hearing and consideration of Symphony Homes' request for approval of the Lehi Terrace Plat Amendment removing two lots from the Lehi Terrace Subdivision located at approximately 2900 North and 1080 West.
   Lehi Terrace 1.pdf
   Lehi Terrace 2.pdf

   3.4. Public hearing and consideration of Steven Kelly's request for approval of exceptions to the building elevations for the Ember Hotel site plan located at 26 East Main Street.

Ember Hotel 1.pdf
Ember Hotel 2.pdf

3.5. Public hearing and consideration of Enterprise Mobility's request for approval of the Enterprise Concept Plan located at 1552 North Boston Street, requesting an exception to have parking between the building and the street.
Enterprise 1.pdf
Enterprise 2.pdf

3.6. Consideration and recommendation of DR Horton's request for review of revisions to Inverness Preliminary Plat D adding 12 lots from Inverness Plat 6.
Inverness D 1.pdf
Inverness D 2.pdf

3.7. Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Chapter 19, Renewable Energy System Regulations, to remove references and requirements for being a conditional use.
Chapter 19.pdf

3.8. Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Table 05.040-A Residential Bulk and Intensity, reducing the setback for remodels and additions in the RA-1 and R-1-15 zones.
Table 05.040.A.pdf

3.9. Public hearing and recommendation of Lehi City's request for review of a Development Code amendment to Chapter 12, to add requirements for retaining walls.
Chapter 12.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: July 31, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approval of minutes from the June 12, 2025 meeting.

Suggested Action:

Attachments:

pz 06.12.25.docx

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **June 12, 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

Members Absent: Beau Jones, Commission Alternate

Others Present: Kim Struthers, Community Development Director; Katie Bussell, 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. Regular Agenda

2.1) Approval of minutes from the May 1, 2025 meeting.
2.2) Approval of minutes from the May 8, 2025 meeting.

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

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

Motion passed unanimously.

3. Regular Agenda

3.1) Public Hearing and consideration of Taylor Butterfield's request for conditional use approval of the Webb Flag Lot located at 1312 North 600 East.

Katie Bussell presented the item. An exception is being requested for the driveway locations.

DRAFT

Commissioner Eyre asked how engineering felt about the exception. Gary Ellis mentioned that engineering is okay with it, as they can see no alternative.

Taylor Butterfield, the applicant, was present and had no additional comment.

Commissioner Jackson opened and closed public comment.

> **Motion:** Commissioner Kunze moved to approve the request with the findings that the proposed use will not be detrimental or injurious to property or improvements in the vicinity, the proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of the code, that the property on which the use-building or structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area, and with the findings that engineering has approved the location of the driveway. She included all DRC comments. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Lockhart, yes. Commissioner Everett, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

3.2) Public hearing and consideration of Construction Assistant's request for approval of the Bank of Utah site plan located at 2392 West 1930 North, with an exception to exceed the 5,000 square foot building footprint allowance in the Neighborhood Commercial zone.

Katie Bussell presented the item. The building is approximately 600 square feet over the allowance.

Gary Tyler was present representing Construction Assistant. He explained that the project has already followed advice from the DRC and updated their landscaping and site plans so they are congruent with each other. He explained that if the allowance is not granted, the building would likely have to relocate.

Commissioner Jackson opened and closed public comment.

Commissioner Eyre asked if the Commission is allowed to put a condition on an exception. Craig Chambers explained that the purpose of the commission in this instance is to decide if the exception meets the intent of the code. They are allowed to make recommendations, but ultimately it should pass if the intent of the zoning is met. Commissioner Everett mentioned that, although he likes the use of the building, he worries about creating a slippery slope where the Commission will have to make more exceptions. He mentioned previous projects that have been turned down over square footage in the past.

Commissioner Lockhart asked if parking requirements were sufficient. Kim Struthers explained that the building had a second floor, and that the parking requirements had been met and even exceeded slightly.

Commissioner Eyre brought up a dance studio with a 6000-7000 square foot floorplan that was approved but never constructed. Struthers offered to look into if other square footage exceptions had been approved in the past. Commissioner Jackson asked staff if they could remember why exceptions of this kind were approved in the past. Struthers stated that they matched the intent of the zoning. He also explained that most of the denials were thousands of feet over the allowance, rather than the 600 square feet being asked for.

Tyler returned to the stand to mention that a traffic study had been done that showed less traffic than previously indicated in the area. He also stated that because it is a small site, the building has been condensed as much as possible, including moving the drive-thrus to a canopy separate from the building.

Commissioner Kunze asked clarifying questions about the single entrance. It is on 1930 North, a side street, not 2300 West. Commissioner Eyre suggested that the developer add more landscaping to make up for the increased floor plan, and to add buffering between the business and nearby homes. He also asked if the developer had considered that the lot may be used as overflow parking for school events. The developer is unconcerned about that potential use. There is no written agreement, but the lot won't be fenced off or restricted in the evenings.

Commissioner Everett clarified that he likes the land use a lot. He sees the need for the area and thinks that the reasonable hours will make it great for the location. However, he is still hesitant to grant a code exception. Commissioner Jackson agreed with much of Commissioner Everett's stance but showed more support for granting the exception. He discussed with the council the compromises that have already been made, including having to adjust one building in a chain of businesses that try to have a similar setup. He doesn't think the extra square footage is an unreasonable request.

Kim Struthers brought up a daycare with a 7000 square foot footprint that was approved, as well as the concept plan for a church that was approved despite being over the allotted amount of space.

Tyler gave a visual demonstration of how much 600 square feet is, displaying that it would be less than half of the council chamber. He admits that it isn't a lot of space, but it's inclusion would make things massively more convenient for the bank.

Commissioner Everett shared his concern over encouraging people to ask for exceptions rather than choosing sites that are better suited to their projects.

> **Motion:** Commissioner Eyre moved to approve the site plan with the findings that the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience, the proposed use will 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 and that the property on which the use-building or other structure is proposed to be established does exceed the size and dimensions that the code permits, but it does meet the intent of the code

DRAFT

for a smaller use in a neighborhood commercial zone. He included all DRC comments.

Commissioner Everett asked for an amendment that limited the project to what was shown on the site plan.

Amended Motion: Commissioner Eyre moved to approve the site plan with the findings that the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience, the proposed use will 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 and that the property on which the use-building or other structure is proposed to be established does exceed the size and dimensions that the code permits, but does meet the intent of the code for a smaller use in a neighborhood commercial zone. The project cannot exceed what is shown in the site plan. He included all DRC comments. Commissioner Everett seconded.

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

Motion passed unanimously.

3.3) Public hearing and recommendation of Grow Development's request for review of the Morgan Zone Change located at 105 South 1100 West, changing the zoning on 1.13 acres from RA-1 (residential/agriculture) to R-2 (medium density residential).

Katie Bussell presented the item. The change would allow for additional lots to be created in a potential subdivision.

The applicant, Boyd Brown, was present, but had no additional comment.

Commissioner Jackson opened public comment.

There was one online comment from Jon M. He is in favor of the zone change but is worried about W125 S being able to support additional traffic as there are already safety issues. He requests the city ask for additional infrastructure as part of the development deal.

Commissioner Jackson closed public comment.

Boyd Brown came to the stand to address the online comment. He confirmed that the road will be improved to city standards when they get to site plan portion of development.

Commissioner Everett expressed gratitude for the well-researched online comment.

Motion: Commissioner Eyre 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 medium density residential, that it is

DRAFT

consistent with the goals and policies of the general plan, that the proposed zone change is consistent and compatible with the general plan land uses of nearby and adjoining properties, and that the property is suitable for the uses that have been requested along with the existing uses identified by the general plan. He included all DRC comments and the findings that the concern with the road width will be addressed when the area is developed.

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

Motion passed unanimously.

3.4) Public hearing and consideration of Roger Harding's request for conditional use approval of a 10-foot wall at 2693 North and 1200 East.

Katie Bussell presented the item. She clarified that an exception is being asked for, not a conditional use. The wall will prevent noise and trespassing.

Craig Chambers explained the difference between a conditional use and an exception. Fences are allowed to be six feet tall in city code, so the exception being asked for is an additional four feet of height. The Planning Commission must decide for any fence above eight feet. Commissioners Kunze and Everett asked staff if a fence was different than a sound barrier in code or if there is specific code for sound barriers that should be applied. Kim Struthers explained that fences and soundwalls are considered the same in code. Commissioner Jackson suggested that staff look into putting sound barriers into code especially as the city continues to grow and get noiser.

Theresa Harding, the applicant, was present with the builder, Mike. She wants the wall to be something beautiful that people can appreciate. The wall would keep out noise from cars speeding through the ravine and would help keep lights from shining into the master bedroom window. This is why the extra height is being requested. They are happy to pull the wall back and add additional landscaping.

Commissioner Everett asked how often trespassers are an issue. Harding explained that people come onto her property frequently and she worries about liability. Additionally, people frequently dump garbage on the lot. Commissioner Everett asked why there were breaks in the wall. Harding explained that there will be gates installed there. One is for the main driveway, and the other is for a second drive. The wall and gates will be deep enough into the property that cars will be able to safely turn around if they make a wrong turn.

Commissioner Jackson asked how far back from the curb the wall would be. It would be twenty feet from the road. DRC asked for it to be twelve feet back from the street (five feet for the sidewalk and seven feet for landscaping), but Harding preferred the wider landscaping strip that was suggested by the Parks Department.

Commissioner Kunze asked if the wall would be sufficient to keep out light. Harding explained that they would likely need to go with a twelve foot wall to block out light entirely, but she only wants a ten foot wall for aesthetic purposes. She is planning on planting trees on both sides to help block out the rest of the light. Commissioner Lockhart asked clarifying questions about the

retaining wall. It will be located on the inside of the fence. The fence will follow the road and will be stepped where the elevation changes.

Harding argued that the steepness of the road justifies the code exception. She also mentioned that the fences on the other side of the road would match, so it would be aesthetically consistent.

Commissioner Lockhart asked about sidewalk installation. The Hardings are not developing the land, so no sidewalk will be put in. Commissioner Everett asked if the applicants would be willing to do a sound study. Harding said that they wouldn't be opposed to that, but that they would like to complete the project this summer. They know the kinds of fences that soundproof best, and are planning on using RhinoRock, as it will be easier to replace if it's damaged in an accident.

Commissioner Everett commented that there are other noisy roads in Lehi where a 10 foot fence wouldn't be approved. Harding argued that the slope of the road is steeper than what is addressed in city code and thus warrants the exception.

Commissioner Jackson opened public comment.

Ken Roberts stated that the applicants have done a great job with the property. He asked if the city had any plans to put a trail in.

Commissioner Jackson closed public comment.

Gary Ellis clarified the city's plans for the street. The city has no plans to put in a sidewalk. Commissioner Lockhart asked why the sidewalk would be the city's responsibility instead of the owner's. The property has not been subdivided and is not being developed, so the city can't require the Hardings to put a sidewalk in. Commissioner Lockhart asked why the builders of the house weren't required to put in a sidewalk when initial construction happened. Kim explained that it was likely part of the county at the time of construction and then annexed into the city, or that it may have been a large enough lot size that they were exempted from putting the sidewalk in. There is curbing along the majority of the frontage, and the wall will be far enough back to put a sidewalk in if needed. There are no planned trails, as those would require negotiating with landowners to put them in, but there is a planned bike lane attached to the street. The wall will be built far enough back that it will accommodate for any future plans from the city.

Commissioner Everett asked if the fence would end at the property line or if it would tie into a lower fence. The Hardings plan on connecting it to another fence eventually but want to leave their options open to talk about the potential for a path with the city. They also want to discuss with the other owners in the area before cementing any future plans.

Commissioner Kunze shared that she thinks the request is reasonable, especially when the Commission takes into account the other side of the road (which is in Highland's boundaries). Commissioner Jackson agreed, sharing that he sees more reasonable arguments for the wall than against it.

Motion: Commissioner Eyre moved to approve the proposed exception with the findings that the proposed wall might help mitigate noise for the property owner

DRAFT

and will not have a negative impact on surrounding properties, that the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity, the proposed use will be located and conducted in a manner outside of compliance with the city code, which is the reason the exception is being granted, and that the property on which the use buildings or other structures proposed is of adequate size and dimensions to permit construction of the facilities and to conduct the use in such a manner that it will not be detrimental to adjoining properties in the area. The applicant has agreed on a minimum setback from the back of curb where curb does exist (or where curb would reasonably be if curb does not exist) of 12 feet, which they are welcome to exceed. He included all DRC comments.

Commissioner Lockhart asked about an amendment that would address height in relation to retaining walls.

Motion: Commissioner Eyre moved to approve the proposed exception with the findings that the proposed wall might help mitigate noise for the property owner and will not have a negative impact on surrounding properties, that the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity, the proposed use will be located and conducted in a manner outside of compliance with the city code, which is the reason the exception is being granted, and that the property on which the use buildings or other structures proposed is of adequate size and dimensions to permit construction of the facilities and to conduct the use in such a manner that it will not be detrimental to adjoining properties in the area. The wall will not exceed 10 feet from the height of the curb at any point along the road. The applicant has agreed on a minimum setback from the back of curb where curb does exist (or where curb would reasonably be if curb does not exist) of 12 feet, which they are welcome to exceed. He included all DRC comments. Commissioner Kunze seconded.

Vote: Commissioner Lockhart, yes. Commissioner Everett, no. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed four in favor, one against.

3.5) Public hearing and consideration of Strap Tank's request for the Traverse Mountain Area Plan Amendment allowing the manufacturing, processing, or packing of food and beverage products as a permitted use.

Katie Bussell presented the item. The amendment would allow Strap Tank to bottle their products on site. DRC suggested a conditional use rather than a permitted use.

The applicant, Michael Webson, was present. Currently their products are on tap and kegged, but they would like to expand the location into a bottling facility as well.

Commissioner Kunze asked if the process is done at other Strap Tank locations. It takes place at both other locations. There have been no complaints about noxious and offensive odors at those locations as far as Webson knows.

Commissioner Jackson asked where the product is being sold. Currently it is only sold in restaurant locations, but they are interested in branching out to other retailers. Commissioner Eyre clarified that the manufacturing of the product is already happening. Kim Struthers confirmed and explained that the applicant is asking for packaging and distribution allowances.

Commissioner Everett asked if there would need to be any expansions. The building was constructed with this purpose in mind, and the canning line is already in place, as the applicant wasn't aware it wasn't allowed under the area plan.

Commissioner Jackson opened and closed public comment.

Commissioner Eyre asked staff why the Commission was deciding on a permitted use rather than a conditional use. The DRC recommends a conditional use. Craig Chambers and Kim Struthers assured the council that they could change what kind of use is being approved. Commissioner Lockhart asked if an amendment is the appropriate way to make the change. She shared worries about allowing all businesses in the area the opportunity to manufacture. She asked if there was another way to get this use or to make it exclusive to Strap Tank. Struthers explained that the only other way would be a development agreement. He mentioned that he doesn't see other businesses in the area starting to manufacture any time soon. Commissioner Lockhart clarified that she's worried about domino effects.

Commissioner Eyre asked if manufacturing would be permitted in a different area plan. It would be a conditional use in a heavy commercial zone or not permitted.

Commissioner Jackson mentioned that the language felt very restrictive. He and Commissioner Lockhart discussed the potential of creating a conditional use that allows the City Council to have a say. There is unfortunately not a legal way of doing that. Commissioner Eyre mentioned that he liked the wording used for light manufacturing and asked why similar language wasn't used in the proposed amendment. Struthers suggested the Commission deny the amendment but recommend approval with specific verbiage.

The Commission agreed that they are collectively more comfortable with a conditional use rather than adjusting the area plan. Chambers explained that the Commission can deny certain aspects, but approve others, which would allow the item to move forward.

> **Motion:** Commissioner Eyre moved to deny the verbiage as presented but offer a positive recommendation to the Lehi City Council if they omit food, and strictly only allow beverage packaging and if it is changed to a conditional use process. Commissioner Lockhart seconded.

The Commission discussed whether food should be removed from allowed manufacturing items. Commissioner Everett clarified what the motion was and argued that food doesn't need to be removed if it is changed to a conditional use. Commissioner Eyre argued that a conditional use is essentially a permitted use. The Commission workshopped the motion. Commissioner Lockhart withdrew her second.

DRAFT

Amended Motion: Commissioner Eyre moved to deny the verbiage as presented but offer a positive recommendation to the Lehi City Council if it is changed to a conditional use process. He included all DRC comments. Commissioner Everett seconded.

Vote: Commissioner Lockhart, no. Commissioner Everett, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

Motion passed, four in favor, one against.

3.6) Public hearing and consideration of Core Architecture's request for conditional use approval of the K2 Electric office & warehouse to be located at 1655 North Boston Street.

Katie Bussell presented the item. City staff will work with the applicant to bring them into code compliance.

Commissioner Eyre asked about the state of the sidewalk. There is a current sidewalk that will be built off of.

Commissioner Everett shared his worries over creating a situation in which any outdoor storage is allowed. He doesn't want to replicate a problem that is currently happening in a different part of the city. Commissioner Eyre agreed, sharing his worry that approval would create a noisy environment that would impact surrounding residential properties. Craig Chambers explained that specific noises and how to alleviate them would need to be included in the motion in order for them to be regulated if the conditional use was approved.

Chris Huntsman was present representing Core Architecture. He didn't have clear hours of operation but explained that the purpose of the storage is so that the flatbed trailers of wire coils wouldn't have to be unloaded every night. Commissioner Jackson asked what kinds of noises might be heard on the lot. Huntsman explained that to the best of his knowledge nothing bigger than an F150 would be used. He offered to look into it further.

Commissioner Jackson opened and closed public comment.

Commissioner Everett asked if conditional uses can later be revoked. Chambers shared that there is a process, but it is stringent. Commissioner Jackson asked for a training on revoking conditional uses to be planned and presented to the Commission at a later work session.

Commissioner Eyre clarified that any noise ordinance or landscaping infractions would end up being code enforcement issues. Commissioner Jackson expressed frustration with the city's inability to find substantial enough proof to justify enforcement when it comes to code enforcement of noise ordinances specifically, but also for various other issues.

Commissioner Everett pointed out the land buffer that is currently in place.

Commissioner Jackson asked how long the business planned on utilizing the approval. Huntsman explained that the business wants to be there long-term. He's not sure what storage alternative there is, but they likely could use the internal storage facility on the lot. Huntsman also clarified

that there has been a retaining wall put in, which may provide some sound deadening. It is a six foot concrete wall that slopes up to the canal. It is not designed to be a sound wall.

Kim Struthers mentioned that a landscape plan South of the plot has been approved. The applicant clarified that trucks would still be coming and going from the building even if the conditional use is denied.

> **Motion:** Commissioner Eyre moved to approve the conditional use with the findings that the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity, the proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of the code, that the property on which the use building or other structure is of an adequate size and dimensions to permit construction of the facilities and to conduct the use in such a manner that it will not be detrimental to adjoining properties in the area. He included all DRC comments. He noted that noise is a concern, but the Commission doesn't have any good condition to mitigate the noise. He asks that they be sensitive neighbors, and recommends they look into fencing materials that will mitigate impacts on adjoining properties. Commissioner Everett seconded.
>
> **Vote:** Commissioner Lockhart, yes. Commissioner Everett, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

3.7) Public hearing and consideration of Boyer's request for approval of a Plat Amendment for Holbrook Farms Plat K located at approximately Miller Campus Drive and Waterbury Drive, adding 5 lots for Phase 2.

Katie Bussell presented the item.

Commissioner Lockhart asked if an adjacent lot would hold townhomes as was previously requested. The request was denied by City Council, as they preferred more commercial development in the area. Commissioner Lockhart clarified that another adjacent lot was the 7/11. She asked how utilities could be put in for the gas station without a final site plan being approved. Struthers explained that utilities have been approved for the subdivision, but nothing specific to the gas station itself.

Mark Murdock was present representing Gardner Company, which is in a joint venture with Boyer. Currently they are subdividing to build more retail buildings. They are currently putting in back roads.

Commissioner Jackson opened and closed public comment.

> **Motion:** Commissioner Lockhart moved to approve the proposed plat amendment with the findings that the proposed subdivision does meet the requirements of the development code. She included all DRC comments. Commissioner Everett seconded.

DRAFT

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

Motion passed unanimously.

3.8) Consideration of Castle Properties request for approval of the Roller Mills Lofts Concept plan, a retail/commercial project located at 160 North 850 East.

This item was pulled from the agenda, as no concept plan was submitted.

4. City Business

The next Planning Commission meeting will be held on July 10th. There will be a meeting on July 31st.

There are Lehi Round-up shirts available for the Commission.

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 9:07 p.m.

Approved: July 31, 2025 Attest:

_____ _____

Gregory Jackson, Commission Chair Kate Morgan, Deputy City Recorder

DRAFT

Agenda Item No: 2.2

Planning Commission Agenda Item Report

Meeting Date: July 31, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approval of minutes from the July 10, 2025 meeting.

Suggested Action:

Attachments:

pz 07.10.25.docx

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **July 10, 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

Members Absent: Beau Jones, Commission Alternate

Others Present: Kim Struthers, Community Development Director; Brittney Harris, Planner; Gary Ellis, City Engineer; Craig Chambers, 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. Regular Agenda

2.1) Approval of minutes from the May 22, 2025 meeting.

Motion: Commissioner Eyre moved to approve the minutes as they have been presented. Commissioner Everett 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 Justin Hamond's request for review of the Hammond Zone Change on 0.83 acres, located at approximately 600 West State Street, changing the zoning from Mixed Use to Heavy Commercial.

Brittney Harris presented the item. It is in compliance with the General Plan. The current plan is to build an office warehouse on the site. Commissioner Kunze asked why the previous plan for

the property was scrapped. City staff was uncertain. Commissioner Kunze asked if the area was big enough for a Heavy Commercial project. Harris clarified that the property is zoned for Heavy Commercial, but that they will still need to meet landscaping barriers and all other requirements.

David Stockinger was present, representing the applicant. He had no additional comments.

Commissioner Jackson opened public comment.

Corey Gurney owns the property to the west. He says that the location is currently surrounded by houses, and due to that he doesn't think the property should be rezoned. He thinks it may cause more traffic. He also thinks that the planned project fits under the current Mixed Use zoning, and thus there is no need to rezone prior to construction.

Mellissa Noaks owns adjacent property. She was unaware that the area was zoned for Heavy Commercial in the general plan. She thinks the zone change should wait until official constructions plans are submitted.

Commissioner Jackson closed public comment.

Commissioner Eyre asked when the last time the General Plan was updated. It was in 2022. Previously the area was zoned as Mixed Use, but the Mixed Use zone was reworked to include population densities and there was already many Heavy Commercial and Industrial projects in the area, which is why it was rezoned.

Commissioner Eyre asked legal if the Planning Commission has any options if an applicant's plan is trying to align with the General Plan or if it must be approved. Craig Chambers explained that the Commission would have to argue that it wasn't arbitrary or capricious to deny the change.

Commissioner Everett stated that there had already been a public process for the general plan, and that someone needs to be the first to bring properties into alignment, but that he is also worried about the adjacent residential properties and is inclined to question the timing of the request, given that no site plan has been submitted. Commissioner Kunze mentioned that the previous plan for the property was scrapped, so there would be nothing stopping the owner from scrapping the current plan and selling the property, at which point it would be open to any Heavy Commercial project. Commissioner Jackson agreed with her, mentioning that it is the duty of the Planning Commission to consider the property as though there is no planned project.

Commissioner Eyre asked staff about buffers between Heavy Commercial and Mixed Use zones. Kim Struthers explained that there likely would be no required buffers, as those are typically only required if the adjacent zone is residential. Commissioner Lockhart argued that the zone must have been residential at some point if homes were built there. She asked if landowners lost the rights of a residential zone when the zone was changed. Kim Struthers explained that the city can only base decisions on current zoning, and buffering rights are not grandfathered in. Commissioner Jackson asked planning staff to look into making that possible. Commissioner Lockhart clarified for those present that the job of the Planning Commission is to decide if things are legal, City Council deals with more nuance.

DRAFT

Brittney Harris clarified that approving the zone change wouldn't introduce a new use to the area, as there are already several Heavy Commercial businesses in the area. There are also other areas in the city where Heavy Commercial and Light Industrial intermingle with residential properties.

Commissioner Jackson shared that the area is heading towards Heavy Commercial, so even if this zone change is denied, it likely will be approved in the future.

The Commission debated which version of code the applicant would be under, and if code could be changed prior to approval. Brittney Harris clarified that as no site plan has been submitted, the applicant wasn't governed by the current code and would be held to whatever code is in place when that is given to the city and approved.

Commissioner Eyre shared that he thinks all sides have valid arguments. Commissioner Everett expressed frustration that the decision is essentially a dice roll for the community whether a site plan is submitted or not.

Commissioner Lockhart asked if the City Council could negotiate buffering. Craig Chambers explained that it would have to happen through a development agreement. She feels like they are legally obligated to change the zone. Commissioner Jackson disagreed, as it is a legislative item and should thus give the Commission more latitude. He didn't see the change as a net gain for the city and thus had no issue with delaying the zone change. Commissioner Lockhart argued that a development agreement would fix the buffering issues. Commissioner Jackson agreed but pointed out that if the zone were changed then developers would have no incentive to enter into a development agreement, and the city would have no right to enforce one. He recommended putting the issue on hold. Commissioner Lockhart preferred sending the issue to City Council as they would be able to more effectively navigate the nuances of the issue as an elected body.

> **Motion:** Commissioner Everett moved to give a negative recommendation to the Lehi City Council with the finding that enacting the zone change would create an incompatibility and an inconsistency with the current use of properties surrounding it that are also still mixed-use.
>
> **Amended Motion** Commissioner Everett moved to give a negative recommendation to the Lehi City Council with the finding that enacting the zone change would create an incompatibility and an inconsistency with the current use of properties surrounding it that are also still mixed-use. He recommends that this scenario calls for thinking through additions to the code that would better protect residential properties in situations where commercial is abutting residential or legal non-conforming, specifically codifying circumstances where buffers are required before moving forward with this legislative item. He recommends that through a development agreement the property could be used for certain heavy commercial uses specific to the property in a mixed use zone. Commissioner Kunze seconded.
>
> **Vote:** Commissioner Lockhart, no. Commissioner Everett, yes. Commissioner Eyre, no. Commissioner Jackson, yes. Commissioner Kunze, yes.

DRAFT

Motion passed with three in favor and two against.

3.2) Public hearing and consideration of Natlie Barron's request for approval of the Barron Highlands plat amendment, amending Lot 1 of the Carter Ridge Subdivision located at 25 East 2200 North.

Brittney Harris presented the item.

The applicant, Natalie Barron, was present. The new lot is being created so her children can build and live on it.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Kunze moved to give approval for the request with the findings that the proposed lot amendment meets the requirements of the R-1-15 zone, the proposed subdivision meets the requirements of the development code. She included all DRC comments. Commissioner Everett seconded.

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

Motion passed unanimously.

3.3) Public hearing and recommendation of Symphony Home's request for review of the Colledge Farms F Concept Plan, a 9-lot residential subdivision located at approximately 2850 West 1500 North including one lot as density in lieu.

Brittney Harris presented the item. The applicant asked for the item to be tabled, but as it was noticed, there needs to be a public comment period. The Commission intends to hold a second comment period when the item is resubmitted.

Commissioner Jackson opened public comment.

Marci Enlow lives in the area. She asked for more information on the widening of the road and was especially interested to know if there would be a traffic light or four-way stop implemented.

There was one online comment from Steven Hansen. He requested that a fence be mandated to minimize dust and noise from construction.

Commissioner Jackson closed public comment.

Gary Ellis explained that as a master road, 1500 North will be widened eventually, but he doesn't foresee a four way stop or a traffic light.

Motion: Commissioner Everett moved to table the item with the recommendation to hold a second public hearing session when it returns to Planning Commission. Commissioner Lockhart seconded.

DRAFT

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

Motion passed unanimously.

3.4) Public hearing and recommendation of DR Horton's request for review of the Upper Inverness Grading Permit on 693.4 acres.

Brittney Harris presented the item. The goal is to allow the developer to rearrange fill across the project in order to keep dust down outside of the construction area.

Landon Larsen was present, representing DR Horton. He had no additional comment.

Commissioner Everett asked if there would be excess fill at the end of the project. Larsen didn't think so.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Eyre moved to give a positive recommendation with the findings that the proposed grading meets the plans for the Inverness preliminary plat D, that the proposed grading allows for on-site use of material from other phases of Inverness, that the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity, and that the proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of the code. He included all DRC comments. Commissioner Everett seconded.

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

Motion passed unanimously.

3.5) Public hearing and consideration of Gardner Plumb's request for approval of exceptions for the Sy View West Anchor Site Plan located at approximately 240 West Traverse Terrace Drive including exceptions for a drive aisle between the building and the street, block length, front elevation glass requirement, and architectural wall variations.

Brittney Harris presented the item. The applicant feels the drive aisle and connectivity exceptions are justified due to the grading of the property. Additionally, they would like an exception for the amount of required glass on the front of the building, as well as an exception for the required number of wall elevations.

Howard Cooke was present representing the applicant. He is under an NDA and cannot specify what is being constructed. His client has a systematic approach to putting in new locations and have whittled down the exceptions to the minimum amount presented to the Commission. He reiterated that grading is the major concern for several of them and clarified that the limited glass on the front of the building is a security measure.

DRAFT

Commissioner Everett asked for a more detailed justification of the drive aisles. Orienting the building on the lot has been a challenge due to grading, and the drive aisle provides needed access to the back of the store. The length exceeds 600 feet, but there is an access on one side that helps to break it up. Cooke and his clients are worried about safety risks posed by the nearby high school if they provide access in the back of the building.

Commissioner Kunze asked for the justification for the wall variation exception. Cooke explained that the rest of his client's buildings look like this.

Commissioner Eyre asked for the grade difference between the street and the parking lot. He was concerned about a lack of pedestrian access in the back of the store. The applicant is worried about liability and risk from how steep the stairs would need to be, especially in the winter. Commissioner Everett suggested including pedestrian access in a specific area that would keep pedestrians out of traffic.

Brittney Harris pulled up the grading plan. The Commission discussed the various exceptions and issues they have with them.

Commissioner Jackson opened and closed public comment.

The Commission decided to work through the exceptions one at a time, beginning with the drive aisle. Commissioner Lockhart shared that it makes sense with the grade.

Commissioner Everett thinks that a pedestrian access point would be a good thing to ask for in exchange for connectivity. He recommends building a ramp if the applicant is worried about liability with stairs. Commissioner Eyre likes the block length determined by code, and shared frustration at the exception request. The applicant showed that there is a trail connection on one side of the building. Commissioner Lockhart asked how high school students will get to the location. There is some sidewalk connectivity. The applicant would like to direct people to the front of the building rather than the back. The city had recommended trail access closer to the front of the store, but grade once again made that difficult. The location of trail access is up to the developer.

Commissioner Lockhart shared that she doesn't think the burden of proof has been met to justify the exception to glass on the front of the building. Cooke clarified that the applicant wants to avoid having too much of the store visible from the outside. Commissioner Eyre established that most visual sightlines are going to be on the south and east sides of the building and recommended that the applicant focus on those. Commissioner Jackson agreed. The front of the building is the only side that needs the exception, as no other sides will be visible. Faux windows are not acceptable under city code. Cooke brought up the possibility of a skylight-style window. He asked what the purpose of the glass percentage design standard was. Kim Struthers explained that it is primarily an aesthetic standard. Commissioner Lockhart clarified that the commission is not singling out this developer, and that there have been similar debates in the past, for example the Latter-Day Saints temple construction project. Commissioner Eyre expressed discomfort with setting a precedent for allowing less glass.

Cooke asked if the development would need to come back through Planning Commission once the issues were fixed. Commissioner Eyre explained that the Commission would give a

recommendation, and the City Council could look at the adjustments that had been made in the interim.

Motion: Commissioner Eyre moved to approve the exception for the drive aisle and the connectivity based on the challenges of the topography, to deny the request for the decreased percentage of glass with the findings that the applicant didn't meet the burden of proof that they couldn't meet the standard of the code, and to approve the exception for the glass being the third architectural variation on the applicable sides. He included all DRC comments.

Amended Motion: Commissioner Eyre moved to approve the exception for the drive aisle and the connectivity based on the challenges of the topography, to deny the request for the decreased percentage of glass with the findings that the applicant didn't meet the burden of proof that they couldn't meet the standard of the code, and that it would set a precedent for other locations throughout the city that a well-known big box retailer can exert control over the Commission, and to approve the exception for the glass being the third architectural variation on the applicable sides. He included all DRC comments. Commissioner Everett seconded.

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

Motion passed unanimously

3.6) Public hearing and recommendation of BreAnn Beckstrom's request for review of the Beckstrom Development Agreement.

Brittney Harris presented the item. Previously it was denied as a plan amendment, after which it was reworked as a development agreement. Harris explained that state code now requires Planning Commissions to look over development agreements.

Commissioner Lockhart asked why checking on a project after a certain amount of time is allowed in a development agreement, but not for conditional use items. Harris explained that development agreements are contracts between two parties, whereas code doesn't require applicants to allow being checked in on.

The applicants, Mitch and BreAnn Beckstrom were present. They are happy with the agreement and are excited to get into compliance with code. (They previously thought they were already in compliance and are trying to remedy that.) Most of their surrounding neighborhood was unaware that they were running a business and they intend to maintain that level of discretion.

Commissioner Kunze asked where the entrances were. Both are on 1100 West.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Everett moved to give a positive recommendation to the Lehi City Council with the findings that this is a path forward for maintaining the

applicant's current livelihood and with the recognition that the applicant is willing to be in compliance with City Code, which has prompted this development agreement, and that the City appreciates their willingness to be in compliance with the city code, and that this agreement will allow the applicant to continue to use the property as their home and their home business, and that the lot on which it is located is of sufficient size for it to continue in the current use and is anticipated under the development agreement, and that the use of the property in accordance with the development agreement poses no health, safety or risk to the city. He included all DRC comments. Commissioner Eyre seconded.

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

Motion passed unanimously.

3.7) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Table 37.080, Off-Street Parking Table, to allow tandem parking.

Brittney Harris presented the item. Previously the city had gotten rid of tandem parking, but new state code requires it to be permitted.

Commissioner Everett asked about a DRC Note for removing the definition. Kim Struthers explained that if tandem parking isn't being enforced, it doesn't need to be defined in code. Commissioner Everett clarified that sidewalks and aprons aren't included as part of parking space.

Commissioner Eyre asked if the updated legislation affected ADUs as well. Harris looked at the code and clarified that the amendment wouldn't change anything for ADUs, as that would have to be a separate amendment.

Commissioner Jackson asked what the rationale was behind the state code. Harris said the main driver was affordability.

Commissioner Jackson opened public comment.

There was one online comment in favor of the change from Marshall Garey.

Commissioner Jackson closed public comment.

Motion: Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with the findings that the proposed development code amendment is in conformance with the purposes, intent, and provisions of the general plan and its various elements, and that it will bring the city into compliance with State Code. He included all DRC comments. Commissioner Kunze seconded.

DRAFT

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

Motion passed unanimously.

3.8) Public hearing and recommendation of Lehi City's request for a review of a Development Code amendment to Chapter 26, Accessory Uses, changing requirements for Detached Accessory Dwelling Units.

Brittney Harris presented the item. There are two main changes. The first lowers the size requirement of a lot to more accurately reflect a third of an acre. The second change deals with slope concerns and an increasing number of ADU requests have been coming in from Traverse Mountain.

Commissioner Jackson shared concern over the phrase "environmentally sensitive areas". Harris explained that it is defined in city code and in the general plan. Commissioner Eyre asked if the code would be clearer if the word "grade" was included. The Commission agreed that it would provide clarity.

Commissioner Everett asked about a DRC note from Gary Ellis recommending striking clause B. Ellis explained that he thinks that greater grades should be allowed as long as the developers have the budget and tools to engineer a solution. He said if pressed, he would extend the code to allow up to 30% grade. Commissioner Everett asked if the city would be liable if an approved ADU collapsed. The engineer would be liable.

Brittney Harris mentioned that ADUs as a concept are largely an affordability option. Creating ADUs on steep slopes safely negate that affordability standard. She also shared concerns over compounding issues on slopes that the city is already facing in the area.

Commissioner Everett clarified that the amendment will only change the required size and slope of the lot, and that no other aspects of ADU code are being adjusted.

Gary Ellis agrees that there should be a limit on slope but recommends 30% rather than 20%.

Commissioner Jackson opened and closed public comment.

Motion: Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with the addition for clarification to both b and c, identifying percentages as grading, and opening city council to consider a larger percentage than 20% based on DRC comments, with the findings that the proposed development code does seek to ensure the health safety and welfare of existing and future Lehi residents, the proposed development code amendment allows for detached ADUs on 1/3 acre lots, the proposed development code amendment is in conformance with the purposes, intent, and provisions of the general plan and it's various elements. He included all DRC comments. Commissioner Everett seconded.

DRAFT

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

Motion passed unanimously.

4. City Business

The next Planning Commission meeting will be held on July 31st. The next Planning Commission Work Session will take place on August 7th.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Kunze moved to adjourn the meeting. Commissioner Everett seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:07 p.m.

Approved: July 31, 2025

Attest:

_____

Gregory Jackson, Commission Chair

_____

Kate Morgan, Deputy City Recorder

DRAFT

Agenda Item No: 3.1

Planning Commission Agenda Item Report

Meeting Date: July 31, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Symphony Home's request for review of the Colledge Farms Plat F zone change, changing the zoning from TH-5 (transitional holding) to R-1-22 (residential/agriculture) on 5.2-acres at approximately 2850 West 1500 North.

Suggested Action:

Attachments:

Colledge Farms ZC 1.pdf

Colledge Farms ZC 2.pdf

COLLEDGE FARMS PLAT F ZONE CHANGE

PLANNING COMMISSION REPORT

Applicant	Symphony Homes		
Meeting Date	July 31, 2025		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	2850 West 1500 North		
Acreage	5.18 acres		
Existing Zoning	TH-5		
Existing General Plan Land Use Designation	Very Low-Density Residential Agriculture (VLDRA)		
Proposed Zoning Designation	R-1-22		
Existing Land Use	Agriculture		
Adjacent Zoning and Land Use	*North*	R-1-22	Single-family residential
	South	R-1-22	Single-family residential
	East	R-1-22	Future church
	West	R-1-22	Single-family residential
Date of DRC Review	May 7, 2025		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

PROPERTY HISTORY

October 22, 2024	Lehi City Council denied a proposed general plan amendment from VLDRA to LDR.
June 14, 2007	Property was annexed into Lehi City as part of the George Barber Second Annexation Agreement.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from TH-5 to R-1-22. This would take the property out of its transitional holding zone and put it into residential zoning. The proposed zoning designation matches the surrounding zoning, and it meets the General Plan Designation of Very Low-Density Residential Agriculture.

The applicant has expressed that this zone change is to facilitate the construction of a subdivision. A concept plan was submitted concurrently with this application and will be reviewed by City staff and legislative bodies.

The DRC reviewed the proposed zone change and had one comment pertaining to water dedication. Please consider

this in your motion.

SCOPE OF APPROVAL

Zone changes are legislative items. The Planning Commission will provide their recommendation to the City Council, and the Council will make the ultimate decision if the zone change can be approved or not. If a zone change aligns with the General Plan Designation, it would take significant concern of potential harm to residents to not approve the zone change.

This is a public hearing item. The public may comment on this item. The Planning Commission is only considering the zoning of this parcel, and discussion of any concept plans must be reserved for the concept plan itself.

POSSIBLE MOTIONS AND FINDINGS

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

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 overall community benefit of the proposed amendment.

Colledge Farms Plat F Zone Change
DRC Redline Comments

Symphony Homes- requests review of the Colledge Farms Plat F Zone Change, from TH-5 to R-1-22, located at approximately 2850 West 1500 North.

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: Katie Bussell
Representatives of the Applicant Present: Russell Wilson
Date of Plans Reviewed: 4/29/25
Time Start: 11:20am
Time End: 11:21am

DRC REDLINE COMMENTS:
Jake/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. Water dedication will be required as a condition prior to recording the zone change ordinance. The rate of dedication is .79 acre feet per acre of culinary water and 2.90 acre feet per acre of irrigation water.

Consistency with the elements of the Lehi City General Plan.

This area has a proposed **[Residential designation]** on the General Plan that has been filed concurrently.

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

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

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

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

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION WITH THE CONCEPT PLAN

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.

April 29, 2025

Lehi City Planning & Zoning
C/O Ms. Brittney Harris
153 North 100 East
Lehi, Utah 84043

RE: Request for Zoning Map Amendment for 5.20 Acres Located at Approximately 2850 West 1500 North (Utah County Parcel No. 58-026-0064)

Dear Ms. Harris:

Please see the enclosed application to amend Lehi City's zoning map from TH-5 to R-1-22 for approximately 5.20 acres located at 2850 West and 1500 North, Lehi. The following information may also be helpful to the city in reviewing our application:

Reason and justification for the proposed amendment
The subject property is located adjacent to the Colledge Farms subdivision built by our homebuilding company, Symphony Homes. We intend to incorporate this property as an additional phase of Colledge Farms with similar lot sizes and other characteristics of the neighborhood.

Consistency of the proposed amendment with the goals and policies of the General Plan
The proposed amendment is consistent with the General Plan which designates this area as "Very Low Density Residential Agriculture."

Compatibility of the proposed land use with the existing land uses of nearby and adjoining properties
The proposed amendment would change the zoning of the subject property from TH-5 to R-1-22 which is the same underlying zone as several surrounding subdivisions.

The effect of the proposed amendment on the character of the surrounding area
The proposed amendment would allow for similar lot sizes and similar homes and other characteristics as currently exist in the Colledge Farms neighborhood.

The gain to the public health, safety, welfare, and overall community benefit
The proposed amendment would provide greater connectivity for Lehi City residents and provide more housing in an existing desirable neighborhood.

We appreciate your consideration of our application and look forward to continuing to work with you to create a beautiful community that Lehi City and its residents can be proud of for many generations to come. Feel free to reach out to me at (801) 691-4843 or rwilson@symphonydev.com with any questions or concerns.

Sincerely,

Russell Wilson

Russell Wilson
Vice President, Symphony Development


PUBLIC
HEARING


PUBLIC
HEARING

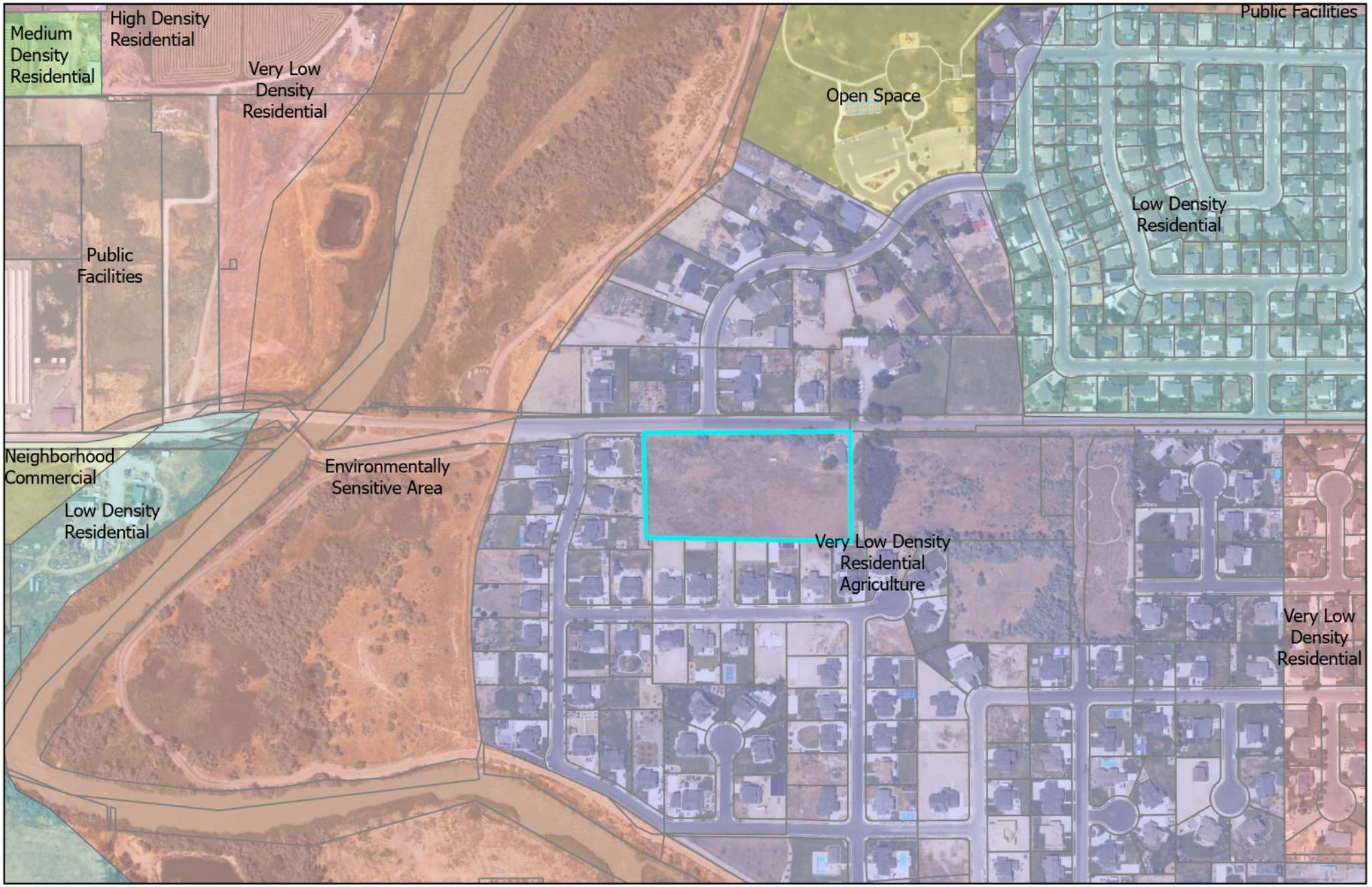
Colledge Farms Plat F

Aerial Map



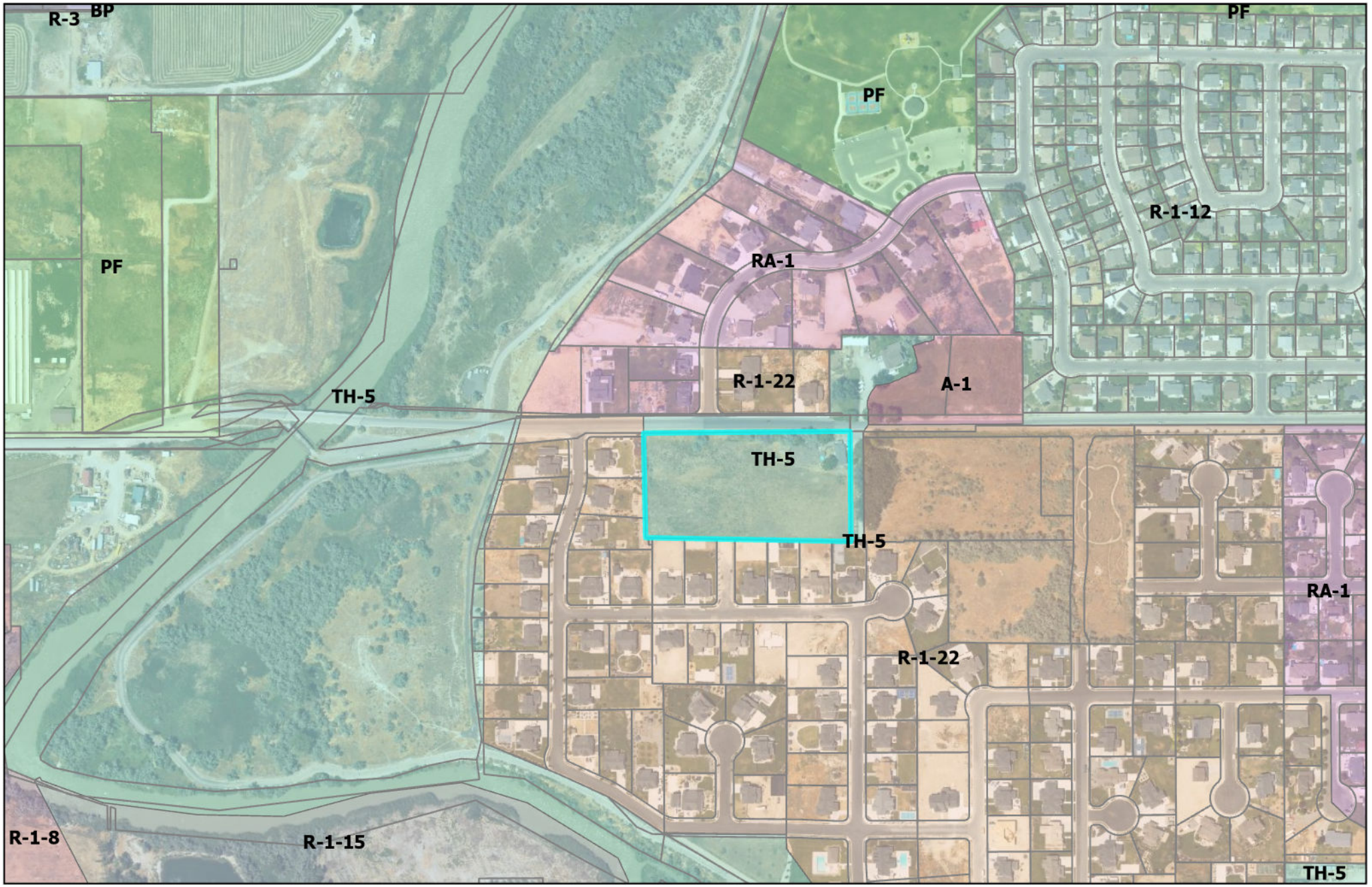
Colledge Farms Plat F

General Plan Map



Colledge Farms Plat F

Zoning




49:419:0506
49:419:0505
49:419:0504
58:025:0019
35:691:0001
35:691:0002
35:691:0004
35:691:0003
35:790:0001
35:790:0002
58:020:0288
58:020:0289
58:020:0500
58:026:0064
58:026:0090
45:631:0001
45:631:0010
45:631:0002
45:631:0011
45:631:0003
45:631:0012
45:631:0004
45:631:0013
45:631:0014
45:631:0005
45:631:0021
45:631:0006
45:631:0015
45:631:0016
45:631:0007
65:627:0055
65:627:0054
65:627:0053
65:627:0052
65:627:0051
65:627:0050
65:627:0049
65:627:0048
65:627:0067
65:627:0047
65:627:0046
65:627:0056
65:627:0057
65:627:0058
65:627:0059
65:627:0060
65:682:0067
65:682:006

Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: July 31, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Symphony Home's request for review of the Colledge Farms Planned Residential Development (PRD) Plat F Concept Plan, a 9-lot subdivision located at approximately 2850 West 1500 North including one lot as density in lieu. (Tabled from July 10th meeting)

Suggested Action:

Attachments:

Colledge Farms 1.pdf

Colledge Farms 2.pdf

COLLEDGE FARMS PLAT F CONCEPT PLAN
PLANNING COMMISSION REPORT

Applicant	Symphony Homes		
Meeting Date	July 31, 2025		
Requested Action/Purpose	Recommendation of a concept plan		
Decision Type	Administrative		
Location	Approximately 2850 West 1500 North		
Project Area	5.18 acres		
Existing Zoning	TH-5		
General Plan Land Use Designation	Very Low-Density Residential Agriculture (VLDRA)		
Adjacent Zoning and Land Use	*North*	R-1-22	Single-family homes
	South	R-1-22	Single-family homes
	East	R-1-22	Future LDS stake center and meeting house
	West	R-1-22	Single-family homes
Date of DRC Review	July 23, 2025		
Assigned Planner	Katie Bussell		

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 37.040. Connectivity Standards.

A. Residential Connectivity Standards. All new residential subdivisions with ten or more units or more than one acre shall meet the following connectivity index, block length, and cul-de-sac length standards for private and public roads.

1. Required Connectivity Index. The minimum required connectivity index shall be required based on the project density as identified in the following table of minimum connectivity index scores:

Density	Index Score
0-2.5 DU/AC	1.5
2.6-4 DU/AC	1.6
4.1-6 DU/AC	1.7
6+DU/AC	1.8

2. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project density as identified on the following table of maximum block lengths:

Density	Block Length
0-2.5 DU/AC	1,000 ft. street and pedestrian block length
2.6-4 DU/AC	800 ft. street and pedestrian block length
4.1-6 DU/AC	600 ft. street and pedestrian block length
6.1+ DU/AC	600 ft. street block length and 400 ft. pedestrian block length

REPORT ANALYSIS

The applicant requests recommendation of the Colledge Farms Plat F concept plan. The applicant is requesting to add the 5-acre parcel in question to the original Colledge Farms Planned Residential Development that was approved by the City Council in 2016. This report will discuss the overall layout of the proposed subdivision, the original Colledge Farms PRD, and the DRC comments.

Layout
Symphony Homes is proposing 9 residential lots on 5 acres and to have it be added to the original Colledge Farms PRD. Under traditional zoning, only 7 would be allowed due to the minimum lot size requirement of 22,000 square-feet for the R-1-22 zone. However, the overall density is below the 1.75 units per acre as required by the zone. Symphony Homes is also installing road improvements to 1500 North, including a 10-foot landscaping buffer along lots 1 and 9 to create a more aesthetically pleasing entrance to the subdivision that will be owned and maintained by the HOA. With these improvements, the Engineering Department determined that there was enough road dedication for 1500 North to equate to one additional lot, which would bring them to 8 lots. The applicant is hoping to attain one additional lot to reach their preferred layout through park and open space improvements and not utilizing their full density under the original Colledge Farms PRD.

Under the 9-lot layout, all of the lots are below the 22,000 square-foot minimum. The average size of the 9 lots is 18,677 square-feet. This approximately matches most of the surrounding lots as the original Colledge Farms PRD has many units that are closer to a third of an acre rather than 22,000 square-foot lots. The development also has 2850 West connecting through to 1500 North to meet the Development Codes connectivity standards.

Original PRD
The original Colledge Farms PRD was approved by the City Council in 2016 with construction beginning in 2018. The original concept plan was approved to have 98 units. The original concept plan also dedicated 15 acres of the total 69 acres as open space, which exceeds the 20% minimum open space requirement of a PRD.

In 2024, a buyer of one of the lots in Colledge Farm wished to consolidate two lots into one as part of the Colledge Farms Plat D First Amendment plat. This was recorded, and therefore only 97 units were built in the original Colledge Farms PRD rather than the full 98. Further, as the applicant exceeded the minimum open space requirement, they are proposing to make improvements to justify an additional lot to get to 9 lots in their current proposed concept.

DRC Comments
There were 8 redline comments from the DRC in total, many pertaining to comments to be considered at preliminary subdivision approval. Some of note include:

1. 1500 North frontage landscaping to be installed by the developer and maintained by the HOA. Please add a note to the plat to the effect that the park strip landscaping will be maintained by the HOA.
2. The Engineering Department is supportive of offering one lot density in lieu of the ROW and paving along 1500 North, but is strongly opposed to opening up a previously approved PRD and reassigning density. Among other reasons, this could set an unwanted precedence for future and past developments and developers wanting to transfer previously unused allowable density to other areas.
3. Planning staff supports amending the PRD to allow for an additional lot in addition to the lot gained by the ROW, based on the fact that one extra lot was left over due to a plat amendment, and the full density for the original PRD previously approved by the Planning Commission and City Council was not utilized.

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

As a concept plan this is an administrative item. The applicant is asking to consider amending the original Colledge Farms PRD to add 5 acres to the PRD to allow for 9 more units of density. The City Council will have the ultimate decision to approve the concept plan or not. The Planning Commission will make a recommendation to approve the concept plan or not.

This is a public hearing item.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may recommend approval, approval with modifications, or recommend denial of the proposed concept plan. Any motion should include findings. Possible findings include:

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

Colledge Farms Plat F Concept
DRC Redline Comments

*Symphony Homes- requests review of the **Colledge Farms Plat F** Concept Plan, amending the original Colledge Farms PRD to allow for a 9-lot subdivision located at approximately 2900 West 1500 North.*

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: Katie Bussell
Representatives of the Applicant Present: Russell Wilson
Date of Plans Reviewed: 7/15/25
Time Start: 1:05 PM
Time End: 1:10 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber:
A. General Comment:
In accordance with Lehi Power Standard 4.2.1, all new power conduit installations shall include a developer-supplied 4-way 16/13mm micro-duct system placed concurrently within the trench section. A detailed Communications Plan, including conduit routing, access points, and end use requirements, shall be submitted and reviewed during the preconstruction meeting. Inspection protocols, conduit verification procedures, and installation specifications will also be addressed at that time.
Garion – Fire: No comments.
Ryan – Water/Sewer:
1. Lehi city master plan water mains are 12" pi main and 10" culinary main on 2850 this will be extended to 1500 north.
2. Dual pipe connections will not be allowed per lehi city standards. change to combo box.
3. existing 36" storm drain to be removed to MH. from existing ditch.

James – Parks:
4. At preliminary, please provide landscape and irrigation plans.
5. 1500 North frontage landscaping to be installed by the developer and maintained by the HOA. Please add a note to the plat to the effect that the park strip landscaping will be maintained by the HOA.

Gary S. – Building/Inspections:
6. A soil report will be required if this moves past concept.

Shelbey – Public Works:
A. Precon:
a. SWPPP will be required prior to precon.

Gary E. – Engineering:
7. The Engineering Department is supportive of offering one lot density in lieu of the ROW and paving along 1500 North, but is strongly opposed to opening up a previously approved PRD and reassigning density. Among other reasons, this could set an unwanted precedence for future and past developments and developers wanting to transfer previously unused allowable density to other areas.

Luke – Traffic:
Kim – Planning:
8. Planning staff supports amending the PRD to allow for an additional lot in addition to the lot gained by the ROW, based on the fact that one extra lot was left over due to a plat amendment, and the full density for the original PRD previously approved by the Planning Commission and City Council was not utilized.

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

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

THIS ITEM IS/IS NOT REQUESTING AN EXCEPTION.
(An exception requires stamped addressed envelopes for public noticing if the project proceeds to Planning Commission)

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 31ST.

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.

July 11, 2025

Lehi City Planning & Zoning
C/O Ms. Katie Bussell
153 North 100 East
Lehi, Utah 84043

RE: Amended Application for Concept Review for 5.20 Acres Located at Approximately 2850 West 1500 North (Utah County Parcel No. 58-026-0064)

Dear Ms. Bussell:

Please see the enclosed amended Application for Concept Review to be reviewed jointly with the Application for Zoning Map Amendment previously submitted for 5.20 acres located at approximately 2850 West and 1500 North, Lehi (the "Property").

Symphony Development ("Symphony") is seeking a zoning map amendment from TH-5 to R-1-22 zoning for the Property as well as concept plan approval for a 9-lot single-family residential subdivision. The following information is provided to assist you in your review of our applications:

Brief History

Colledge Farms PRD (aka "Riverwalk") located at approximately 1350 North and 2550 West was developed by Symphony starting in 2018. Symphony is actively building homes in the community and remains the declarant of Colledge Farms Owners Association, Inc (the "HOA"). The overall community originally consisted of 98-lots which were developed in five phases. The PRD required the dedication of approximately 2.28 acres of land to the HOA for open space and 10+ acres of land to Lehi City. The density calculation for the 98 lots was "… based on the original base density of 94 lots, plus 2 lots for the property dedication across the trail (1 lot per 5 acres) and 2 lots for the construction of the single loaded roadway along the river. The total density is 98 units." The community also contains a swimming pool, park, and playground which are owned and operated by the HOA but were not required by the PRD ordinance or zoning approval.

Plat Amendment

It should be noted that in 2023, at the request of a client, Symphony amended Colledge Farms Plat "D" combining two lots into one, thus reducing the overall density of Colledge Farms PRD to 97 units.

Current Application

Symphony Development is requesting to amend Colledge Farms PRD to include an additional 9-lot phase on the north side of the development adjacent to Colledge Farms Plat "C". We anticipate that this new phase will be annexed into the HOA so it can enjoy the open space and amenities provided for the community. It is also intended that all the lots and homes will be comparable in size and quality to those previously built by Symphony.

The proposed concept plan labeled "Colledge Farms Plat "F" will continue 2850 West and connect to 1500 North. The average lot size of the 9-lots shown is 18,677 square feet (0.43 acres), comparable in

size to the existing lots in Colledge Farms. This design is within the maximum 1.75 dwelling units per acre as required by the zoning code (1.75 units x 5.20 acres = 9.1 units), but the base plan shows that only 7-lots can be achieved that meet the 22,000 square foot and lot width minimums. With this, Symphony is requesting some design flexibility of lot size in lieu of Symphony's installation of road improvements to the 1500 North collector street. We appreciate the City Engineer's recommendation of a one-lot density bonus in exchange for the road dedication. To achieve 9-lots as proposed, Symphony kindly requests that the city allocate the density unit that was removed from the PRD during the plat amendment described above, to this new phase. Additionally, Symphony will dedicate additional land to the HOA for common area and landscape buffer at the new 1500 North entrance which we believe will greatly improve the visual aesthetics of 1500 North and the entrance to the Colledge Farms community.

We appreciate your consideration of our application and look forward to continuing to work with you to create a beautiful community that Lehi City and its residents can be proud of for many generations to come. Feel free to reach out to me at (801) 691-4843 or rwilson@symphonydev.com with any questions or concerns.

Sincerely,

Russell Wilson

Russell Wilson
Vice President, Symphony Development

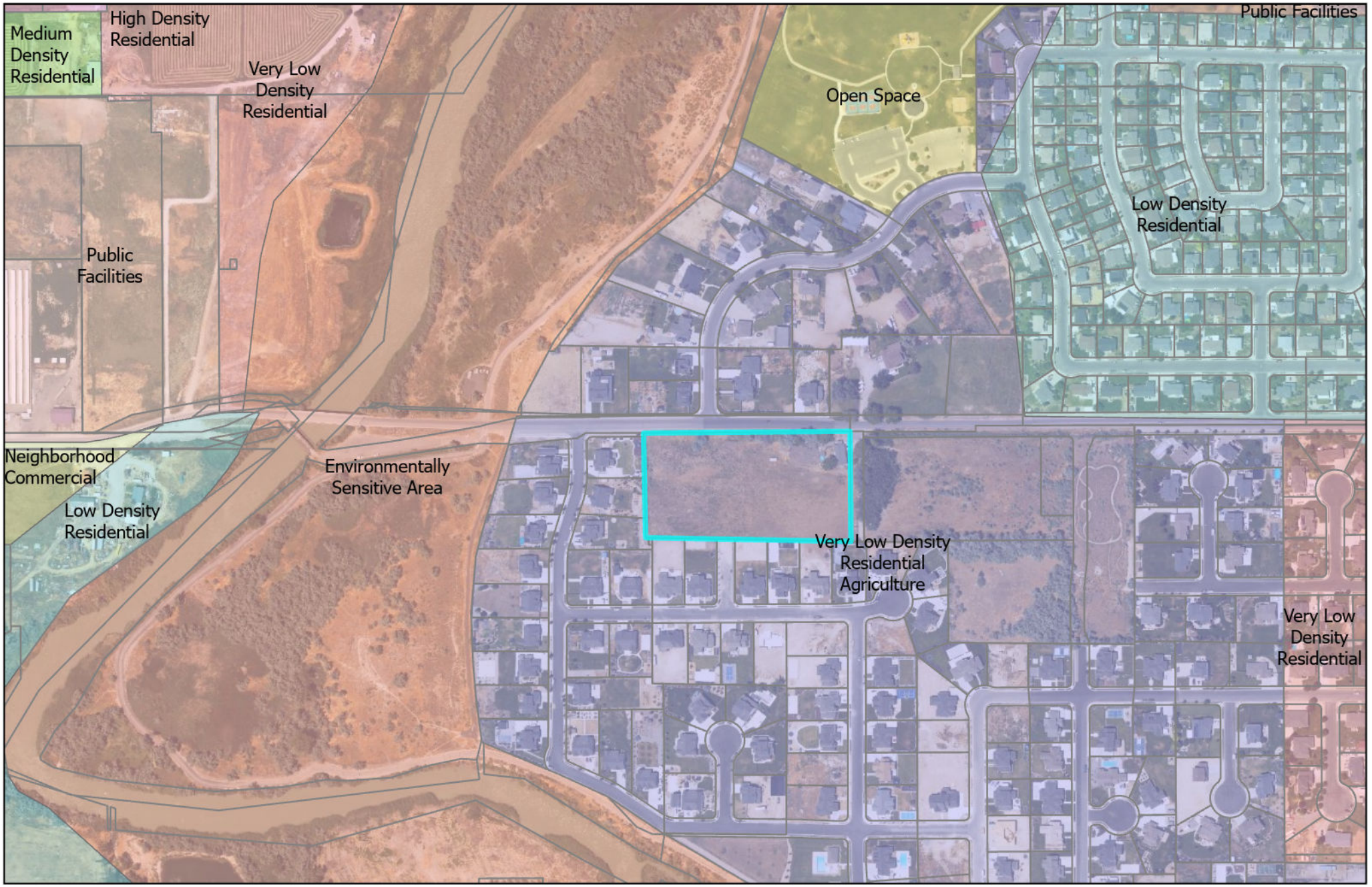
Colledge Farms Plat F

Aerial Map



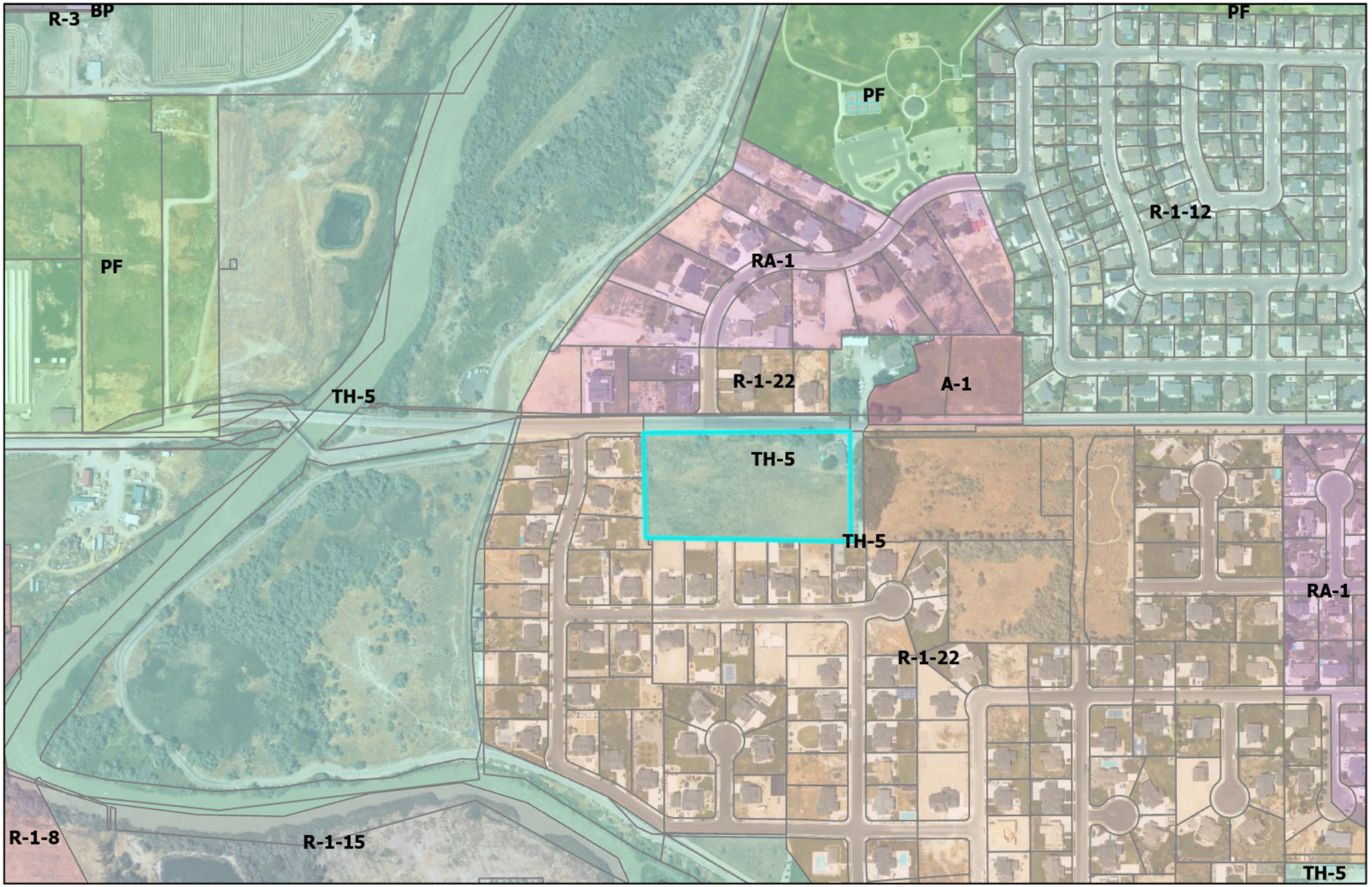
Colledge Farms Plat F

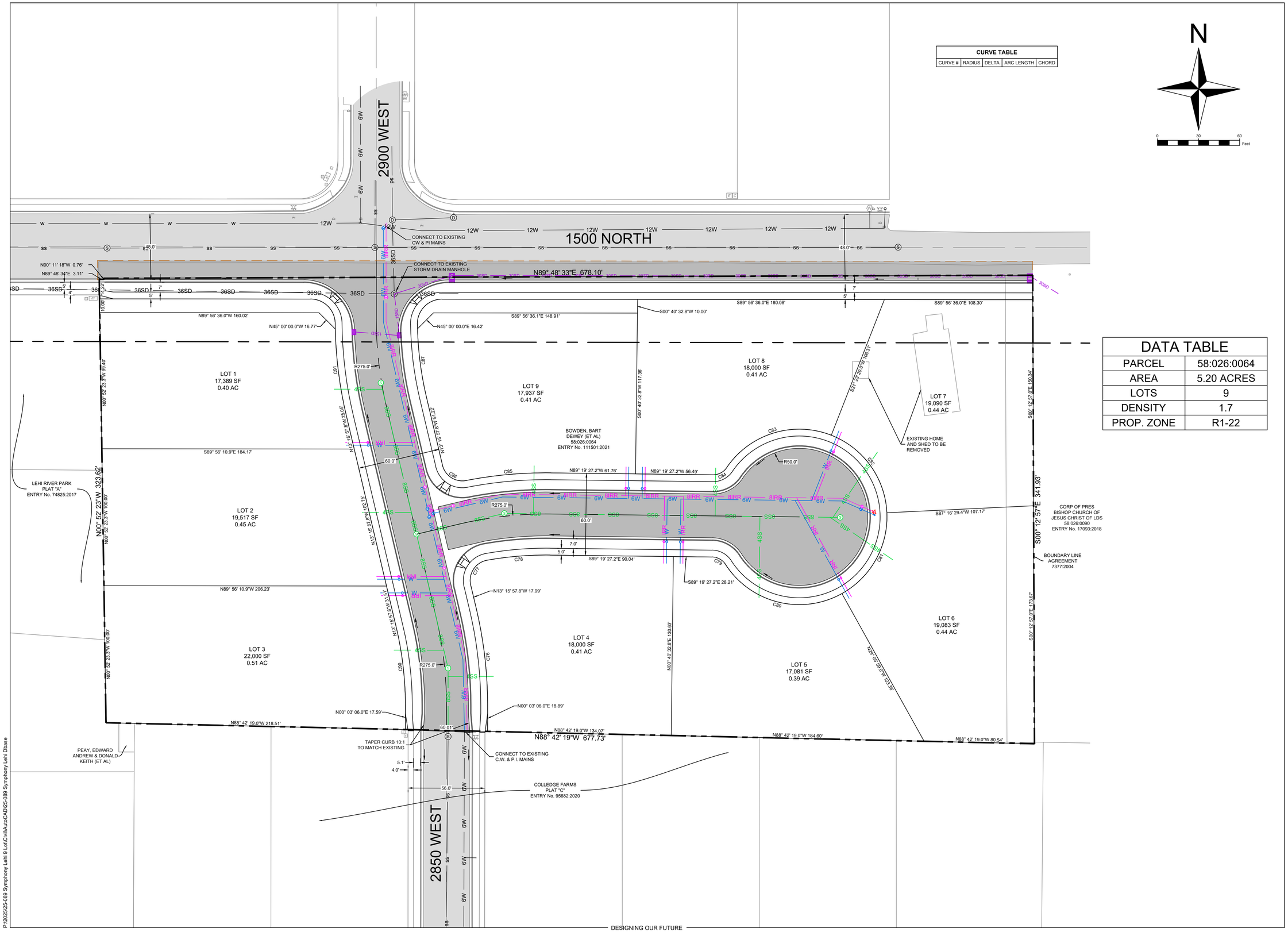
General Plan Map



Colledge Farms Plat F

Zoning





CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD

N

0 30 60 Feet

DATA TABLE	
PARCEL	58:026:0064
AREA	5.20 ACRES
LOTS	9
DENSITY	1.7
PROP. ZONE	R1-22

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

COLLEDGE FARMS
PLAT F
LEHI, UTAH

MARK: DATE: DESCRIPTION:

PROJECT #: 25-089
DRAWN BY: J.BLACK
PROJECT MANAGER: J.BLACK
ISSUED: 7/2/2025

DRAFT

CONCEPT PLAN

1

P:\2025\25-089 Symphony Lehi 9 Lot\Civil\AutoCAD\25-089 Symphony Lehi Dbase

Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: July 31, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Symphony Homes' request for approval of the Lehi Terrace Plat Amendment removing two lots from the Lehi Terrace Subdivision located at approximately 2900 North and 1080 West.

Suggested Action:

Attachments:

Lehi Terrace 1.pdf

Lehi Terrace 2.pdf

LEHI TERRACE PLAT AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Symphony Homes		
Meeting Date	July 31, 2025		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	Approximately 1200 West and 2980 North		
Existing General Plan Designation	Medium Density Residential (MDR)		
Existing Zoning	R-2		
Existing Land Use	Single Family Lots		
Number of Lots/Units	37 Lots		
Adjacent Zoning and Land Use	*North*	NC& RA-1	Single Family Homes
	South	A-1	Single Family Homes
	East	TH-5	Single Family Homes
	West	R-3	Single Family Homes
Date of DRC Review	July 9, 2025		
Assigned P]>lanner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 01/23/24)

A. The Planning Commission, following review by the Reviewing Departments, shall be the Land Use Authority for approving any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot contained in a subdivision plat. The Planning Commission shall follow all requirements and procedures identified in Utah State Code Section 10-9a-608.

PROPERTY HISTORY

February 1, 2016 Property came into the City as part of the Hans Follie Addition

August 10, 2021 City Council approved the Lehi Terrace General Plan Amendment from NC and VLDR to MDR and the Lehi Terrace Concept Plan

November 16, 2021 City Council Approved the Lehi Terrace Zone Change from TH-5 to R-2 with a Development Agreement for the future development of the site

April 12, 2022 City Council Approved the Lehi Terrace Final Subdivision.

REPORT ANALYSIS

The applicant requests approval of an amendment to the Lehi Terrace Subdivision. This was originally approved as a (Planned Unit Development) PUD which allowed for flexibility in lot size and a maximizing of density because they included private open space and met the other requirements for a PUD.

The applicant proposes amending the recorded plat to remove two units bringing the total from 39 to 37 lots. This

will allow the rest of the units to increase in size, and will result in an overall reduction of density. The Code has maximum number of units but not a minimum or anything else that would prohibit the applicant from removing these lots.

The Reviewing Departments had five redline comments including:

1. How do you plan to keep current customers in power while you excavate and revise the configuration to the new equipment placement?
    a. Provide a construction plan/schedule for power work to the power dept. for approval.
    b. Provide a generator for existing customers during the outage time.

Please include all DRC Comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or deny the proposed plat amendment. Any motion should include findings. Possible findings include:

1. The proposed plat amendment decreases overall density and still complies with the requirements of a PUD.
2. The proposed subdivision meets/does not meet the requirements of the Development Code.
3. Other findings based up
4. on information presented at the public meeting.

Lehi Terrace Plat Amendment
DRC Redline Comments

Symphony Development- requests review of the Lehi Terrace Plat Amendment removing two lots.

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: Russell Wilson
Date of Plans Reviewed: 07/01/25
Time Start: 1:39pm
Time End: 1:42pm

DRC REDLINE COMMENTS:
Glade – Power:
1. How do you plan to keep current customers in power while you excavate and revise the configuration to the new equipment placement?
    a. Provide a construction plan/schedule for power work to the power dept. for approval.
    b. Provide a generator for existing customers during the outage time.

Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer:
2. Existing sewer and water services to be abandon at main. add note to plans.
3. Why are moving these water services on lot 111A
4. 2' tee patch add note to plan set.

James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
5. Fix Plat amending Lots 110-121 not Lots 110-122

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 31st

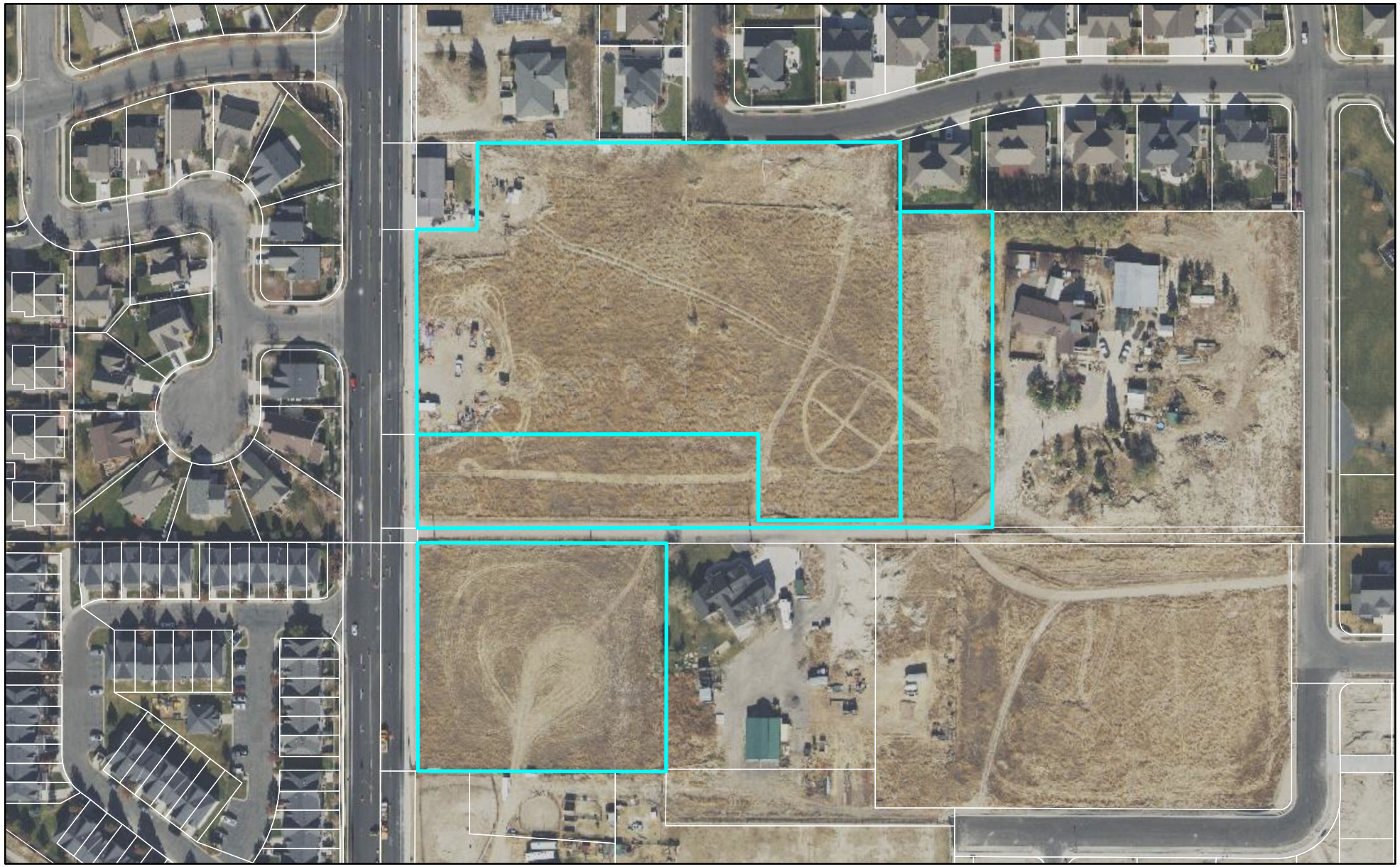
Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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


111


PUBLIC
HEARING
55

Lehi Terrace

Aerial

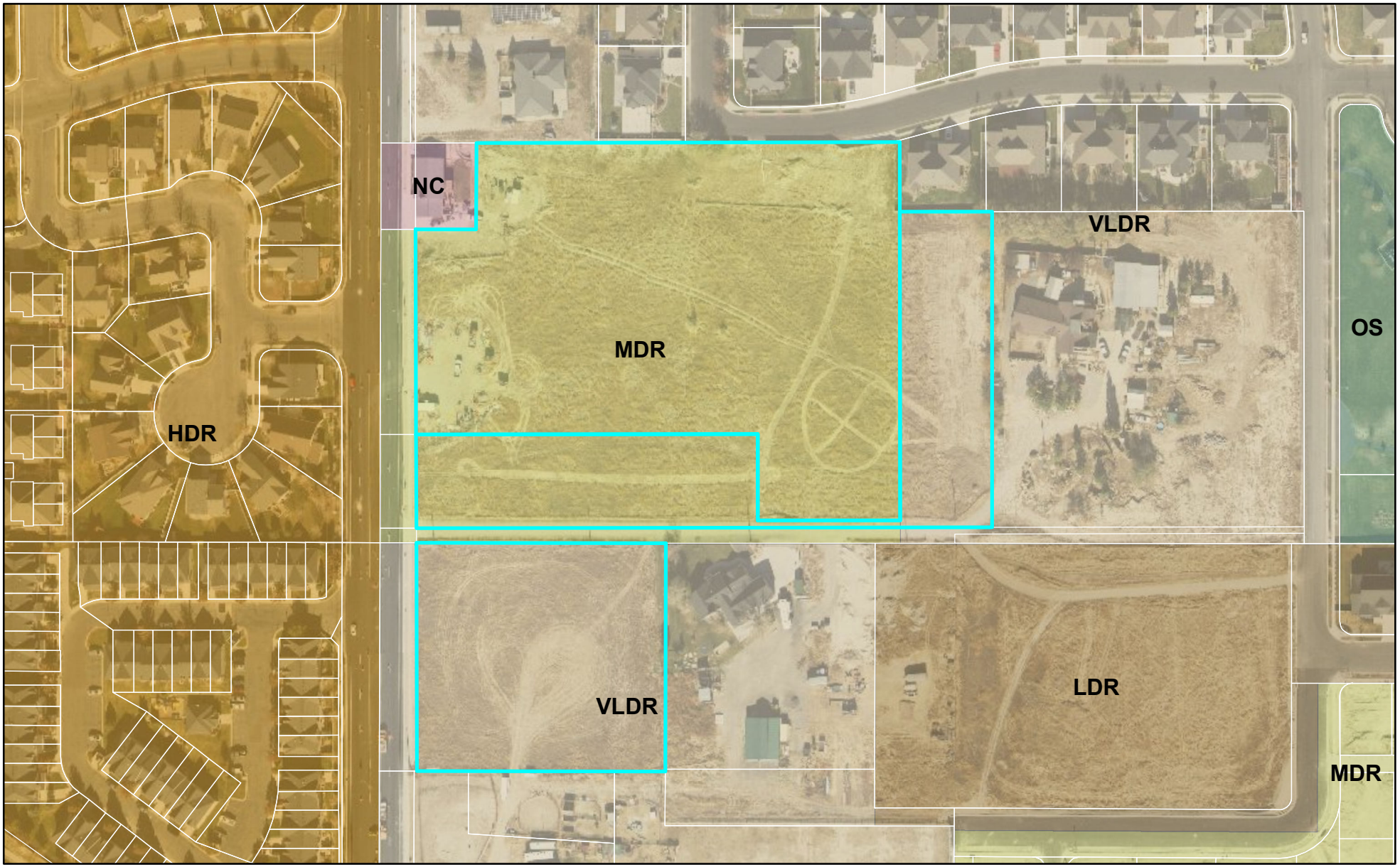


0 190 380 Feet

LEHI CITY

Lehi Terrace

General Plan

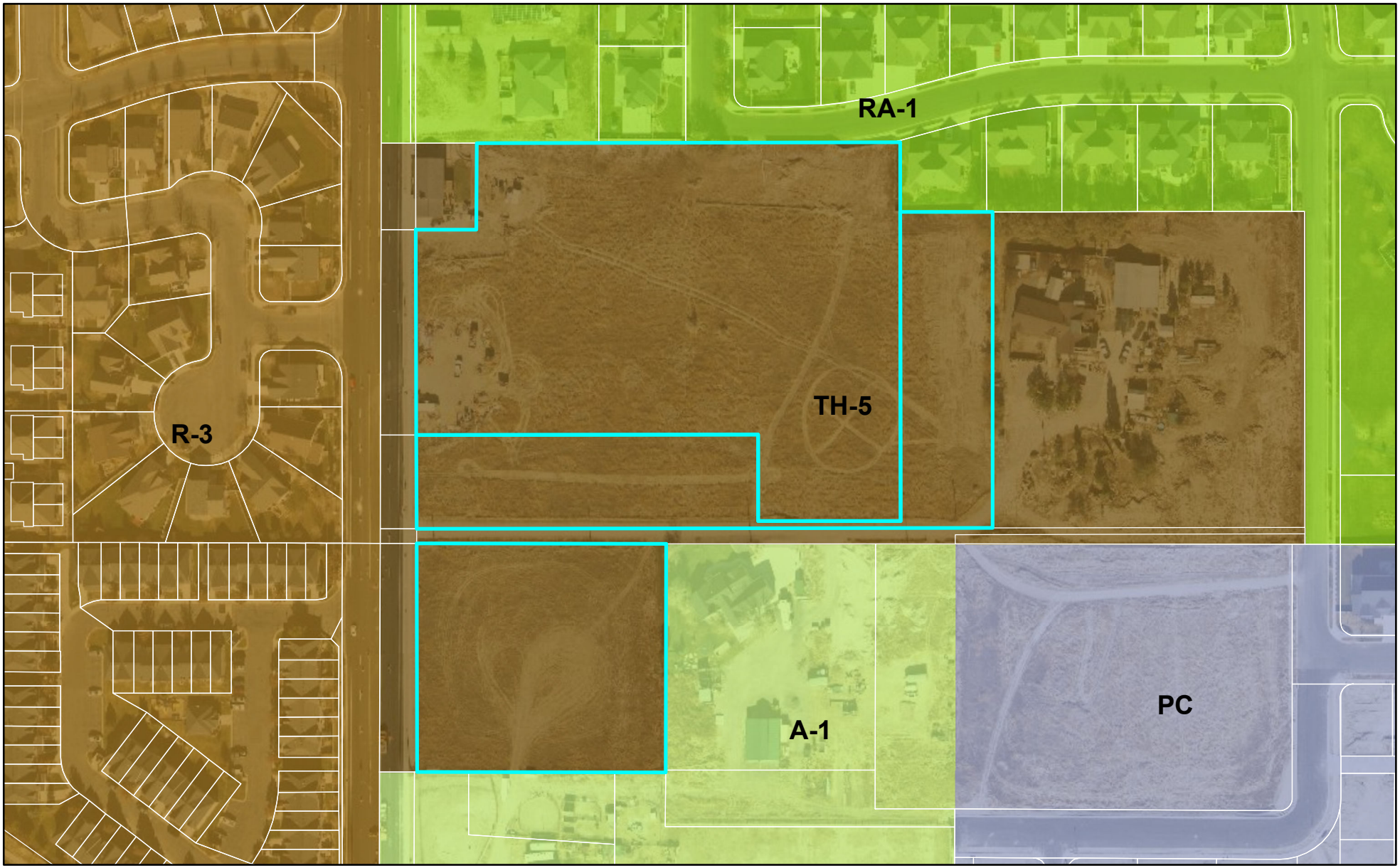


0 190 380 Feet

LEHI CITY

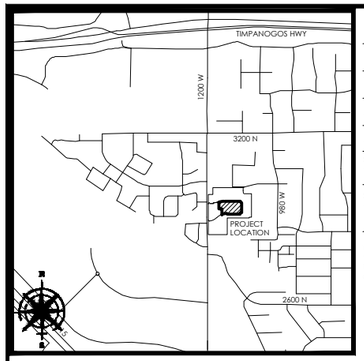
Lehi Terrace

Zoning



0 190 380 Feet

LEHI CITY



BUILDING SETBACKS

FRONT PORCH	15'
GARAGE	20'
REAR YARD (INTERIOR LOTS)	15'
REAR YARD (CORNER LOTS)	15'
SIDE YARD (PERIMETER)	5'
SIDE YARD (CORNER LOT)	15'

NOTE: WHERE A PUBLIC UTILITY EASEMENT WITHIN THE BUILD-ABLE AREA OF A LOT EXISTS: THE PUE WILL TAKE PRECEDENCE OVER THE SETBACK

LEHI TERRACE AMENDMENT PLAT

PLANNED UNIT DEVELOPMENT
VACATING LOTS 110-121 OF THE LEHI
TERRACE PUD ENTRY#:7553:2023
LOCATED IN THE SW 1/4 OF SECTION 32, T4S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

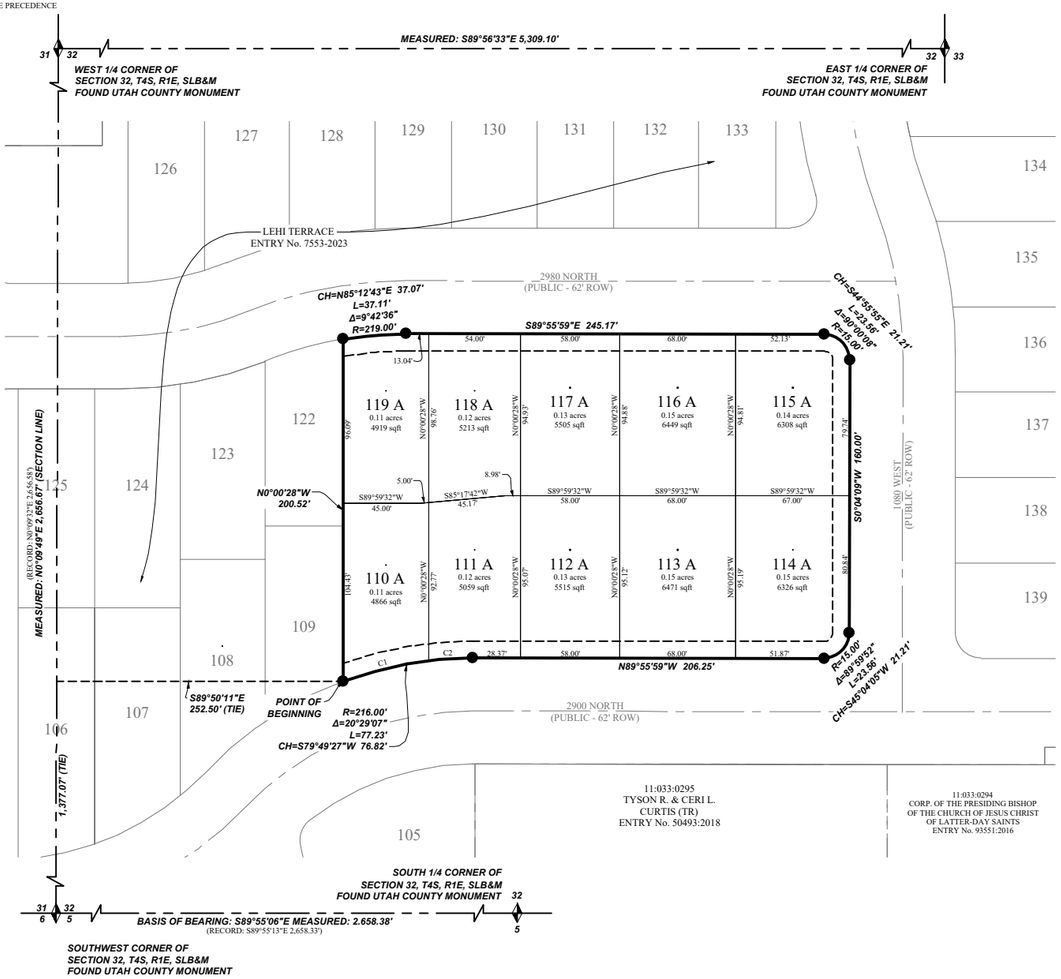
N

S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	216.00	20°29'07"	77.23	S79°49'27"W	76.82
C2	216.00	20°29'07"	77.23	S79°49'27"W	76.82



NOTES

1. #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

2. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.

3. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

4. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.

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

6. ALL HOMES ARE REQUIRED TO MEET THE ARCHITECTURAL REQUIREMENTS CONTAINED IN THE DEVELOPMENT CODE INCLUDING PRODUCT MIX ON HOME ELEVATIONS.

TABULATIONS:

CURRENT ZONE:	R-2 PUD
TOTAL AREA:	1.30 ACRES
SINGLE FAMILY LOTS:	10 UNITS
OPEN SPACE:	NA
DENSITY:	7.69 UNITS/ACRE
ROADWAY AREA:	NA
ROADWAY LENGTH:	NA
DEVELOPMENT TYPE:	RESIDENTIAL

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots and easements, to be hereafter known as LEHI TERRACE AMENDMENT PLAT, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

DATE

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 32, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point along the northerly right-of-way line of 2900 North, said point being N0°09'49"E 1,377.07 feet along the Section line and S89°50'11"E 252.50 feet from the Southwest Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: N89°55'06"E between the Southwest Corner and the South 1/4 Corner of said Section 32); running thence N00°00'28"W 200.52 feet to the southerly right-of-way line of 2890 North; thence along said right-of-way line the following three (3) courses: (1) Easterly along the arc of a non-tangent curve to the right with a radius of 219.00 feet a distance of 37.11 feet through a central angle of 09°42'36" Chord: N85°12'43"E 37.07 feet; thence (2) S89°55'59"E 245.17 feet; thence (3) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'08" Chord: S44°55'55"E 21.21 feet to the westerly right-of-way line of 1080 West; thence along said right-of-way line S00°04'09"W 160.00 feet to the northerly right-of-way line of 2900 North; thence along said right-of-way line the following three (3) courses: (1) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'52" Chord: S45°04'05"W 21.21 feet; thence (2) N89°55'59"W 206.25 feet; thence (3) along the arc of a curve to the left with a radius of 216.00 feet a distance of 77.23 feet through a central angle of 20°29'07" Chord: S79°49'27"W 76.82 feet to the point of beginning.

Contains 1.30 acres +/-
10 Lots

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS OPEN SPACE/COMMON AREA AS INDICATED HEREON, TO THE LEHI TERRACE HOMEOWNERS ASSOCIATION, INC. A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 111 SOUTH FRONTAGE ROAD, CENTERVILLE, UT 84014.

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

BY:_____
(PRINTED NAME)

ITS:_____

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

APPROVED_____ ATTEST: _____
CITY ENGINEER (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY CHAIR, PLANNING COMMISSION

1 OF 1	06-20-2025

OWNER/DEVELOPER
SYMPHONY DEVELOPMENT
111 S. FRONTAGE ROAD
CENTERVILLE, UTAH 84014
801-298-8555
CONTACT: JARED SCHMIDT

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

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

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

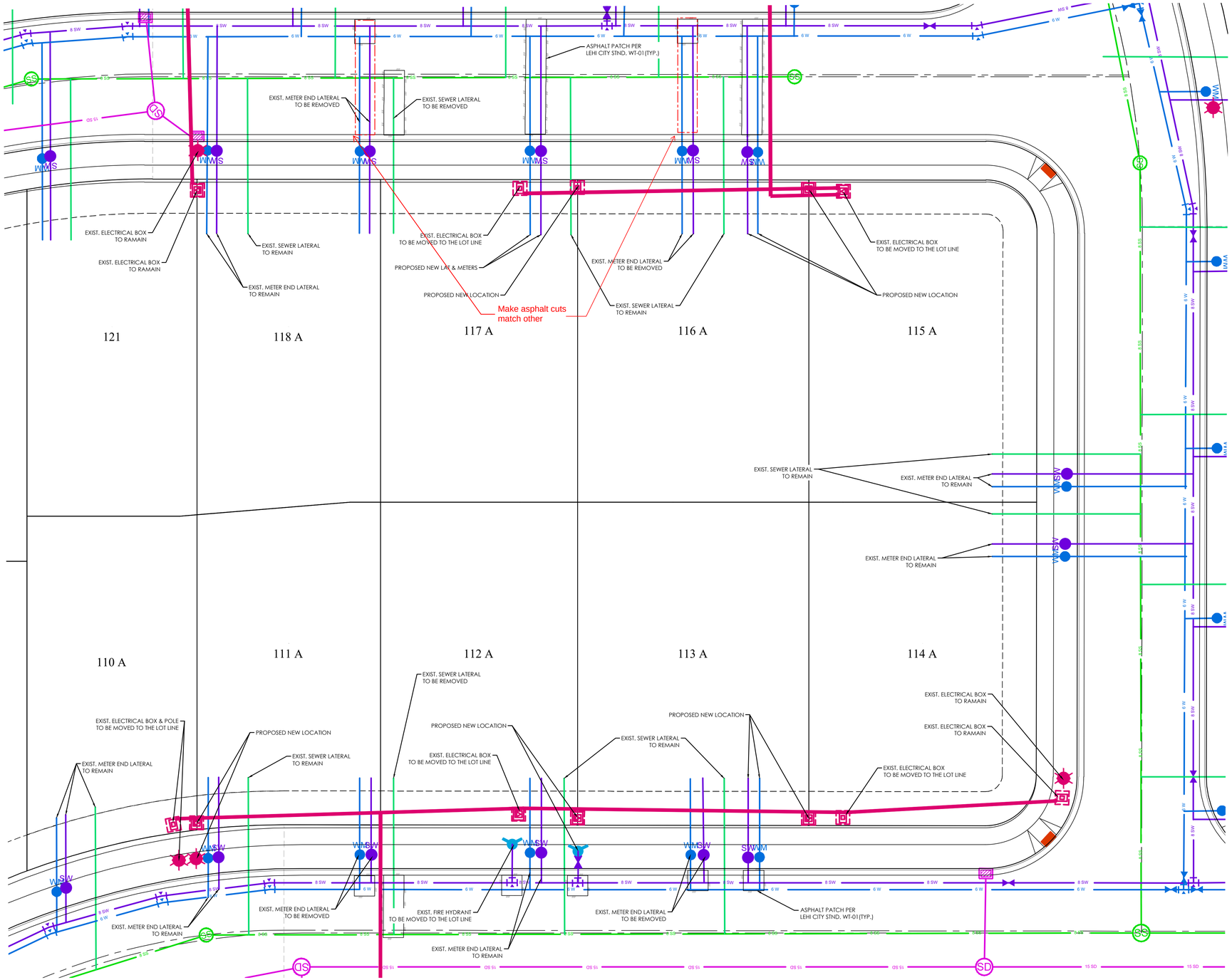
MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CITY ENGINEER'S SEAL	CITY RECORDER'S SEAL	COUNTY RECORDER'S SEAL

LEHI TERRACE AMENDMENT PLAT
PLANNED UNIT DEVELOPMENT
VACATING LOTS 110-122 OF THE LEHI
TERRACE PUD ENTRY#:7553:2023
LOCATED IN THE SW 1/4 OF SECTION 32, T4S, R1E,
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

z:_2020\20-0257 2900 n 1200 w (eh)\design 20-0257\dwg\sheets\Amended Plat\C2 AMENDED PLAT.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- POWER LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- POWER BOX
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

N

S

GRAPHIC SCALE

15 0 7.5 15 30 40

(IN FEET)
1 inch = 15 ft.

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR REVIEW ONLY

LEHI TERRACE II

LEHI CITY, UT

UTILITY PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

UTILITY PLAN

Scale:	1"=15'	Drawn:	KV
Date:	06/19/25	Job #:	20-0257
Sheet:	C1		

Z:_2020\20-0257 2900 n 1200 w lehi\design 20-0257\dwg\sheets\Amended Plat\UTILITY PLAN AMENDED.dwg

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: July 31, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Steven Kelly's request for approval of exceptions to the building elevations for the Ember Hotel site plan located at 26 East Main Street.

Suggested Action:

Attachments:

Ember Hotel 1.pdf

Ember Hotel 2.pdf

EMBER HOTEL SITE PLAN WITH EXCEPTIONS
PLANNING COMMISSION REPORT

Applicant	Steven Kelly		
Meeting Date	July 31, 2025		
Requested Action/Purpose	Approval of a proposed site plan with exceptions		
Decision Type	Administrative		
Location	26 East Main Street		
Project Area	0.27 acres		
Existing Zoning	MU		
General Plan Land Use Designation	MU		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	MU	Home office/The Dance Academy
	South	MU	Single family residential
	East	MU	Vacant Commercial Space
	West	MU	Single family residential
Date of DRC Review	July 2, 2025		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.260. Site Plan Approval Process.
Permitted Uses.

1. Site plans associated with a permitted use require review an approval by the Reviewing Departments. Site Plans requesting exceptions to Code requirements require approval by the Planning Commission for the requested exceptions. The Reviewing Departments may require that the approval of a site plan be forwarded to the Planning Commission if they determine the standards in the Development Code are unclear, or that the project is likely to have extenuating or unforeseen impacts beyond what would normally be expected on issues such as traffic, lighting, or compatibility of uses.

PROPERTY HISTORY

October 10, 2024- The Ember Hotel Concept was approved by the Planning Commission.

REPORT ANALYSIS

The applicant requests review and approval of the Ember Hotel site plan, requesting exceptions to the Development Code for the building elevations. This report will outline the requested exceptions and the DRC comments. The Planning Commission previously approved a concept plan for this boutique hotel and there have been minimal changes since concept approval.

Exceptions

There are two exceptions to the Development Code being requested for the building elevations. The Historic Design District requires the following:

- Buildings shall be constructed with brick as the primary exterior building material. Products simulating brick shall not be used as an exterior material. Concrete, stone, fiber cement, or wood may be used as secondary materials and shall only be used for wainscots, columns, accents, cornices, or other architectural features. An exception will be requested for this item for the east side elevation.

- A minimum of 50 percent of the facade area on the first floor facing Main Street and State Street shall consist of glass. An exception will be requested for this as well.

On the first exception relating to the brick material, the applicant has made a significant effort to have brick as the overall primary exterior building material, but they need an exception for the east side of the building where it is adjacent to the former Hutch's building. They currently show no brick on the east side, but this façade will largely be covered up by the adjacent building. There was concern about the difficulty and feasibility of installing the brick on that side so the applicant proposes CMU block and lap siding with a historic style mural where the wall is visible.

On the second exception relating to the glass percentage, the applicant has noted that they are requesting an exception for the window percentage along the front of the building because of the fire requirements adjacent to the electrical boxes on the northeast side of the site. Also, the exception is requested because half of the windows are in the bathroom and shower space, which is not conducive to windows and privacy. The current elevations show the total glass at Main Street level at approximately 36 percent compared to the 50 percent requirement.

Staff feels comfortable with both exceptions as the applicant has made efforts where possible to get close to meeting the Code.

DRC Comments

There were 26 comments from the DRC, however many of these were informational to the applicant as part of the site plan review process. The decision was made to allow the site plan to move forward to Planning Commission to ask for the specific exceptions as the rest of the DRC comments can be resolved through a subsequent DRC review and plan checkoffs.

Please consider all DRC comments in the motion.

SCOPE OF APPROVAL

Site Plans are administrative items that must be approved if they meet the Development Code requirements. This site plan requests exceptions. The Planning Commission should determine if the intent of the Code is met and these exceptions should be granted. This is not a public hearing item.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or deny the proposed 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 and will not be detrimental to the public health, safety, general welfare or convenience.
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 meeting.

Ember Hotel Site Plan
DRC Redline Comments

Steven Kelly- requests review of the Ember Hotel site plan located at 26 East Main Street.

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: Steve Kelly, Gilbert, Ken, Kevin, Steven, Tony
Date of Plans Reviewed: 07/02/25
Time Start: 1:00 pm
Time End: 1:24 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Transformer location does not meet NFPA clearance requirements. Add note to the area of the building, and the fire rating construction required to meet NFPA requirements.
2. No structures are allowed in the PUE space.
3. Show and label metering location. (No CT required for 200 A. 208/120 V.)
4. Submit completed power load estimate worksheet.
   https://www.lehi-ut.gov/wp-content/uploads/2020/04/LoadEstimatorSheet.pdf

Brad – Fiber: No comments
Garion – Fire:
5. Insert Fire Riser Detail.
   Insert Fire Department Detail.
6. Toilet in the Fire riser room? Move label to correct location.
7. Show location of the fire department connection (FDC) on the street side of the building.

Ryan – Water/Sewer:
8. label existing 10" pi main and show valve on pi main.
9. 4" tee with valve up sized to 6" after valve. show valve on plan set.
10. label size of fire line.
11. ex PI needs to be upgraded to meter connection. add note to plans. show location of can on plan set.
12. show valve Fl to tee on fire line.
13. 2" needs to be abandon at tee add note to plan set.
14. 6" C-900 label on plan set.
15. install 6" tee with 6" valve fl to tee. install 2" valve on tee. connect existing 2" with 2" CTS blue poly.
16. Provide Lehi City detail sheets.

James – Parks:
17. Please Update legend and plans to reflect #'s and plants
18. Please Update legend and plans to reflect plants drawn
19. Ch 37-11.d.ii.
    Landscaped areas shall be provided along the rear sides of buildings facing the parking areas with a minimum depth of four feet...
20. Please Locate this on L 1.0 with landscaping legend and plans
    Please include details of percentage of Urban Open Space and where it is located.

Gary S. – Building/Inspections:
21. Add the parking table to the site plan, include the ADA and ADA/VAN information to the parking table.
22. Add a table to the site plan with the utility connection sizes.

Shelbey – Public Works: No comments
Gary E. – Engineering:
23. Please provide the storm drain calculations and the geotechnical report showing the percolation rate and groundwater elevation.

Luke – Traffic: No comments
Kim – Planning:

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.

24. Provide details of racks and dimensions of the bike parking pad.
25. Low level security lighting for safety and security shall be provided for all areas of the site that are not covered by a building, including all walkways and trash storage areas.
26. On the cross access on the south side of the project, it only needs to be 20' wide. Narrow it up and expand the landscaping area.

General Comments:
1. None of the rooms in the hotel or motel shall be used as a dwelling unit or primary residence by its occupant.
2. The length of time for guest occupancy of a hotel or motel unit may be limited as part of the Conditional Use approval. In no case shall the length of stay exceed 90 consecutive days unless otherwise approved by the Zoning Administrator.
3. The Lehi City Police Department may provide recommendations regarding the security of the site. Such recommendations may include, but are not limited to, on site security personnel, security lighting, security fencing, secured parking, information signs, and building design and landscaping to reduce places of potential concealment.
4. The Development Code typically does not allow new accesses to Main Street, however, an exception has already been granted. In the future, this access may need to be removed when other access is provided from neighboring properties.
5. Buildings shall be constructed with brick as the primary exterior building material. Products simulating brick shall not be used as an exterior material. Concrete, stone, fiber cement, or wood may be used as secondary materials and shall only be used for wainscots, columns, accents, cornices, or other architectural features. An exception will be requested for this item for the east side elevation.
6. A minimum of 50 percent of the facade area on the first floor facing Main Street and State Street shall consist of glass. An exception will be requested for this as well.

PRECON MEETING REQUIRED? (FULL)

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. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
5. Surveyor's and engineer's stamps on construction drawings.
6. Provide approval letter from the State (UDEQ) for Class V UIC Injection Well.
7. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
   Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.
8. Provide easements for future cross access when neighbors redevelop.

STAFF
9. Address comments from Planning Commission approval.
10. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled.
11. Planner needs to sign off on building plans prior to the precon meeting.

DRC GENERAL COMMENTS:

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. 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 IS REQUESTING AN EXCEPTION FOR THE GLASS PERCENTAGE ON MAIN STREET AND THE EAST SIDE ELEVATIONS WITH THE USE OF BLOCK AND HARDIE BOARD IN PLACE OF THE REQUIREMENT FOR BRICK AS THE PRIMARY MATERIAL.

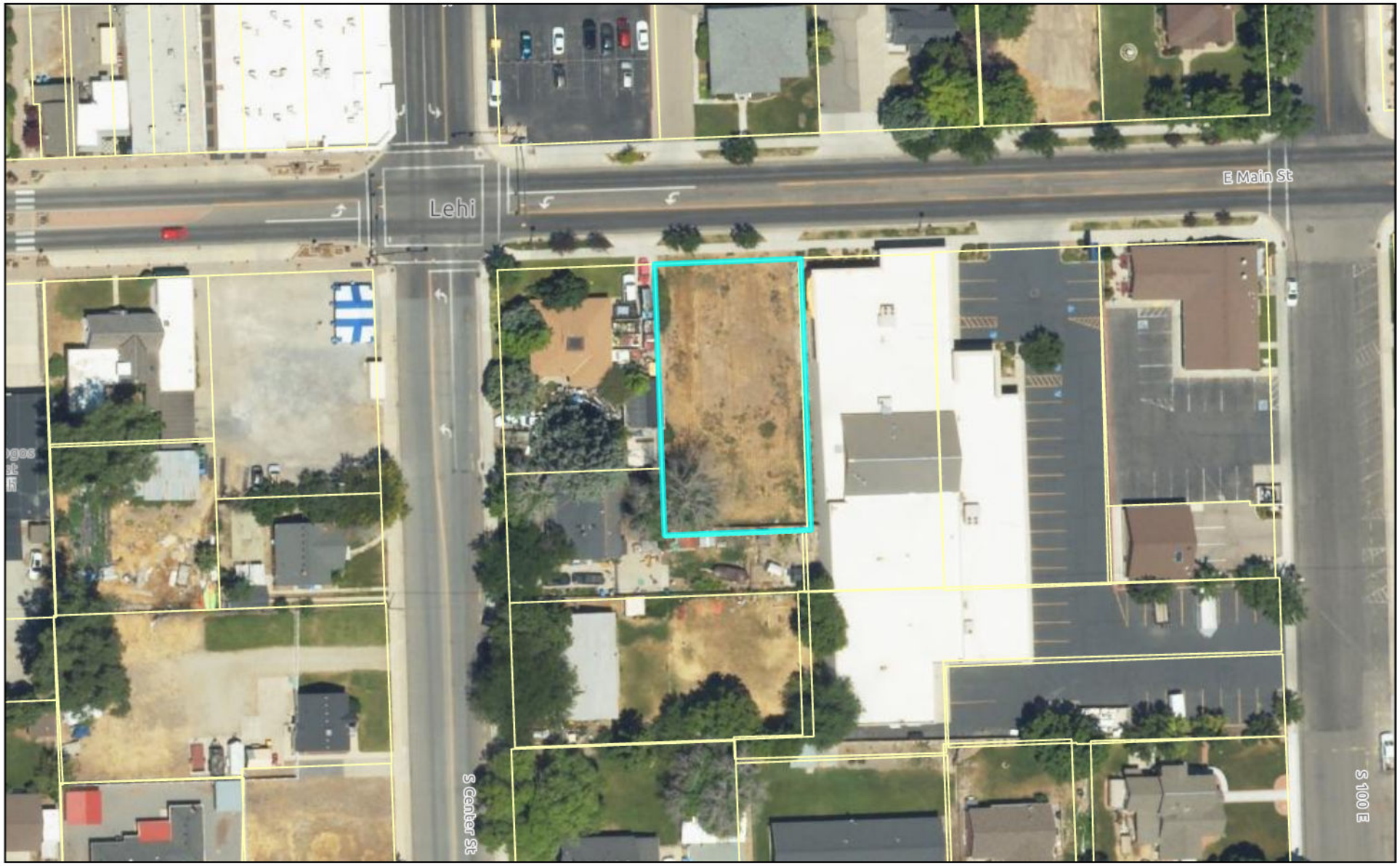
THIS ITEM WILL RETURN TO DRC, BUT THE ELEVATIONS CAN MOVE FORWARD TO PLANNING COMMISSION ON JULY 31, 2025 FOR THE EXCEPTION REQUEST.

PLANNER REMEMBER TO SEND PLAN SET TO POWER

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.

Ember Hotel Site Plan with Exceptions

Aerial

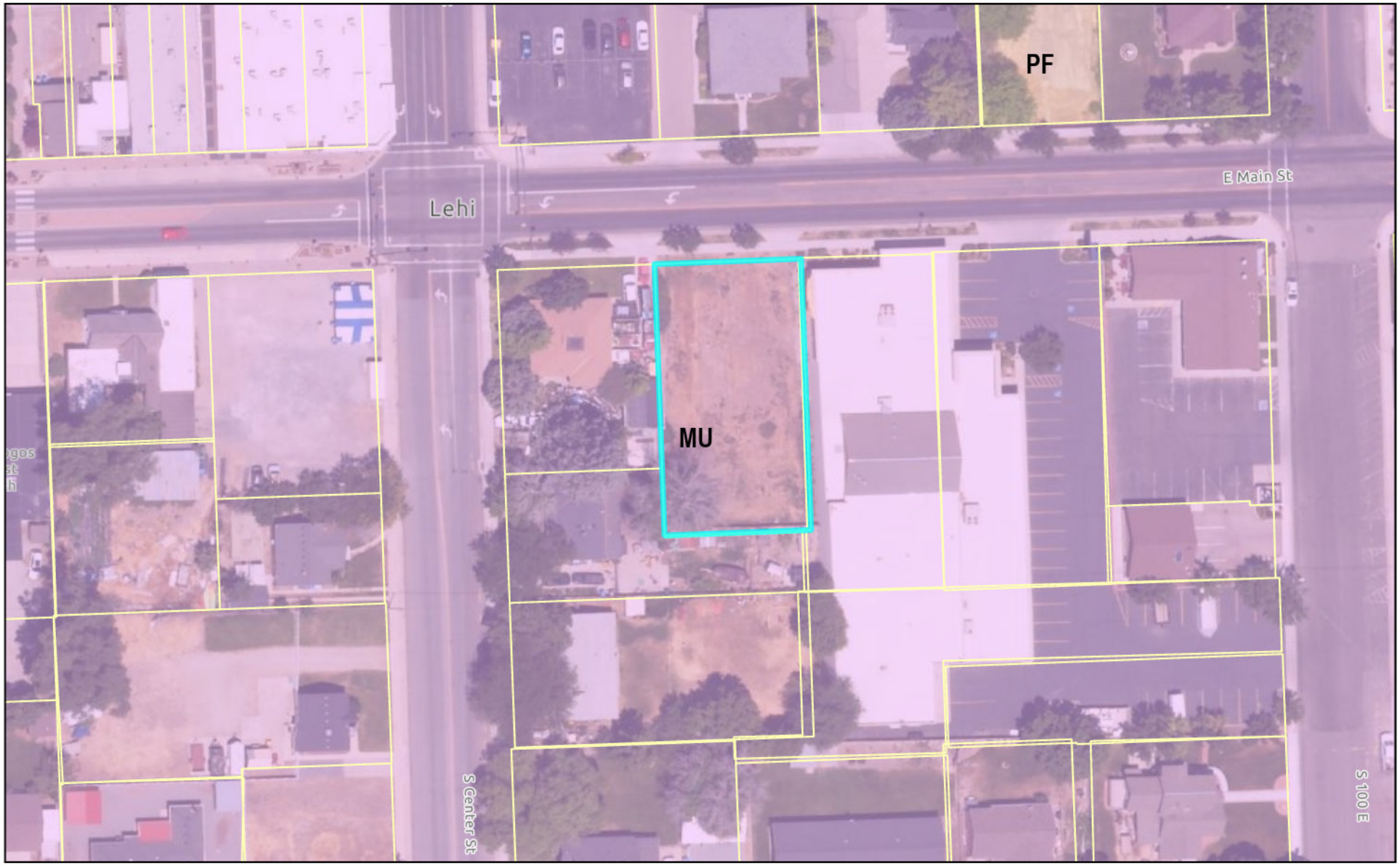


0 95 190 380 Feet

LEHI CITY

Ember Hotel Site Plan with Exceptions

General Plan

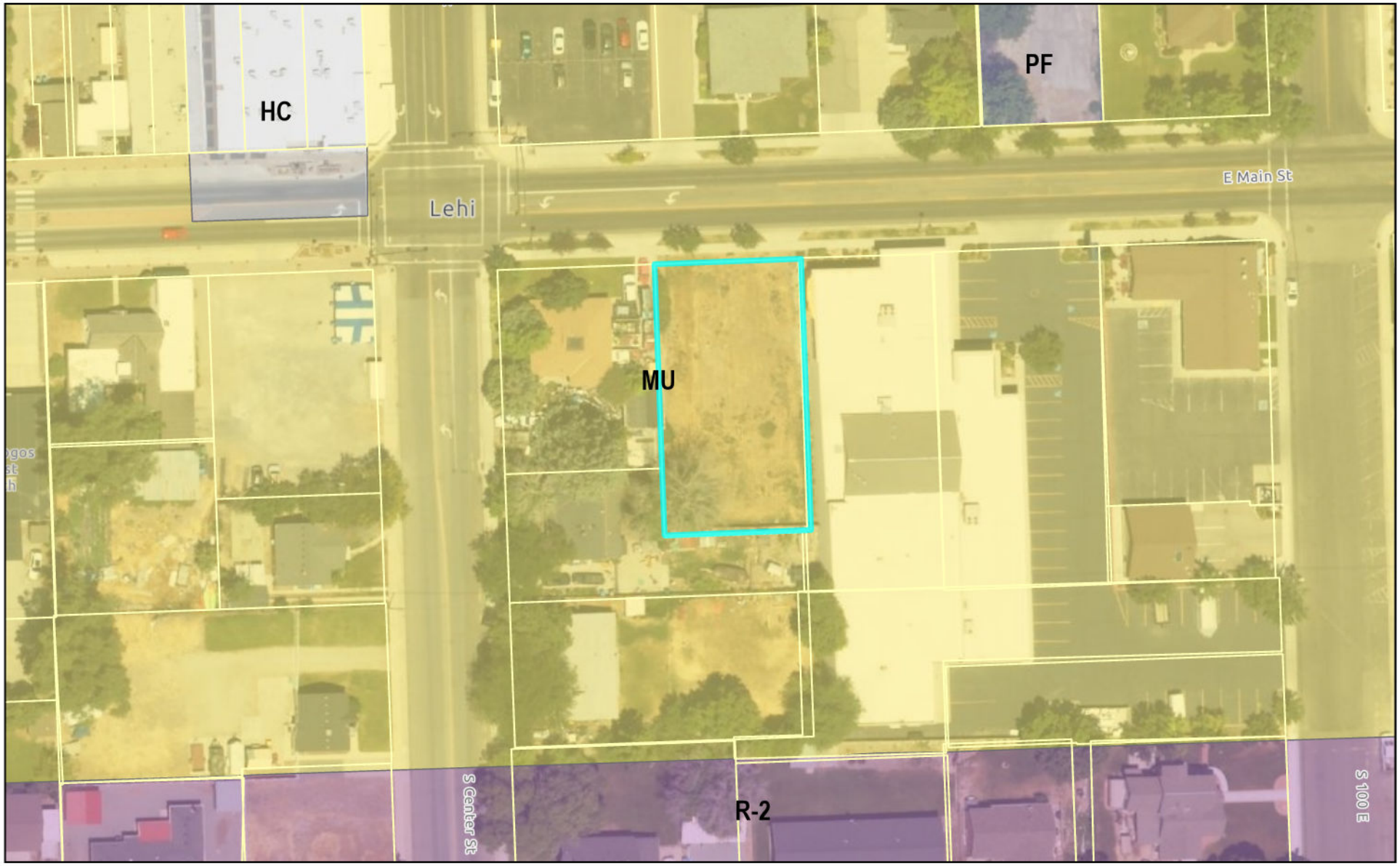


0 95 190 380 Feet

LEHI CITY

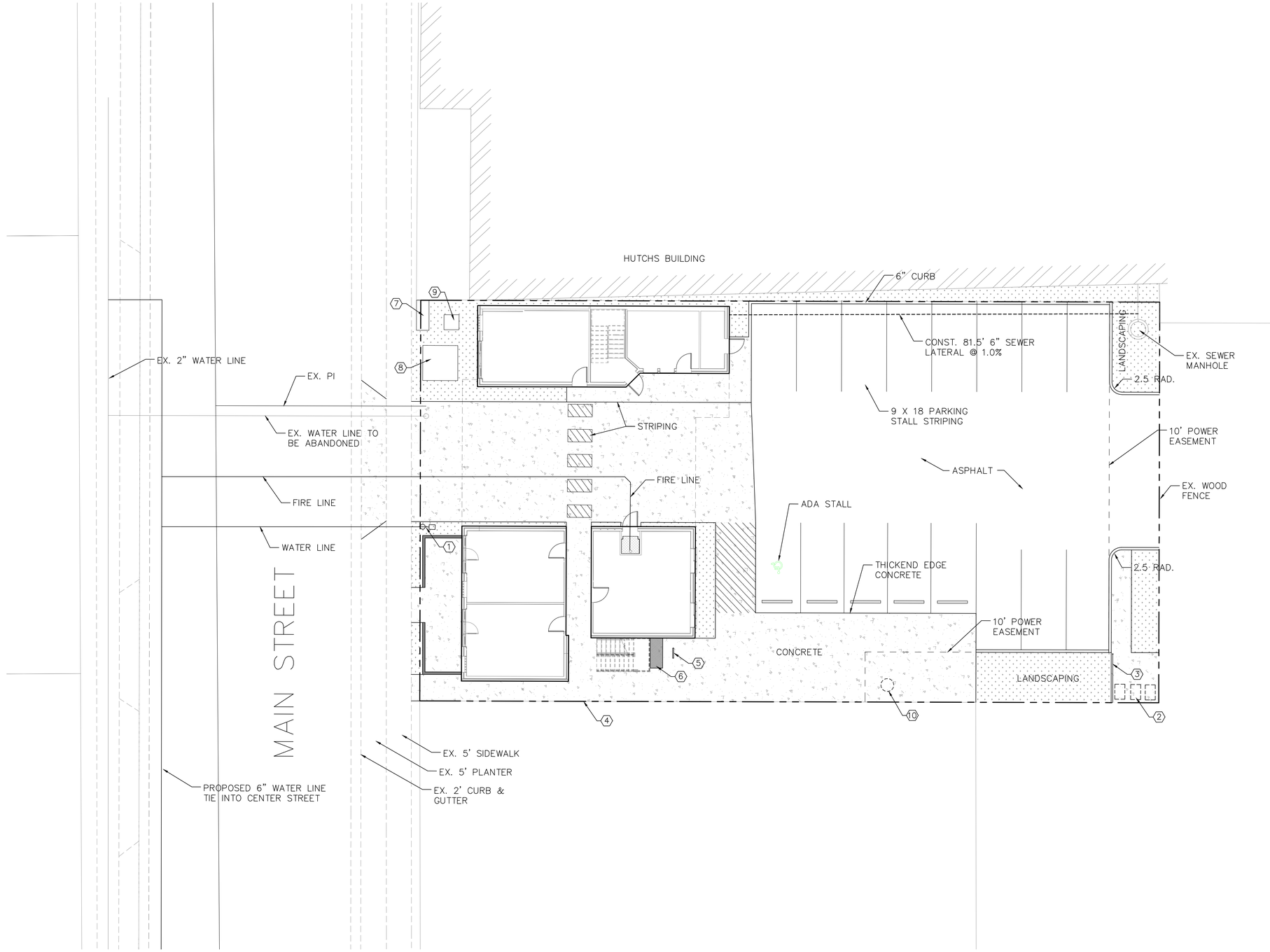
Ember Hotel Site Plan with Exceptions

Zoning



0 95 190 380 Feet

LEHI CITY



GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LEHI CITY 2024 STANDARDS AND SPECIFICATIONS.
2. COORDINATE WITH POWER DRAWING FOR CONNECTION TO EXISTING CONDUITS. EXTEND CONDUITS TO NORTH AND SOUTH PROPERTY LINE.
3. POWER REQUIREMENTS 3-PHASE 120/208V 200 AMP SERVICE.
4. INSTALL LATERAL WITH RPZ BACK FLOW PREVENTER AND HEATED ENCLOSURE WITH POWER FROM THE OFFICE.
5. DUMPSTER ENCLOSURE TO MEET LEHI CITY STANDARDS.
6. SHARED ACCESS EASEMENT TO BE COORDINATED WITH ADJACENT PROPERTY ONWERS AS PART OF THE PROJECT. PROPERTY OWNER DOES NOT ANTICIPATE CONNECTIONS AT THIS TIME.

KEY NOTES

1. INSTALL 2" CULINARY LATERAL WITH RPZ BACK FLOW PREVENTER AND HEATED ENCLOSURE WITH POWER FROM THE OFFICE.
2. TRASH RECEPTACLES
3. SCREEN WALL FOR TRASH RECEPTACLES
4. INSTALL NEW WOOD FENCE TO MATCH EXISTING FENCING 36" TALL BACK 30'.
5. INVERTED U BIKE RACK
6. BIKE STORAGE LOCKER
7. SECTIONALIZER.
8. TRANSFORMER FOR BUILDING.
9. TRANSFORMER FOR LIGHTS ALONG MAIN STREET.
10. EXISTING POWER POLE (INSTALL CONDUIT TO PLACE UNDER GROUND)

0 10 20 30

(24"x36")
SCALE: 1" = 10'
(11"x17")
SCALE: 1" = 20'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TJT
3				CHECK BY:	TGT
4				DATE:	6/24/25
				COGO FILE:	

J:\STEVEN KELLY\DWG\02_UTILITY.dwg

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

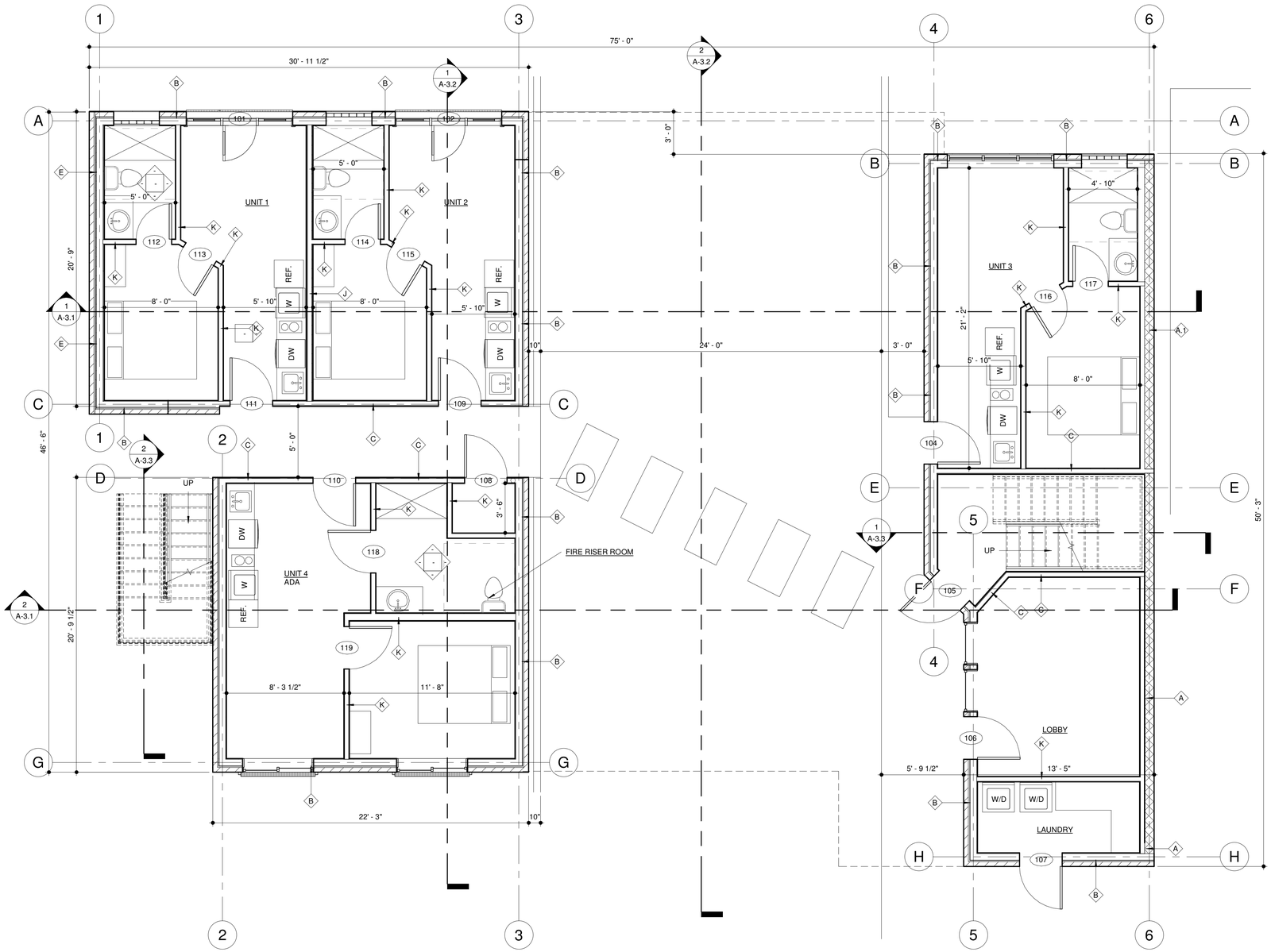
LEHI, UTAH

EMBER HOTEL
A MIXED USE DEVELOPMENT

SITE UTILITY PLAN

JOB HOTEL

SHEET NO. 2



MAIN FLOOR PLAN

1933.58 SQFT

SCALE 1/4" = 1'-0"

NORTH W E S

SEE SHEET A-5.1 FOR DOOR SCHEDULE

SEE SHEET A-5.1 FOR WINDOW SCHEDULE

SEE SHEET A-6.__ FOR WALL TYPE DETAILS

REVISIONS
DATE
1
2
3
4

ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

PRELIMINARY NOT FOR CONSTRUCTION

©Copyright 2020 Architectural Coalition
THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECTURAL COALITION.

EMBER HOTEL
STEVEN KELLY
26 E Main St, Lehi, UT 84043

SHEET NO.
A-1.1

DATE
Issue Date

6/24/2025 3:05:57 PM K:\Drawings 2025\2025-039 Ember Hotel\Ember Hotel v4.rvt



SECOND LEVEL

3408.25 SQFT

SCALE 1/4" = 1'-0"

SEE SHEET A-5.1 FOR DOOR SCHEDULE

SEE SHEET A-5.1 FOR WINDOW SCHEDULE

SEE SHEET A-6.__ FOR WALL TYPE DETAILS

REVISIONS
DATE
1
2
3
4

ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

PRELIMINARY NOT FOR CONSTRUCTION

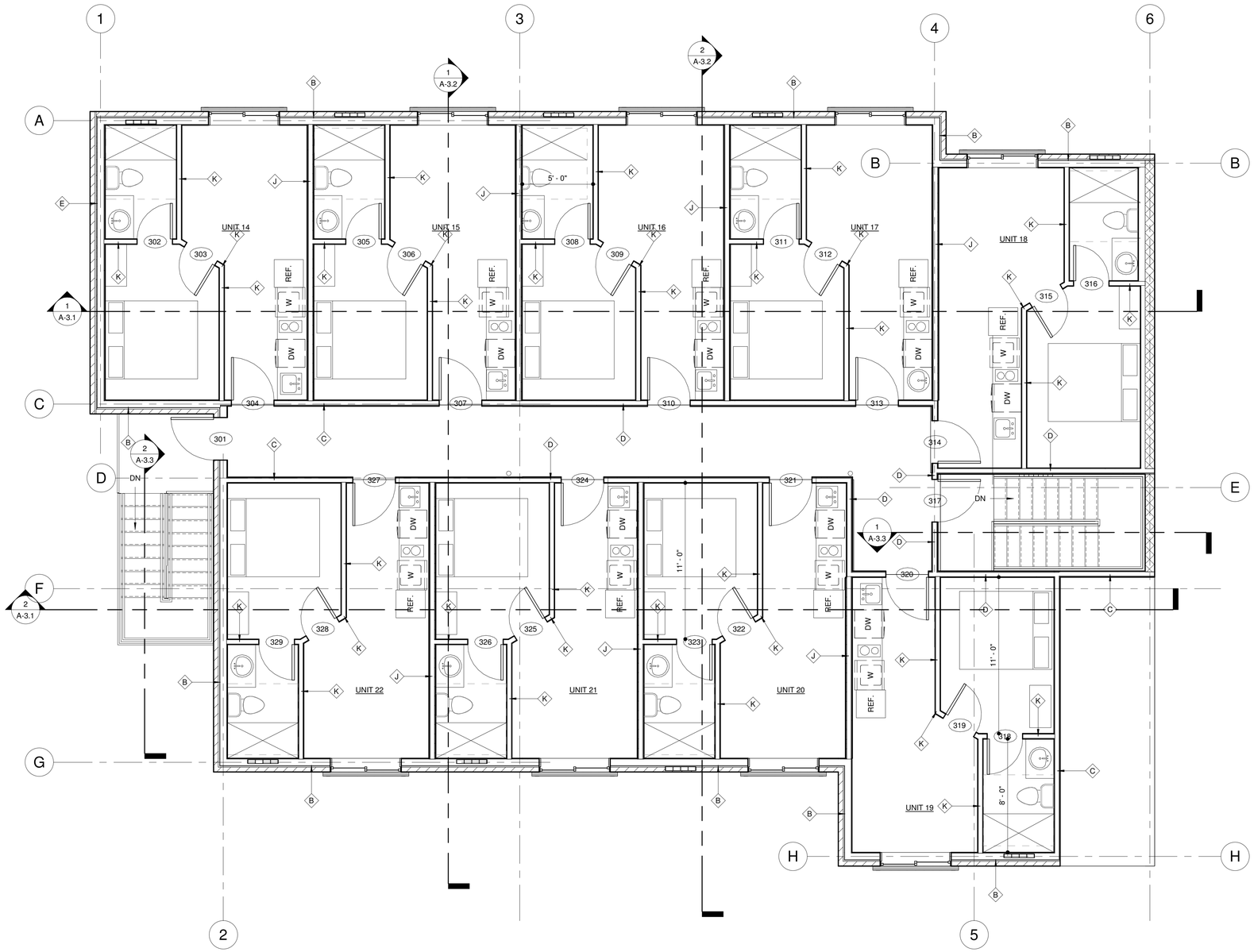
©Copyright 2020 Architectural Coalition
THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECTURAL COALITION.

EMBER HOTEL
STEVEN KELLY
26 E Main St, Lehi, UT 84043

SHEET NO.
A-1.2

DATE
Issue Date

6/24/2025 3:05:58 PM K:\Drawings 2025\2025-039 Ember Hotel\Ember Hotel v4.rvt



THIRD LEVEL

3408.25 SQFT

SCALE 1/4" = 1'-0"

NORTH

SEE SHEET A-5.1 FOR DOOR SCHEDULE

SEE SHEET A-5.1 FOR WINDOW SCHEDULE

SEE SHEET A-6.__ FOR WALL TYPE DETAILS

REVISIONS
DATE
1
2
3
4

ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

PRELIMINARY NOT FOR CONSTRUCTION

©Copyright 2020 Architectural Coalition
THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECTURAL COALITION.

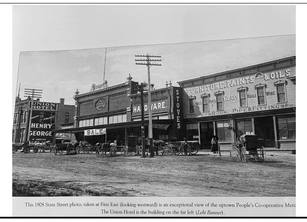
EMBER HOTEL
STEVEN KELLY
26 E Main St, Lehi, UT 84043

SHEET NO.
A-1.3

DATE
Issue Date

6/24/2025 3:05:59 PM K:\Drawings 2025\2025-039 Ember Hotel\Ember Hotel v4.rvt

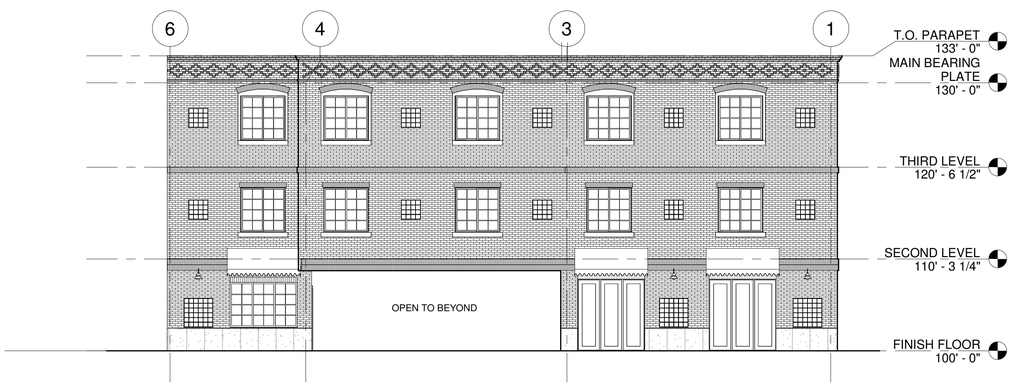




This 1909 State Street photo, taken at First East looking westward, is an exceptional view of the uptown People's Co-operative Mercantile Institution. The Union Hotel is the building on the far left (*Lehi Remembers*).



The Lehi Roller Mills, shown here in 1914, is Lehi's best-known landmark in 2021 (Robinson).

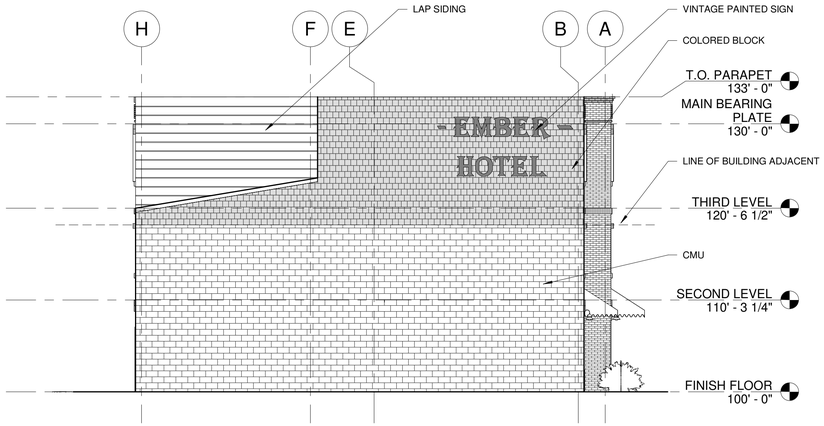


MATERIAL TABULATION TABLE		
	AREA	PERCENTAGE
BRICK	1593.41	94.48
STUCCO	0	0
STONE / CONC	93.12	5.52
TOTAL SQFT	1686.53	100

TOTAL MAIN LEVEL SQFT: 520.33
TOTAL GLASS @ MAIN LEVEL SQFT: 188.61 (36%)

NORTH ELEVATION

SCALE 1/8" = 1'-0"



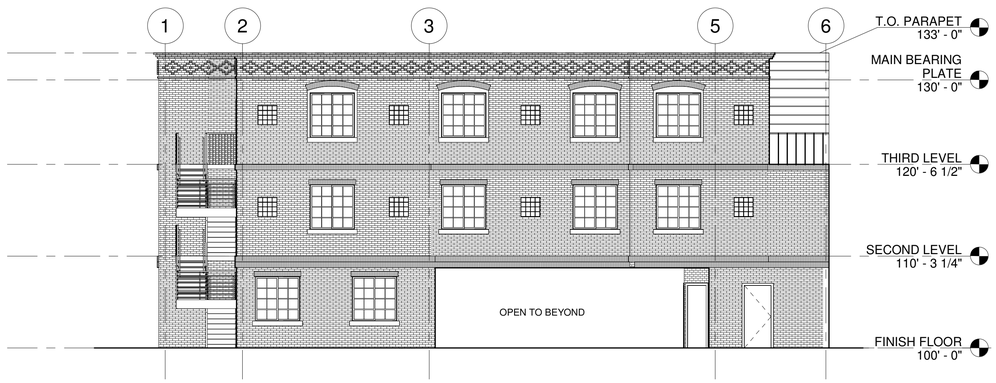
MATERIAL TABULATION TABLE		
	AREA	PERCENTAGE
BRICK	0	0
LAP SIDING	256.17	14.86
CMU	1467.79	85.14
TOTAL SQFT	1723.96	100

EAST ELEVATION

SCALE 1/8" = 1'-0"

NORTH MAIN LEVEL STREET VIEW

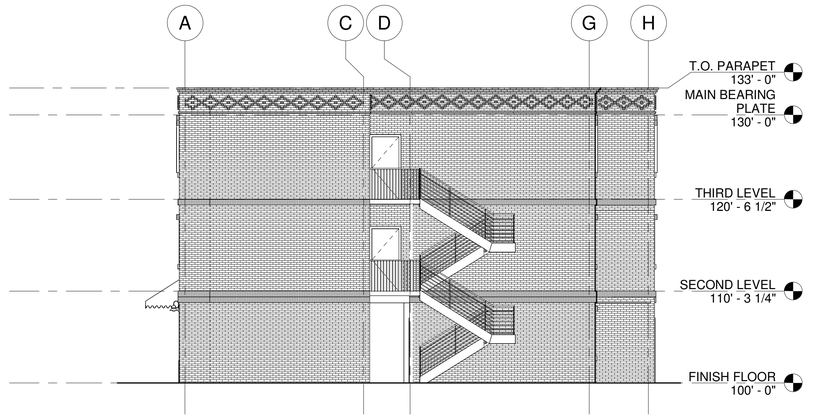
SCALE 1/8" = 1'-0"



MATERIAL TABULATION TABLE		
	AREA	PERCENTAGE
BRICK	1588.3	98.73
STUCCO	0	0
STONE / CONC	23.82	1.27
TOTAL SQFT	1882.12	100

SOUTH ELEVATION

SCALE 1/8" = 1'-0"



MATERIAL TABULATION TABLE		
	AREA	PERCENTAGE
BRICK	1731.83	100
STUCCO	0	0
STONE / CONC	0	0
TOTAL SQFT	1731.83	100

WEST ELEVATION

SCALE 1/8" = 1'-0"

REVISIONS
DATE
1
2
3
4

ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

PRELIMINARY
NOT FOR
CONSTRUCTION

©Copyright 2020
Architectural Coalition
THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECTURAL COALITION.

EMBER HOTEL
STEVEN KELLY
26 E Main St, Lehi, UT 84043

SHEET NO.
A-2.1

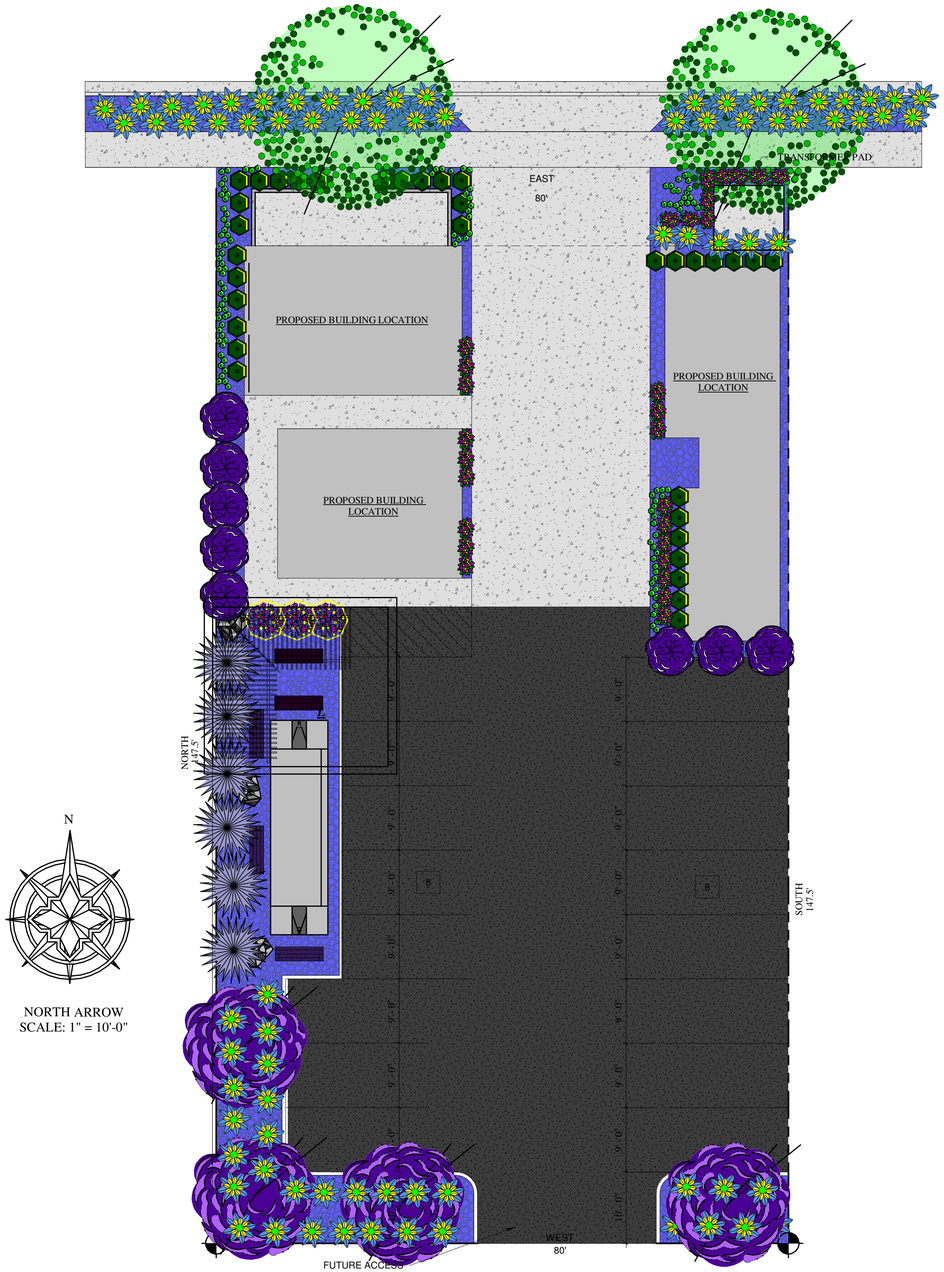
DATE
Issue Date

6/24/2025 3:06:03 PM K:\Drawings 2025\2025-039 Ember Hotel\Ember Hotel v4.rvt

PLANT SCHEDULE:

	BOTANICAL NAME	COMMON NAME	SIZE	CONTIANER	QUANTITY	COVERAGE
	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2" CALIPER	BALL & BURLAP	5	
	MALUS 'PURPLE PRINCE' FLOWERING CRABAPPLE	'PURPLE PRINCE'	2" CALIPER	BALL & BURLAP	11	
	PICEA PUNGENS	COLORADO BLUE SPRUCE	8' TO 10'	BALL & BURLAP	3	
	SHRUBS / PERENNIALS:					
	WEIGELA FLORIDA 'BOKRASOPIN'	WEIGELA SHRUB	5 GALLON	PLASTIC BUCKET	28	25 SQ'
	HEMEROCALLIS 'RUBY STELLA'	DAYLILY RUBY STELLA	3 GALLON	PLASTIC BUCKET	87	15 SQ'
	POTENTILLA FRUTICOSA 'ORANGEADE'	CINQUEFOIL ORANGE 'ORANGEADE'	5 GALLON	PLASTIC BUCKET	77	25 SQ'
	PRUNUS LAUROCERASUS	ENGLISH / CHERRY LAUREL	5 GALLON	PLASTIC BUCKET		25 SQ'
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREEPIING ROSEMARY	3 GALLON	PLASTIC BUCKET	79	10 SQ
	FIELD STONE BOULDERS	FEILD STONES	18" - 3'	-	1 DUMPTRUCK LOAD	

LANDSCAPE PLANTING PLAN



N

NORTH ARROW
SCALE: 1" = 10'-0"

REVISIONS
DATE
1
2
3
4

GUILFORD RAND, ARCHITECT
1991 South State Road Springville, UT 84663 PH: 801-491-0275

PRELIMINARY NOT FOR CONSTRUCTION

©Copyright 2019, Guilford Rand, Architect
THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

EMBER HOTEL / PRELIMINARY
STEVEN KELLY
26 E Main St, Lehi, UT 84043

SHEET NO.
L-1.0

DATE
6/23/2025

6/24/2025 1:48:25 AM C:\Arch Coalition\EMBER HOTEL\EMBER HOTEL LANDSCAPING PLAN(Recovery).rte

Agenda Item No: 3.5

Planning Commission Agenda Item Report

Meeting Date: July 31, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Enterprise Mobility's request for approval of the Enterprise Concept Plan located at 1552 North Boston Street, requesting an exception to have parking between the building and the street.

Suggested Action:

Attachments:

Enterprise 1.pdf

Enterprise 2.pdf

ENTERPRISE CONCEPT PLAN
PLANNING COMMISSION REPORT

Applicant	Enterprise		
Meeting Date	July 31, 2025		
Requested Action/Purpose	Approval of a concept plan		
Decision Type	Administrative		
Location	1552 North Boston Street		
Project Area	1 acre		
Existing Zoning	Light Industrial (LI)		
General Plan Land Use Designation	Light Industrial (LI)		
Adjacent Zoning and Land Use	*North*	LI	Caliber Collision
	South	R-2	Single-family homes
	East	R-3	Gardner Point townhomes
	West	LI	Samara Company Landscaping
Date of DRC Review	July 2, 2025		
Assigned Planner	Katie Bussell		

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.

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).

ii. Setbacks:

1. Buildings shall provide a sufficient setback to allow for a public utility easement to be placed along the frontage of the property. Public utility easements may be placed along the back side of a proposed building as approved by the Reviewing Departments. No permanent structures shall be allowed within the public utility easement. Additional setbacks from public utility easements may be required by the Reviewing Departments to ensure proper clearances are met from building footings to utility lines.

2. A maximum setback of 50 feet shall be allowed from a building to a city street for all uses unless otherwise allowed in Section 37.010.B.5.c.2 and Section 37.010.B.5.c.3.

2. Exceptions:

   Exceptions to Section 37.010 may be approved by the Planning Commission provided the following:

   a. The applicant shall provide evidence that the exception to the design standards improves the design quality, walkability/bike-ability, or ability conduct the proposed use on the subject property, as determined by the Planning Commission.

   b. The applicant shall provide justification on how the proposed project fits in with the purpose and vision of the design standards district in which it is located.

REPORT ANALYSIS

The applicant requests review of the Enterprise concept plan. The building will be located at the corner of Boston Street and 1500 North at 1552 North Boston Street. The property recently went through a boundary line adjustment with the Caliber Collision to the north to increase the square-footage of the parcel to an acre. The proposed use of automobile sales/rental is permitted in the Light Industrial zone on sites 1 acre or larger in size.

The applicant is requesting an exception to two regulations in the Development Code. The first is to allow for parking between the building and the street. Currently, the Chapter 37 General Nonresidential Design Standards require that there is no parking between the building and the street. The applicant would like to have parking between the building and the street to allow for the overall use of the site, which would include a carwash for Enterprise vehicles. The second exception is to increase the maximum setback beyond the 50-feet. This is to also allow parking between the building and the street. The two exceptions are for the same purpose – to allow for reasonable use of the overall function of the site.

The DRC had 20 redline comments, including:
1. If the building is taller than 20', an additional 1' of buffer will be required for each foot of height over 20'.
2. Setback from the building and the street cannot be more than 50-feet. An exception will be required.
3. This building orientation will require an exception due to parking between the building and the street. Justification is needed to show how the standard is not feasible to meet.

SCOPE OF APPROVAL

As a concept plan this is an administrative item. If it meets the Code it must be approved. The applicant asks for an exception to allow parking between the building and the street. The applicant is also asking to increase the setback from the building and the street beyond the maximum 50-feet. The Planning Commission will have to determine if there is justification in granting these exceptions.

This is a public hearing item.

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 is/is not consistent with the Lehi City Development Code.
2. The proposed concept does/ does not conform to the goals and policies of the General Plan.
3. Other findings based upon information presented at the public hearing.

Enterprise Concept Plan
DRC Redline Comments

*Enterprise Mobility- requests review of the **Enterprise Concept Plan** located at 1552 North Boston Street, requesting an exception to have parking between the building and the street.*

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: Katie Bussell
Representatives of the Applicant Present: Scott Inman
Date of Plans Reviewed: 06/19/25
Time Start: 2:55 PM
Time End: 3:15 PM

DRC REDLINE COMMENTS:

Glade – Power:

1. Adjust entrance on 1500 N. to provide required clearance to existing switch G2-115.
2. Consider adjusting the entrance location on Boston Street. (see redline). Developer responsible for all equipment relocation costs.
3. For Site Plan submittal, indicate power service location and size. Also provide a completed power load estimate worksheet. https://www.lehi-ut.gov/wp-content/uploads/2020/04/LoadEstimatorSheet.pdf

Brad – Fiber: No comments

Garion – Fire: No comments

Ryan – Water/Sewer:

4. existing 4" lateral into lot.
5. 6" culinary main and 8" PI main no services was stubbed into lot.

James – Parks:

6. Please provide landscape and irrigation plans meeting Lehi City code and standards
7. I would argue that a carwash and vacuums (which is what this building is to clean their cars) is not more desirable than parking next to a townhome.

Gary S. – Building/Inspections:

8. A soil report will be required if this moves past concept.

Shelbey – Public Works:

A. Prior to precon:
   a. SSOMP/LTSWMP will be required prior to precon
   b. SWPPP will be required prior to precon

Gary E. – Engineering:

9. This site will be required to retain on site all storm water
10. 12' access easement must be maintained if within project limits

Luke – Traffic:

11. If this concept moves past concept a Trip Generation Study will be required due to a lack of national data on vehicle rentals. A traffic engineer will need to collect data from 2-3 other vehicle rental locations and determine the anticipate trips expected to and from this project site. A full traffic impact study may be required if more than 25 peak hour trips are anticipated.
12. Remove access from 1500 N as it does not meet access management standards. Can move to Boston Street and have two. Must be 50-foot spacing centerline to centerline on Boston Street.

Kim – Planning:

13. Provide vicinity map at site plan.
14. Setback from the building and the street cannot be more than 50-feet. An exception will be required.
15. This building orientation will require an exception due to parking between the building and the street. Justification is needed to show how the standard is not feasible to meet.
16. Provide architectural elevations at site plan.
17. Bike parking will be required.
18. if the building is taller than 20', an additional 1' of buffer will be required for each foot of height over 20'.

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.

19. Show the existing neighborhood connection trail that runs along the north side of the site.
20. A sidewalk will be required from the building to the street sidewalk.
21. Show access as a flared or radius approach per Lehi standard drawings.
22. Buffering requirements in Section 12.080 will be required to be met with the adjacent residential area.

DRC GENERAL COMMENTS:

1. The concept plan shall not constitute a development permit. (Does not vest).

THIS ITEM IS/IS NOT REQUESTING AN EXCEPTION.
(An exception requires stamped addressed envelopes for public noticing if the project proceeds to Planning Commission)

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 31ST (PENDING ENVELOPES).

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

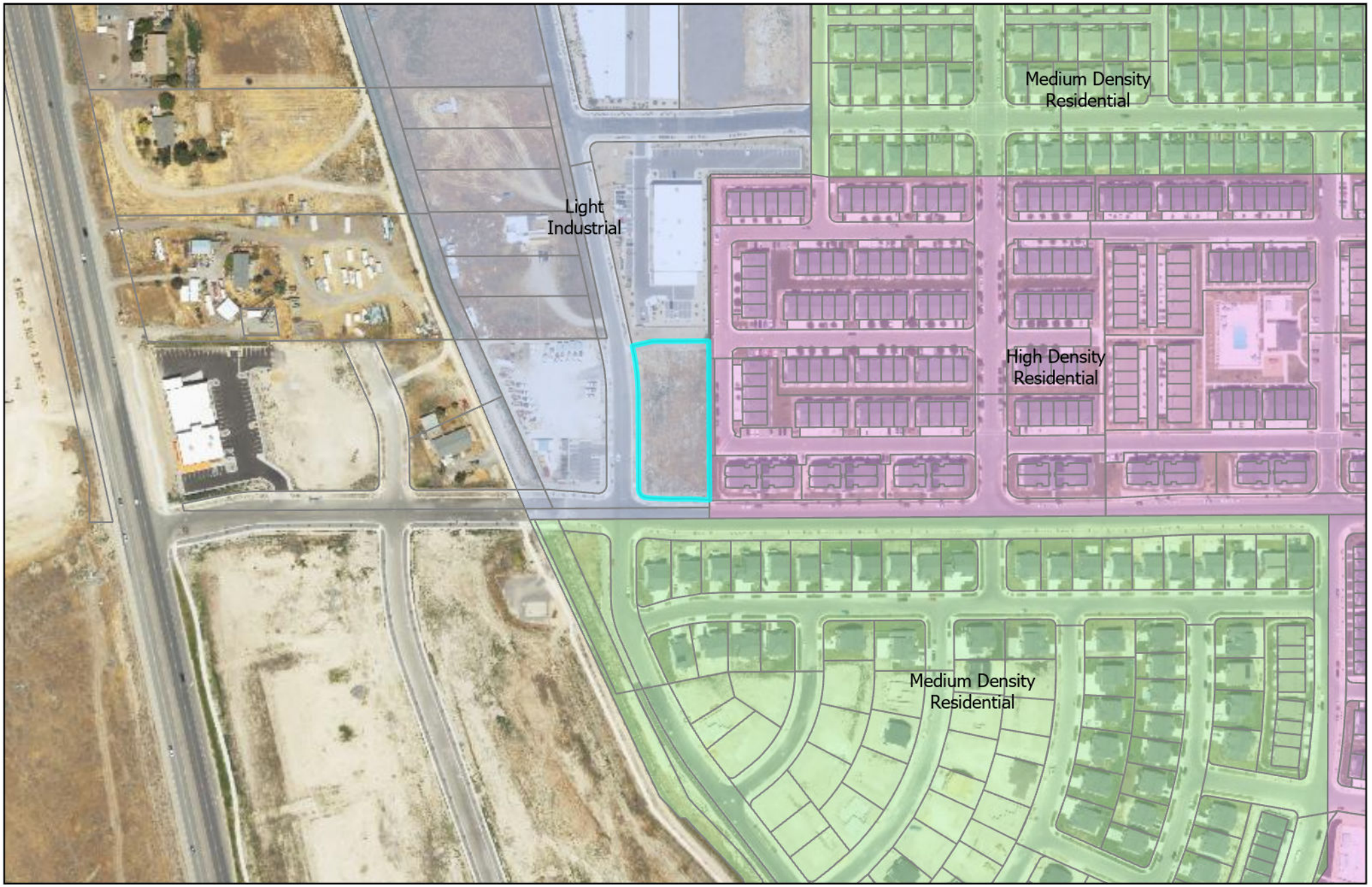
Enterprise Concept Plan

Aerial Map



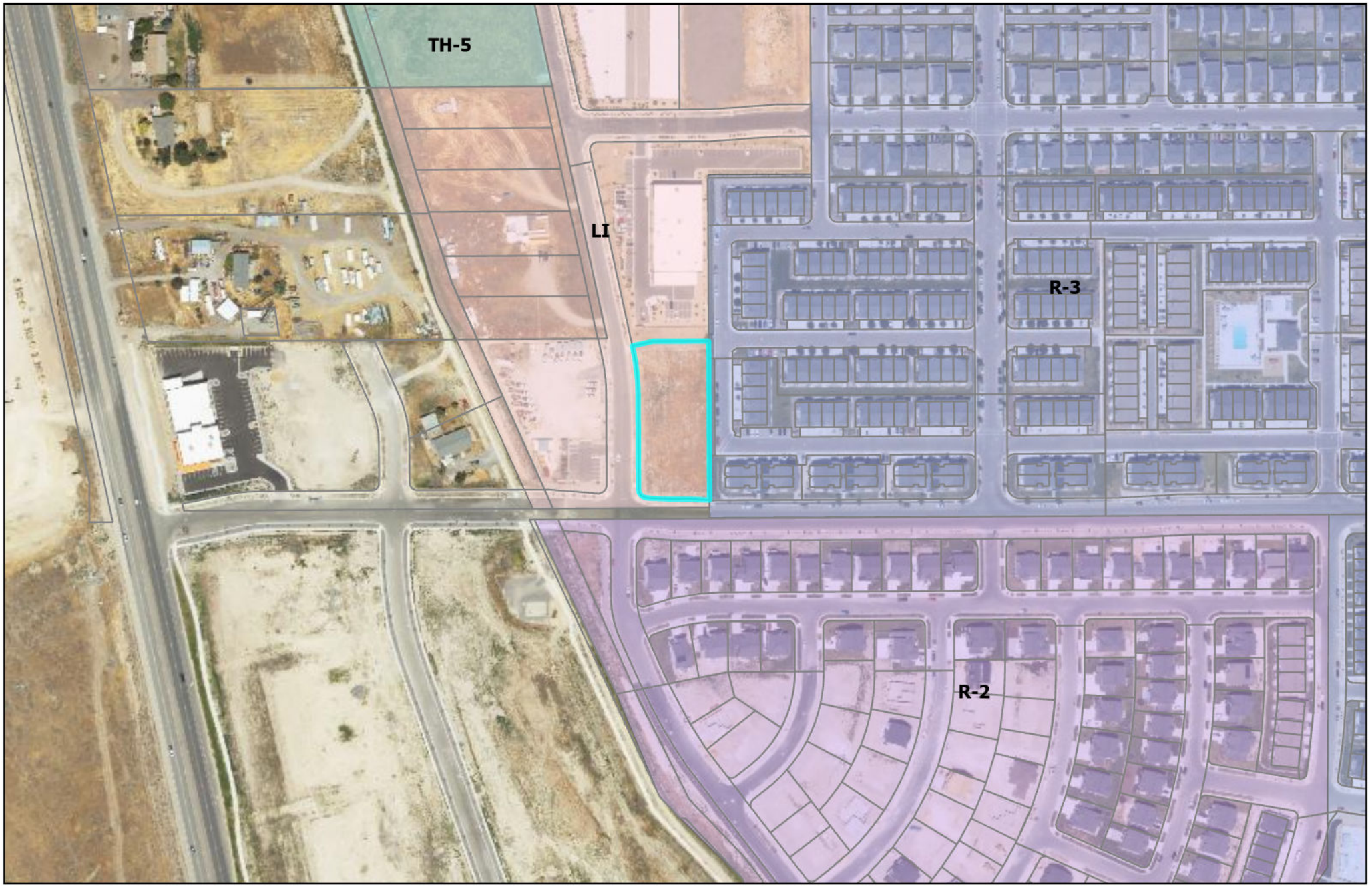
Enterprise Concept Plan

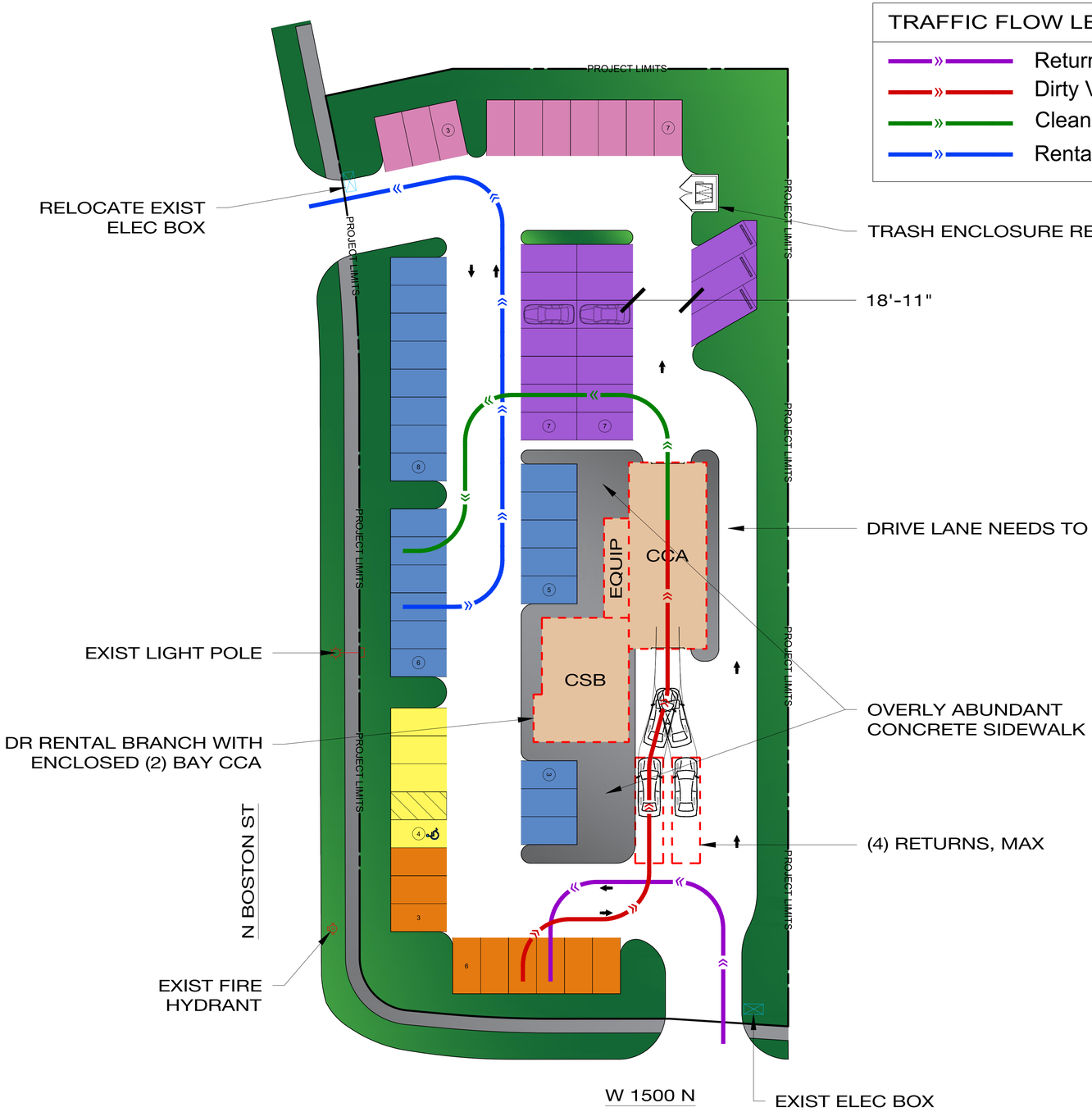
General Plan Map



Enterprise Concept Plan

Zoning





TRAFFIC FLOW LEGEND

- Return Traffic
- Dirty Vehicle Traffic
- Clean Vehicle Traffic
- Rental Traffic

ALLOCATION LEGEND

Daily Rental (61)

- Ready (19)
- Returns (13)
- Storage (17)
- Customer (4)
- Employee (10)
- New Buildings
- Concrete Paving
- Grass / Landscaping

THE INFORMATION CONTAINED HEREIN IS FOR CONCEPTUAL DESIGN PURPOSES ONLY AND IS NOT INTENDED TO REPLACE THE NEED FOR A COMPLETE AND THOROUGH DESIGN ANALYSIS BY LICENSED ARCHITECTS/ENGINEERS. LICENSED DESIGN PROFESSIONALS SHALL BE FULLY RESPONSIBLE FOR ASSURING FINAL DESIGN MEETS ALL APPLICABLE CODE REQUIREMENTS AND FOR VERIFYING/INVESTIGATING ALL EXISTING SITE/BUILDING CONDITIONS.

THIS DRAWING IS INTENDED FOR CONCEPTUAL USE ONLY. VERIFICATION OF DIMENSIONS, FIELD CONDITIONS, AND LOCAL BUILDING CODES IS REQUIRED

NOT FOR CONSTRUCTION

LINES OF BUSINESS		
DR	CCA	

CONCEPTUAL SITE PLAN

DRAWING BASED ON: GOOGLE MAPS

N BOSTON ST & W 1500 N
LEHI, UTAH

THIS DRAWING IS THE PROPERTY OF ENTERPRISE HOLDINGS

DRAWN BY:	PJS
CHECKED BY:	-
EH PROJ. NO.:	250124.47
ISSUE DATE:	03-04-2025
ACREAGE:	~0.77

Enterprise Mobility™

SHEET TITLE:
CONCEPTUAL SITE PLAN

SHEET NUMBER:
v1.2A

Agenda Item No: 3.6

Planning Commission Agenda Item Report

Meeting Date: July 31, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

Subject:
Consideration and recommendation of DR Horton's request for review of revisions to Inverness Preliminary Plat D adding 12 lots from Inverness Plat 6.

Suggested Action:

Attachments:

Inverness D 1.pdf

Inverness D 2.pdf

INVERNESS PLAT D PRELIMINARY SUBDIVISION REVISIONS
PLANNING COMMISSION REPORT

Applicant	DR Horton		
Meeting Date	July 31, 2025		
Requested Action/Purpose	Review and recommendation for proposed revisions to a preliminary subdivision		
Decision Type	Administrative		
Location	Approximately Horton Way and Edinburgh Avenue		
Existing General Plan Designation	Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Public Facility (PF), Open Space (OS)		
Existing Zoning	Planned Community (PC)		
Existing Land Use	Undeveloped Hillside		
Number of Lots/Units	278 Single Family Homes and 126 Townhomes		
Adjacent Zoning and Land Use	*North*	Draper	Single Family Homes/ Open Space
	South	PC	TI Open Space Buffer
	East	Draper	Undeveloped Hillside
	West	TH-5	Undeveloped Hillside
Date of DRC Review	July 9, 2025		
Assigned Planner	Brittney		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.
The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Reviewing Departments, and review and approval by the Planning Commission following a public hearing.

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

PROPERTY HISTORY

December 11, 2012	City Council approved the Micron Area Plan
April 8, 2022	This property came into Lehi as the Micron East Annexation
August 23, 2022	City Council approved the Skye Area Plan amending the Micron Area Plan
September 19, 2023	City Council approved the Skye Area Plan Second Amendment

REPORT ANALYSIS

The applicant requests review and recommendation of the proposed revision to Inverness Preliminary Plat D to add 12 lots to this phase. These 12 lots were removed from the Inverness Plat 6, where grade made construction of the units prohibitively hard. Moving these units still conforms with all of the requirements of the Area Plan. The Area Plan has flexibility in the number of units in the different areas specifically to help in cases like this.

The revision does not increase the overall land area of Inverness Preliminary Plat D but resulted in some smaller single-family lots. This will add more variability in lot size allowing a greater mixture in this area of Inverness.

The Reviewing Departments reviewed this revision and had five comments from the water department. Please include all DRC comments in your motion.

SCOPE OF APPROVAL

Subdivisions are an administrative item. This means if they meet the Code requirements the Planning Commission and City Council must approve them.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed revisions to the preliminary subdivision. Any motion should include findings. Possible findings include:

1. The proposed revised preliminary subdivision meets the requirements of the Skye Area Plan.
2. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
3. Other findings based upon information presented at the public hearing.

Inverness Preliminary Plat D Revisions
DRC Redline Comments

DR Horton- requests review of revisions to Inverness Preliminary Plat D adding 12 lots from Inverness Plat 6.

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: Ben Tuckett, Landon Larsen, and Scott Bishop
Date of Plans Reviewed: 07/01/25
Time Start: 1:30pm
Time End: 1:33pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer:
1. Storage capacity in Upper Inverness drinking water tank and PI Reservoir must be increased to accommodate additional lots. Coordinate any changes in storage volume with Ensign Engineering.
2. High pressure transmission lines from booster station to a point above the upper PRV vault must be stand alone transmission lines with no service connections. High pressure line as you have it shown here will allow water to be pumped backwards through the PRV vault and into the distribution system.
3. Are these PVC lines rated for the pressures we will have with the installation of the Upper Inverness Tank and Reservoir ?
4. Water and PI lines on Kelvingrove drive loop around the PRV vault on lot 185/186 creating a connection both above and below the PRV vault.
5. Provide Lehi city zone breaks sheet for upper inverness.

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: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 31st

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.

July 1, 2025

Inverness Preliminary D Revision Application for approved plans

This application is addressing the changes we are proposing for Preliminary Plan D Revision 1.

- **12 Lots have been added to this plan. The increase in the number of units was prompted by the revision made to Plat 6. Specifically, 12 units were removed from Plat 6 due to constructability concerns. To maintain the overall unit count, those 12 units have now been incorporated into Preliminary Plat D.**

Inverness Plat D Preliminary

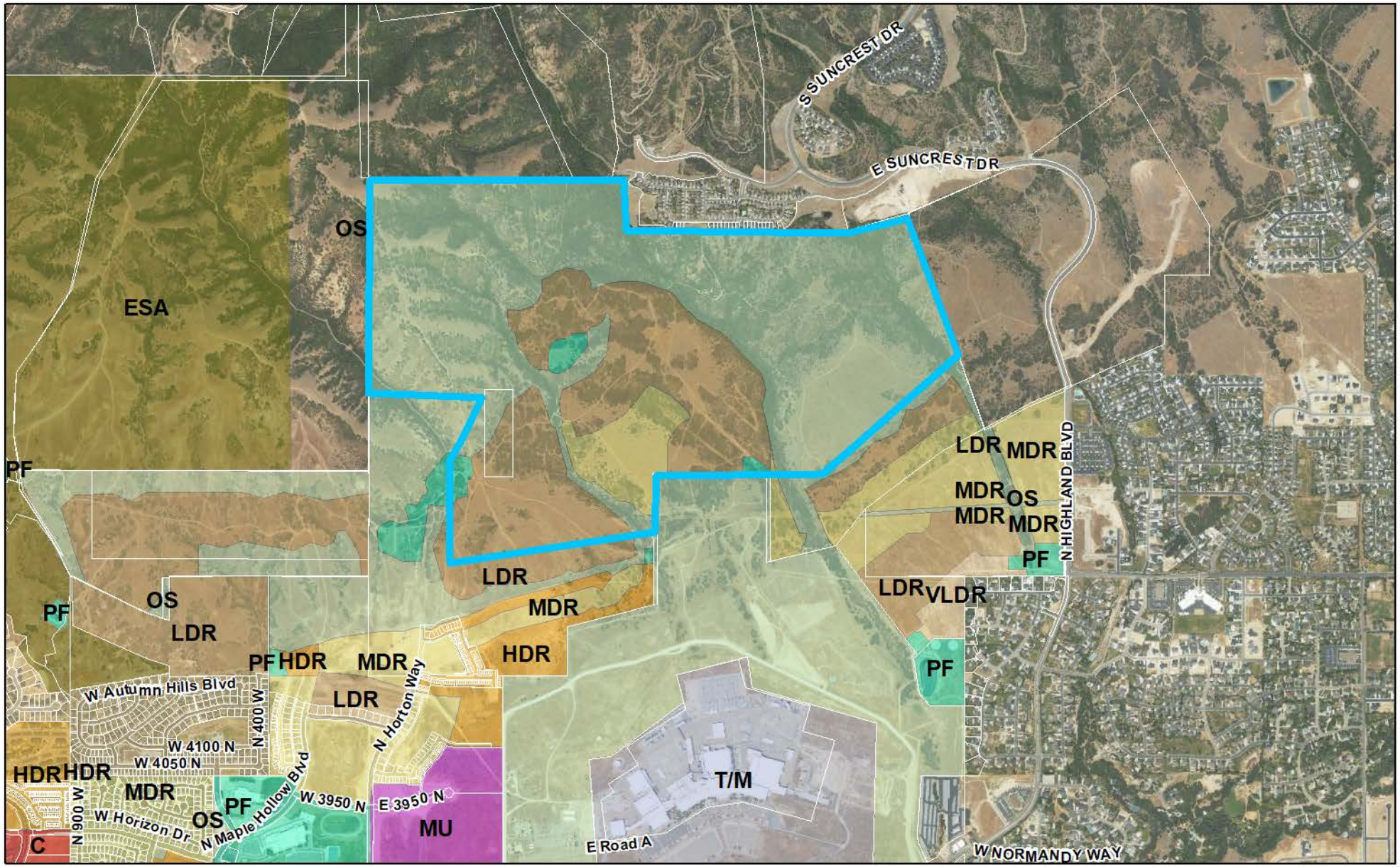
Aerial



LEHI CITY

Inverness Plat D Preliminary

General Plan

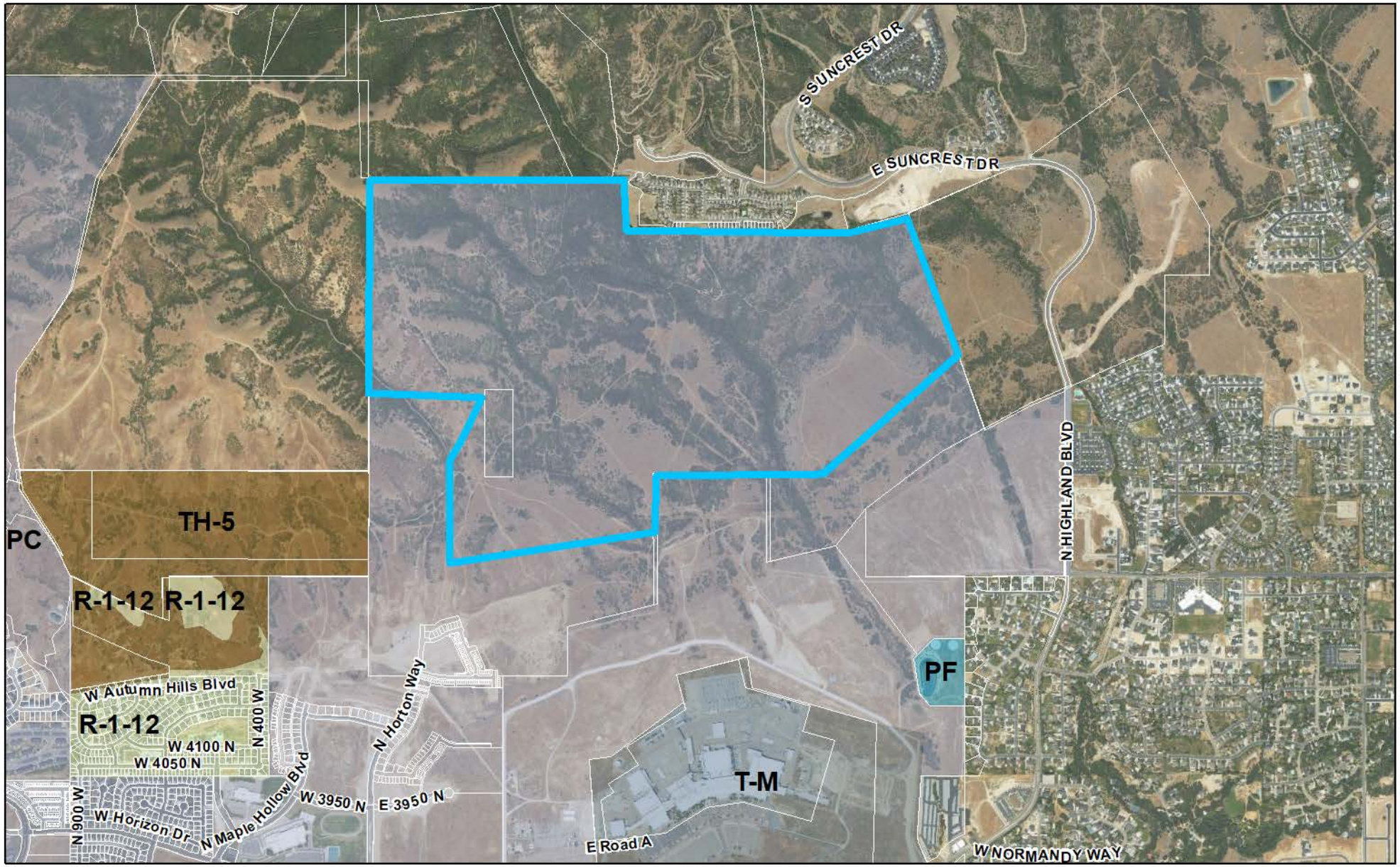


0 2,200 4,400 Feet

LEHI CITY

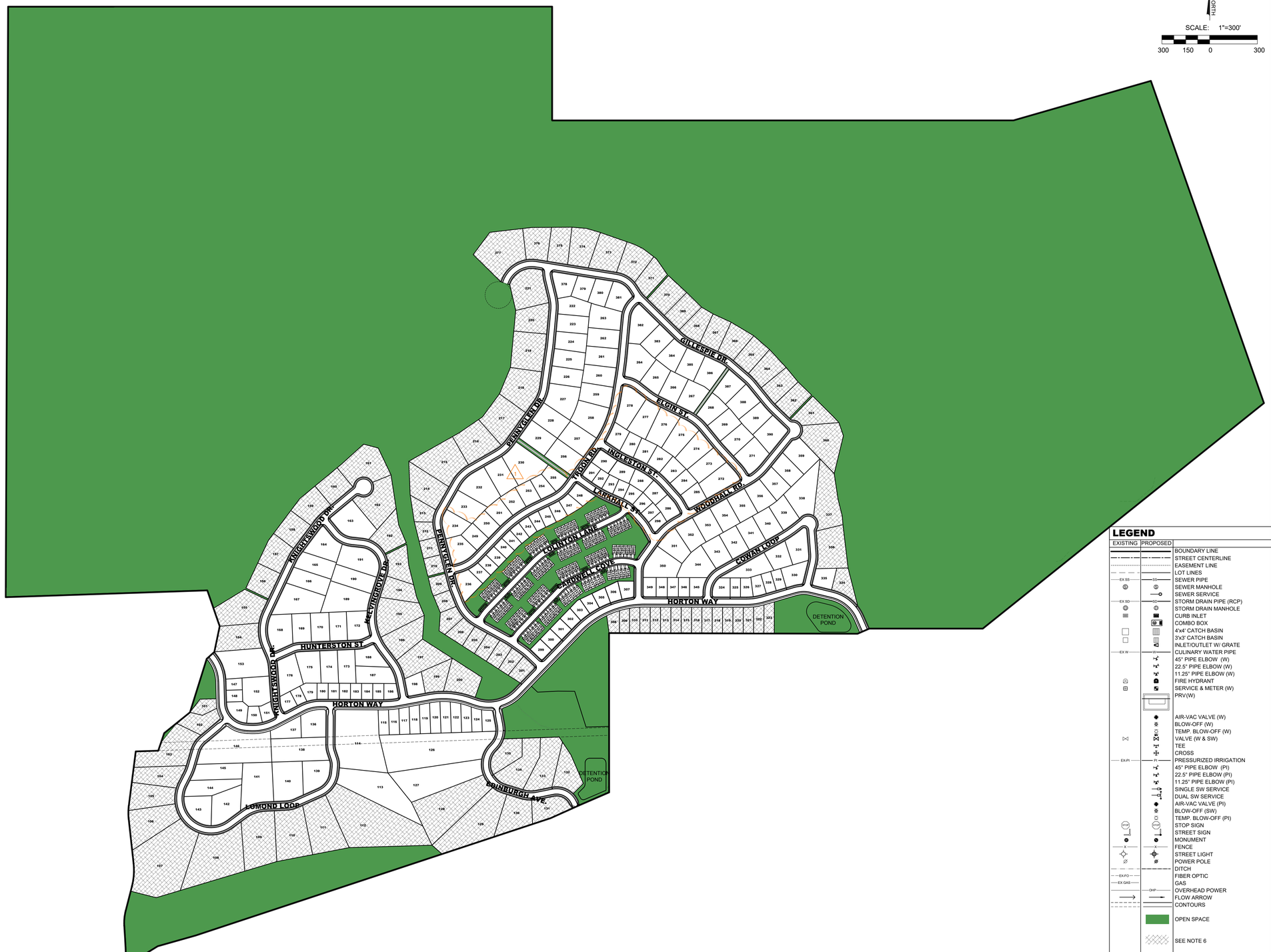
Inverness Plat D Preliminary

Zoning



LEHI CITY

INVERNESS
PRELIMINARY PLAN D
A PLANNED COMMUNITY IN LEHI, UTAH



SCALE: 1"=300'

300 150 0 300

VICINITY MAP

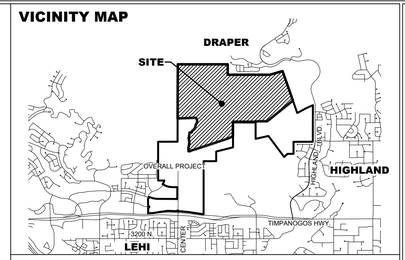


TABLE OF CONTENTS

COVER	COVER
GENERAL NOTES	NOTES
LOT LAYOUT OVERALL	100
LOT LAYOUT 1	101
LOT LAYOUT 2	102
LOT LAYOUT 3	103
LOT LAYOUT 4	104
LOT SUMMARY 1	201
LOT SUMMARY 2	202
LOT SUMMARY 3	203
OVERALL UTILITY PLAN	300
UTILITY PLAN 1	301
UTILITY PLAN 2	302
UTILITY PLAN 3	303
OVERALL GRADING PLAN	400
GRADING PLAN 1	401
GRADING PLAN 2	402
GRADING PLAN 3	403
GRADING PLAN 4	404
CIRCULATION PLAN	501
DETAILS	601

TABULATIONS

TOTAL AREA:	693.40 ACRES
ROADWAY:	36.23 ACRES
SINGLE FAMILY LOTS:	290 UNITS
TOWNHOMES:	126 UNITS
TOTAL:	416 UNITS
DENSITY:	.60 UNITS/ACRES
PUBLIC OPEN SPACE:	473.11 ACRES
PRIVATE OPEN SPACE:	13.10 ACRES
ZONE:	PC

1

PARKING REQUIREMENTS:

TOWNHOMES WITH STREET PARKING AVAILABLE: 126

TOTAL PARKING REQUIRED: 42 (1 STALL PER 3 LOTS)

TOTAL PARKING PROVIDED: 43

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		OPEN SPACE
		SEE NOTE 6

NOTES

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - 1.1. PLAN & PROFILES / CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
   - 1.2. ALL PIPE TYPES, SPECIFIC LOCATIONS, AND DETAILS. (BENDS, DETECTOR TAPE, ETC.)
   - 1.3. VALVES
   - 1.4. BLOW-OFFS INCLUDING SIZE, TYPE, AND PROTECTION.
   - 1.5. MANHOLES, BOXES AND RELATED DETAILS.
   - 1.6. WATER AND SEWER SERVICE DETAILS.
   - 1.7. FIRE HYDRANTS.
   - 1.8. LOT LINE UTILITY EASEMENTS.
   - 1.9. STREET LIGHTS / STREET SIGNS / TRAFFIC SIGNS.
   - 1.10. POWER LINE EXTENSIONS & DOME / TRANSFORMER LOCATIONS.
   - 1.11. LOT ADDRESSES.
   - 1.12. CBR VALUES AND ROAD SUB-BASE.
   - 1.13. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.
2. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
3. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
4. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
5. ALL INTERIOR FENCE LINES TO BE REMOVED UNLESS OTHERWISE NOTED.
6. ALL LOTS WITH THIS HATCHING SHALL BE REQUIRED TO ADHERE TO ALL WILDLAND URBAN INTERFACE REQUIREMENTS AS PER LEHI CITY CODE. LOTS SHALL BE REQUIRED TO EITHER FIRE SPRINKLE THE BUILDING, OR PROVIDE A 30' BUFFER BEHIND THE LOT. IT IS EXPECTED THAT THIS DEVELOPMENT WILL USE A COMBINATION OF THESE TWO OPTIONS, DEPENDING ON THE LOT LAYOUT. WILDLAND URBAN INTERFACE DETAILS TO BE DETERMINED AT FINAL PLAT.

DEVELOPER / OWNER

DR. HORTON
12351 S. GATEWAY PARK PL #D-100
DRAPER, UT 84020
(801) 571-7101

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

INVERNESS PRELIMINARY PLAN D

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786728
PROFESSIONAL ENGINEER
07/01/2025
CONSTRUCTION

INVERNESS - PRELIMINARY D
LEHI, UTAH
COVER

REVISIONS

1	LOT ADDITION, SIZE, AND NUMBER CHANGES	BCT 07/01/2025
2	-	
3	-	
4	-	
5	-	

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=300' (PRINTED ON 24x36)
DATE: 04/07/2025

SHEET
COVER

S:\LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\PRELIM D\2D-0067 PRELIM D.DWG 7/1/2025 12:09 PM

ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LD LOTS:	34
MD LOTS:	93
VLD LOTS:	163
HD	126

TABULATIONS

TOTAL AREA:	693.40 ACRES
ROADWAY:	36.23 ACRES
SINGLE FAMILY LOTS:	290 UNITS
TOWNHOMES:	126 UNITS
TOTAL:	416 UNITS
DENSITY:	.60 UNITS/ACRES
PUBLIC OPEN SPACE:	473.11 ACRES
PRIVATE OPEN SPACE:	13.10 ACRES
ZONE:	PC

LOT/PRIVATE AREA (LESS PUBLIC STREETS)

LIMITED COMMON AREA

COMMON AREA

PUBLIC OPEN SPACE DEDICATED TO LEHI CITY.

NOTES:
1. ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.
2. ALL SINGLE FAMILY LOTS SHALL MAINTAIN NON-DISTURBANCE AND NON-IRRIGATED AREAS. THESE AREAS TO BE DETERMINED AT FINAL PLAT.

NORTH

SCALE: 1"=100'

100 50 0 100

84' DIAMETER ACCESS EASEMENT FOR TEMPORARY TURNAROUND

GILLESPIE DR. (PUBLIC - 60' WIDE)

PENNYGLEN DR. (PUBLIC - 60' WIDE)

TROON RD. (PUBLIC - 60' WIDE)

INGLESTON ST. (PUBLIC - 60' WIDE)

LARKHALL ST. (PUBLIC - 60' WIDE)

WOODHALL RD. (PUBLIC - 60' WIDE)

ELGIN ST. (PUBLIC - 60' WIDE)

KNIGHTSWOOD DR. (PUBLIC - 60' WIDE)

KELVINGROVE DR. (PUBLIC - 60' WIDE)

LOLINTON LANE (PUBLIC - 48' WIDE)

SEE SHEET 104

SEE SHEET 103

- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786726
REGISTERED PROFESSIONAL ENGINEER
07/01/2025
COPYRIGHT © 2025

INVERNESS - PRELIMINARY D

LEHI, UTAH

LOT LAYOUT 2

REVISIONS	
1	LOT ADDITION, SIZE, AND NUMBER CHANGES BCT 07/01/2025
2	-
3	-
4	-
5	-

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED IN INCHES)
DATE: 04/07/2025

SHEET 102

S:\LEI PROJECTS\2020\2020-0067 INVERTON LEHI PROJECT\CAD\DWG\PRELIMINARY\PRELIM D\2020-0067 PRELIM D.DWG 7/1/2025 12:09 PM

SEE SHEET 102

SEE SHEET 104

ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LD LOTS:	34
MD LOTS:	93
VLD LOTS:	163
HD	126

TABULATIONS

TOTAL AREA:	693.40 ACRES
ROADWAY:	36.23 ACRES
SINGLE FAMILY LOTS:	290 UNITS
TOWNHOMES:	126 UNITS
TOTAL:	416 UNITS
DENSITY:	.60 UNITS/ACRES
PUBLIC OPEN SPACE:	473.11 ACRES
PRIVATE OPEN SPACE:	13.10 ACRES
ZONE:	PC

NORTH

SCALE: 1"=100'

100 50 0 100

LOT/PRIVATE AREA (LESS PUBLIC STREETS)

LIMITED COMMON AREA

COMMON AREA

PUBLIC OPEN SPACE DEDICATED TO LEHI CITY.

NOTES:
1. ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.
2. ALL SINGLE FAMILY LOTS SHALL MAINTAIN NON-DISTURBANCE AND NON-IRRIGATED AREAS. THESE AREAS TO BE DETERMINED AT FINAL PLAT.


KELVINGROVE DR. (PUBLIC - 60' WIDE)
HUNTERSTON ST. (PUBLIC - 60' WIDE)
KNIGHTSWOOD DR. (PUBLIC - 60' WIDE)
HORTON WAY (PUBLIC - 65' WIDE)
PENNYGLEN DR. (PUBLIC - 60' WIDE)
TROON RD. (PUBLIC - 60' WIDE)
LOLINTON LANE (PUBLIC - 48' WIDE)
CARDWELL COVE (PUBLIC - 48' WIDE)
HORTON WAY (PUBLIC - 65' WIDE)
LOMOND LOOP (PUBLIC - 60' WIDE)
EDINBURGH AVE. (PUBLIC - 60' WIDE)
EX. 50' POWER EASEMENT
N19°02'54"W 238.66
N11°47'43"E 164.55
N47°46'04"E 65.00
N17°20'29"E 352.44
N51°04'20"E 208.19
N18°46'33"E 116.45
N88°03'00"E 141.56
N7°16'29"E 344.23
R=355.00 Δ=13°32'38" L=83.92 CH=N0°30'10"E 83.72
N16°16'09"W 282.17
R=395.00 Δ=20°34'42" L=141.87 CH=N4°01'12"E 141.11
S71°41'45"W 2350.46
S0°01'55"E 1001.52
S65°34'08"W 204.99
S65°52'12"W 197.66
S47°54'22"W 550.00
S0°05'38"E 119.68
N89°39'54"W 395.03
S79°19'41"W 191.36
N71°01'33"W 44.89
N10°14'47"W 137.42
N0°20'06"E 254.36
S62°22'06"W 192.71
S48°59'16"W 204.49
S25°39'21"W 372.74
S17°51'09"E 180.02
N75°25'00"E 58.26
N64°24'37"E 234.65
N45°50'45"E 448.47
N43°51'56"E 12.02
N72°48'28"W 115.78
N26°10'48"W 99.29
S78°38'08"W 100.29
N87°11'32"E 138.47
N65°52'47"E 169.59
N65°16'42"E 77.01
S61°41'01"E 56.40
S4°06'31"E 221.87
S16°16'02"W 108.70
S16°59'15"W 7.56
S26°57'21"W 7.58
N0°00'18"E 40.53
N17°51'09"E 180.02
N0°20'06"E 207.36
N89°50'13"W 12.22
N0°00'18"E 48.98
N19°02'54"W 48.98
N87°35'28"E 363.64
N65°44'45"E 148.00
N87°58'08"W 103.34
N19°40'10"E 142.56
N0°00'18"E 40.53
N65°52'47"E 169.59
N87°11'32"E 138.47
N63°36'02"E 104.19
S62°22'06"W 192.71
N89°39'54"W 395.03
N0°20'06"E 207.36

ERU SUMMARY

UNIT TYPE:	# OF UNITS/ERU'S
LD LOTS:	34
MD LOTS:	93
VLD LOTS:	163
HD	126

TABULATIONS

TOTAL AREA:	693.40 ACRES
ROADWAY:	36.23 ACRES
SINGLE FAMILY LOTS:	290 UNITS
TOWNHOMES:	126 UNITS
TOTAL:	416 UNITS
DENSITY:	.60 UNITS/ACRES
PUBLIC OPEN SPACE:	473.11 ACRES
PRIVATE OPEN SPACE:	13.10 ACRES
ZONE:	PC

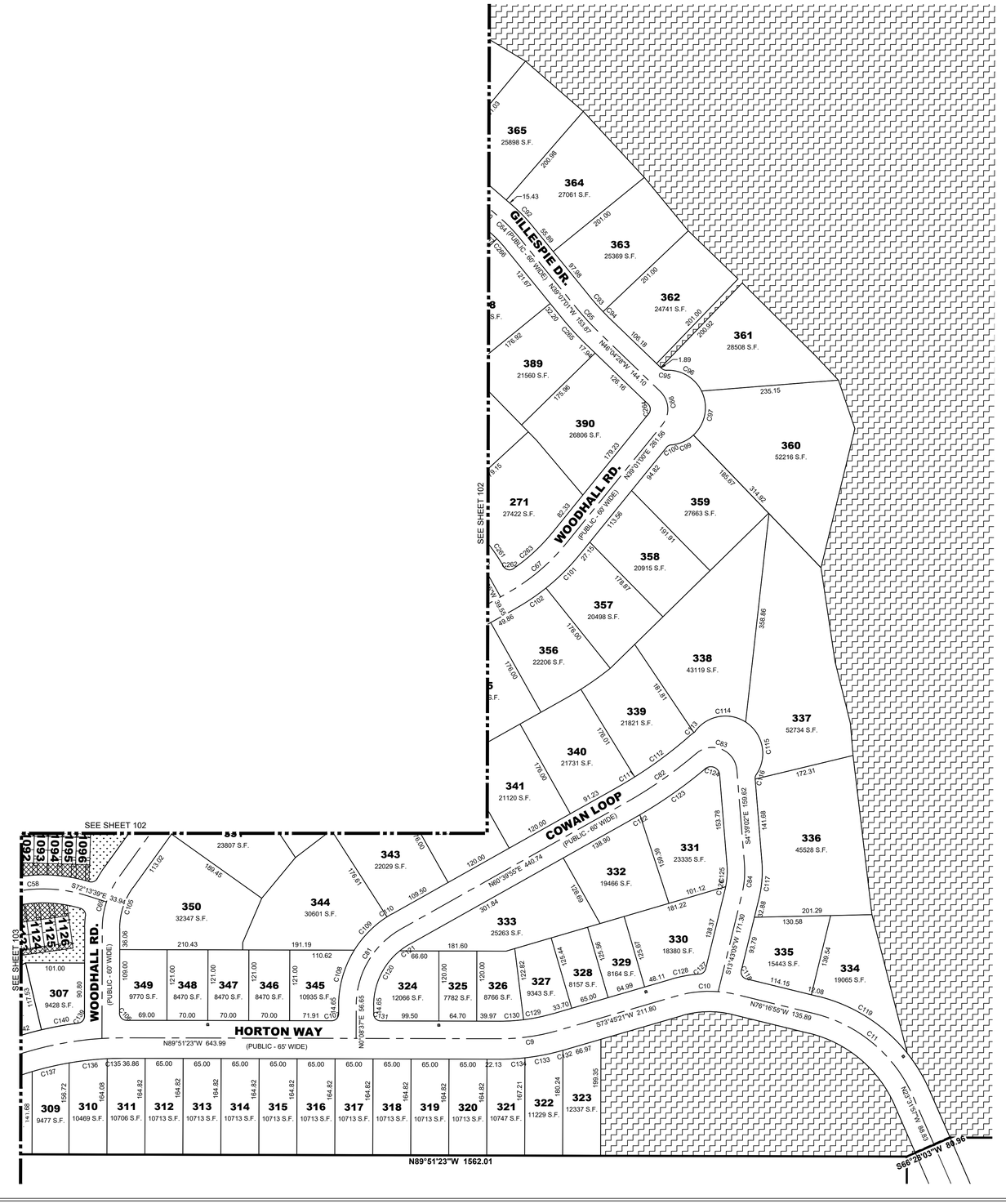
LOT/PRIVATE AREA (LESS PUBLIC STREETS)

LIMITED COMMON AREA

COMMON AREA

PUBLIC OPEN SPACE DEDICATED TO LEHI CITY.

NOTES:
1. ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE STREETS/DRIVES TO SERVE AS PUE'S.
2. ALL SINGLE FAMILY LOTS SHALL MAINTAIN NON-DISTURBANCE AND NON-IRRIGATED AREAS. THESE AREAS TO BE DETERMINED AT FINAL PLAT.



SCALE: 1"=100'
100 50 0 100

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786728
REGISTERED PROFESSIONAL ENGINEER
CONFIDENTIAL
07.2025

INVERNESS - PRELIMINARY D

LEHI, UTAH

LOT LAYOUT 4

REVISIONS	
1	LOT ADDITION, SIZE, AND NUMBER CHANGES BCT 07/01/2025
2	-
3	-
4	-
5	-

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED ON 24x36)
DATE: 04/07/2025
SHEET 104

G:\0_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\PRELIM 01\20-0067 PRELIM 01.DWG 7/1/2025 12:09 PM

LOT TYPE LEGEND

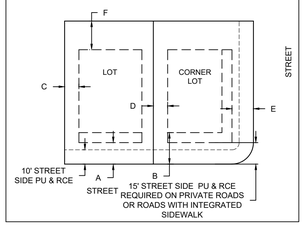
- VLD (163 LOTS)
- LD (34 LOTS)
- MD (93 LOTS)
- HD (126 LOTS)

TOTAL LOTS = 416

	HD LOTS (1001-1126)	MD LOTS 101-102, 115-125, 136-137, 147-151, 177-186, 198-200, 236-248, 291-330, 334-336, 346-349	LD LOTS 201-213, 234-235, 249-255, 279-290	VLD LOTS 103-114, 126-135, 138-146, 152-176, 187-197, 214-233, 256-278, 331-333, 336-344, 350-390
FRONT LIVING SETBACK (A)	5 Ft	15 Ft	15 Ft	20 Ft
FRONT GARAGE SETBACK (B)	20 Ft	20 Ft	20 Ft	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft	5 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	0 Ft	5 Ft	10 Ft	10 Ft
STREET SIDE SETBACK (E)	18 Ft	18 Ft	20 Ft	20 Ft
REAR SETBACK (F)	5 Ft	10 Ft	20 Ft	20 Ft

LOT TYPE	HD	MD	LD	VLD
MINIMUM LOT AREA	N/A	3,600 SQ.FT.	6,000 SQ FT	15,000 SQ FT
MAX. DWELLING UNITS PER ACRE	12 U/AC	7	4	2

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH · REGISTERED PROFESSIONAL ENGINEER
BENJAMIN C. TUCKETT
No. 9786728
07/2025
COPYRIGHT PROTECTION

INVERNESS - PRELIMINARY D

LEHI, UTAH

LOT SUMMARY 1

REVISIONS

1 LOT ADDITION, SIZE, AND NUMBER CHANGES — BCT — 07/01/2025
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED ON 24x36)
DATE: 04/07/2025

SHEET 201

U:\0_LEI PROJECTS\2020\2020-0067 DR HORTON LEH PROJECT\CAD\DWG\PRELIMINARY\PRELIM 01\20-0067 PRELIM 01.DWG 7/1/2025 12:09 PM

SEE SHEET 201

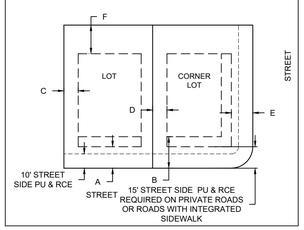
SEE SHEET 203

NORTH

SCALE: 1"=100'

100 50 0 100

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



HUNTERSTON ST.

KELVINGROVE DR.

KNIGHTSWOOD DR.

HORTON WAY

LOMOND LOOP

TROON RD.

PENNYGLEN DR.

LOLINTON LANE

CARDWELL COVE

HORTON WAY

EDINBURGH AVE.

LOT TYPE LEGEND

- VLD (163 LOTS)
- LD (34 LOTS)
- MD (93 LOTS)
- HD (126 LOTS)

TOTAL LOTS = 416 (1)

	HD LOTS (1001-1126)	MD LOTS 101-102, 115-125, 136-137, 147-151, 177-186, 198-200, 236-248, 291-330, 334-336, 346-349	LD LOTS 201-213, 234-235, 249-255, 279-290	VLD LOTS 103-114, 126-135, 138-146, 152-176, 187-197, 214-233, 256-278, 331-333, 336-344, 350-390
FRONT LIVING SETBACK (A)	5 Ft	15 Ft	15 Ft	20 Ft
FRONT GARAGE SETBACK (B)	20 Ft	20 Ft	20 Ft	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft	5 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	0 Ft	5 Ft	10 Ft	10 Ft
STREET SIDE SETBACK (E)	18 Ft	18 Ft	20 Ft	20 Ft
REAR SETBACK (F)	5 Ft	10 Ft	20 Ft	20 Ft

(1)

LOT TYPE	HD	MD	LD	VLD
MINIMUM LOT AREA	N/A	3,600 SQ.FT.	6,000 SQ FT	15,000 SQ FT
MAX. DWELLING UNITS PER ACRE	12 U/AC	7	4	2

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH · BENJAMIN C. TUCKETT · No. 9786728 · REGISTERED PROFESSIONAL ENGINEER

CONDITIONAL APPROVAL 7/7/2025

INVERNESS - PRELIMINARY D

LEHI, UTAH

LOT SUMMARY 2

REVISIONS

1 LOT ADDITION, SIZE, AND NUMBER CHANGES BCT 07/01/2025

2 -

3 -

4 -

5 -

LEI PROJECT #: 2020-0067

DRAWN BY: DSE/SKS

CHECKED BY: BCT

SCALE: 1"=100' (PRINTED ON 24x36)

DATE: 04/07/2025

SHEET 202

U:\0_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\PRELIMINARY\PRELIM D\20-067 PRELIM D.DWG 7/1/2025 12:09 PM

LOT TYPE LEGEND

VLD (163 LOTS)

LD (34 LOTS)

MD (93 LOTS)

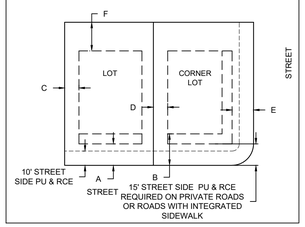
HD (126 LOTS)

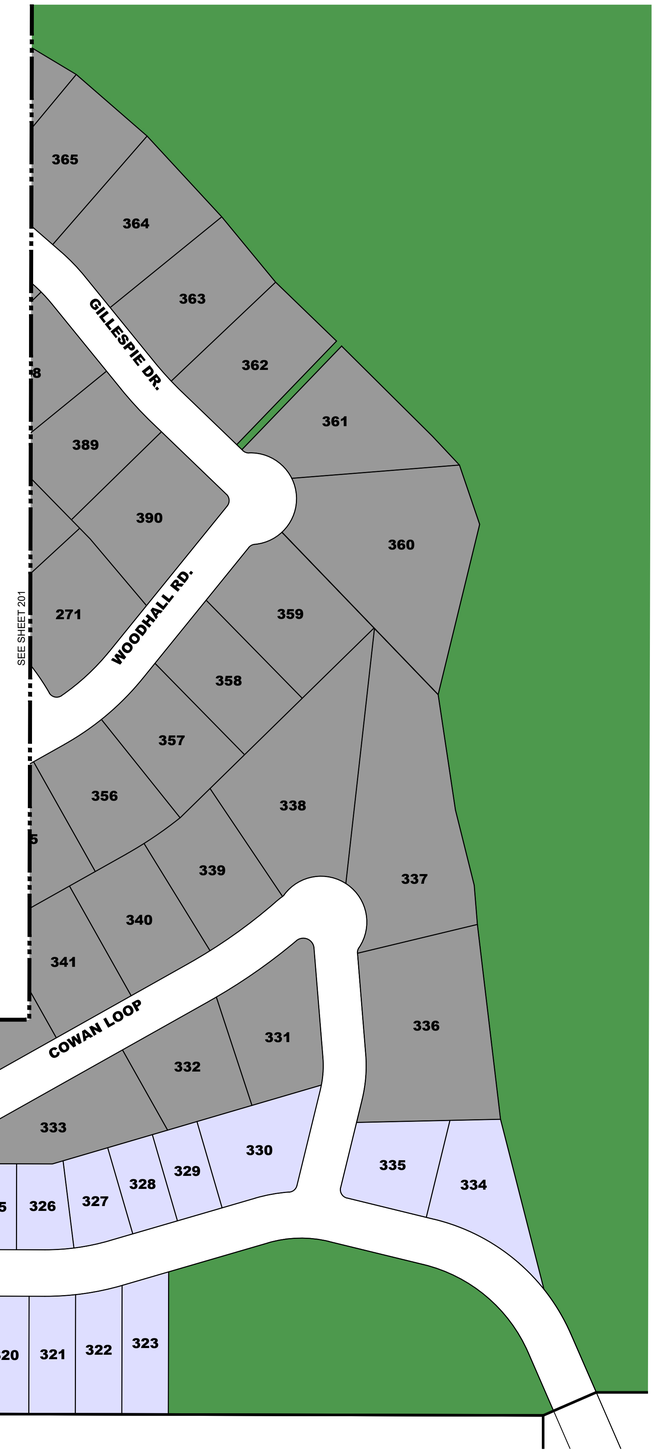
TOTAL LOTS = 416 (1)

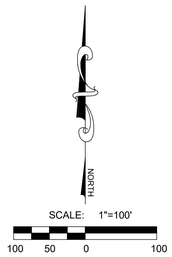
	HD LOTS (1001-1126)	MD LOTS 101-102, 115-125, 136-137, 147-151, 177-186, 198-200, 236-248, 291-330, 334-336, 346-349	LD LOTS 201-213, 234-235, 249-255, 279-290	VLD LOTS 103-114, 126-135, 138-146, 152-176, 187-197, 214-233, 256-278, 331-333, 336-344, 350-390
FRONT LIVING SETBACK (A)	5 Ft	15 Ft	15 Ft	20 Ft
FRONT GARAGE SETBACK (B)	20 Ft	20 Ft	20 Ft	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft	5 Ft	10 Ft	10 Ft
INTERIOR SIDE (D)	0 Ft	5 Ft	10 Ft	10 Ft
STREET SIDE SETBACK (E)	18 Ft	18 Ft	20 Ft	20 Ft
REAR SETBACK (F)	5 Ft	10 Ft	20 Ft	20 Ft

LOT TYPE	HD	MD	LD	VLD
MINIMUM LOT AREA	N/A	3,600 SQ.FT.	6,000 SQ FT	15,000 SQ FT
MAX. DWELLING UNITS PER ACRE	12 U/AC	7	4	2

TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS







- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH · REGISTERED PROFESSIONAL ENGINEER
BENJAMIN C. TUCKETT
No. 9786728
07/01/2025
COPY

INVERNESS - PRELIMINARY D

LEHI, UTAH

LOT SUMMARY 3

REVISIONS
1 LOT ADDITION, SIZE, AND NUMBER CHANGES BCT 07/01/2025
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=100' (PRINTED ON 24x36)
DATE: 04/07/2025

SHEET 203

U:\2_LEI PROJECTS\2020\2020-0067 DR HORTON LEH PROJECT\CAD\DWG\PRELIMINARY\PRELIM D\20-0067 PRELIM D.DWG 7/1/2025 12:09 PM

LEGEND

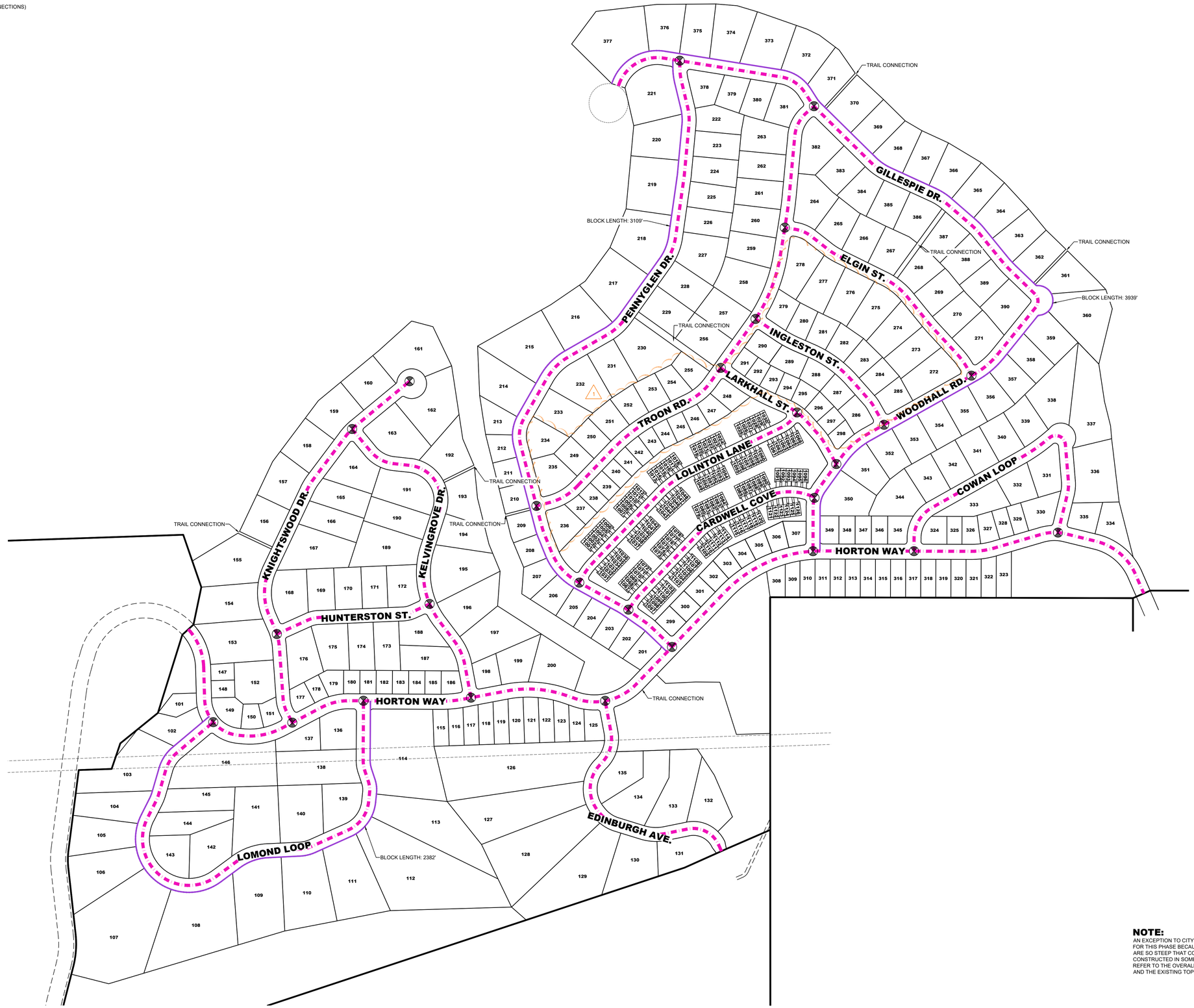
NODES

LINKS

TOTAL NODES: 26

TOTAL LINKS: 44 (INCLUDES 4 LINKS FOR 8 TRAIL CONNECTIONS)

CONNECTIVITY INDEX: 1.69



NOTE:
AN EXCEPTION TO CITY BLOCK LENGTH REQUIREMENTS IS NECESSARY FOR THIS PHASE BECAUSE OF THE EXISTING TERRAIN. EXISTING SLOPES ARE SO STEEP THAT CONNECTING ROADWAYS CANNOT BE CONSTRUCTED IN SOME AREAS TO PROVIDE ADEQUATE BLOCK LENGTH. REFER TO THE OVERALL GRADING PLAN WHICH SHOWS THE LOT LAYOUT AND THE EXISTING TOPOGRAPHY OF THE SITE.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH · REGISTERED PROFESSIONAL ENGINEER
BENJAMIN C. TUCKETT
No. 9786728
07.22.25
COMPLETION

INVERNESS - PRELIMINARY D

LEHI, UTAH

CIRCULATION PLAN

REVISIONS

1 LOT ADDITION, SIZE, AND NUMBER CHANGES BCT 07/01/2025
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/SKS
CHECKED BY: BCT
SCALE: 1"=200' (PRINTED ON 24x36)
DATE: 04/07/2025

SHEET 501

G:\0_LEI PROJECTS\2020\2020-0067 DR HORTON, LEH PROJECT\CAD\DWG\PRELIMINARY\PRELIM 01\20-0067 PRELIM 01.DWG 6/30/2025 6:55 PM

Agenda Item No: 3.7

Planning Commission Agenda Item Report

Meeting Date: July 31, 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 a Development Code amendment to Chapter 19, Renewable Energy System Regulations, to remove references and requirements for being a conditional use.

Suggested Action:

Attachments:

Chapter 19.pdf

CHAPTER 19 DEVELOPMENT CODE AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	July 31, 2025
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	July 2, 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.

REPORT ANALYSIS

The applicant requests review and recommendation of proposed amendments to Chapter 19, Renewable Energy System Regulations, to remove references and requirements for conditional uses. This update is a comprehensive update of this Chapter to try to match with current efforts to remove conditional uses where possible. The primary changes relate to wind energy facilities, small wind energy facilities, and roof-mounted wind energy systems as follows below:

Wind Energy Facility
- Clarifies that this is **not** a conditional use (to be finalized with the upcoming Table of Uses update)
- Removes the requirement for a noise analysis study since there are already Municipal Code allowances for noise
- Clarifies fencing requirements by removing variability and just requiring the 6-foot fence with locking gate

Small Wind Energy Facility
- Clarifies that this is **not** a conditional use

- Establishes a maximum height limit directly in the Code (no Planning Commission review required)

Roof-Mounted Wind Energy System

- Clarifies that this is **not** a conditional use

These changes aim to improve clarity and consistency in the interpretation and application of the Development Code.

The DRC had no comments on the proposed Development Code amendment.

SCOPE OF APPROVAL

Development Code Amendments are legislative items giving the Planning Commission a large amount of discretion. They can recommend approval, denial or any changes they would like to see.

The public can also speak to this item and share any of their concerns.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval, approval with modifications 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 does/ does not seek to ensure the health, safety and welfare of existing and future Lehi Residents.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

Ch 19 Development Code Amendment
DRC Redline Comments

*Lehi City- requests review of a Development Code amendment to **Chapter 19**, Renewable Energy System Regulations, to remove references and requirements for being a conditional use.*

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: 06/19/25
Time Start: 1:25 pm
Time End: 1:25 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
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning: No comments

General Comments:
1. Any connection of electric generation to Lehi City Power system must be in accordance with Lehi Power Standards and approved by Lehi Power.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 31, 2025.

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.

EST 1852
LEHI CITY
PIONEERING UTAH'S FUTURE

Community Development Department –
Planning Division

153 North 100 East
Lehi, UT 84043
Office 385.201.1030
lehi-ut.gov

June 19, 2025

Narrative –Chapter 19 Development Code Amendment

The Planning Division is proposing a Development Code Amendment to clean up and update sections of Chapter 19, Renewable Energy System Regulations, of the Development Code. Specifically, we are proposing a comprehensive update to match with the Table of Uses and remove references to Conditional Uses.

The primary changes made with the comprehensive update are as follows:

- Wind Energy Facility-
  - Clarified that this is not a conditional use. This change will be finalized with a change to the Table of Uses that is upcoming
  - Removed requirement for a noise analysis study
  - Clarified fence requirements
- Small Wind Energy Facility
  - Clarified that this is not a conditional use
  - Sets the maximum height in Code and not subject to Planning Commission decision
- Roof-Mounted Wind Energy System
  - Clarified that this is not a conditional use

We believe this will help clarify the interpretation of the Code.

Please contact the Planning Division if you have any questions.

Thank you,

Jacob Curtis, AICP
Planner 3

CHAPTER 19

RENEWABLE ENERGY SYSTEM REGULATIONS

(Amended 07/10/12; 09/13/16; 09/11/18)

Section 19.010. Purpose.
Section 19.020. Findings.
Section 19.030. Definitions.
Section 19.040. Wind Energy Facility
Section 19.050. Small Wind Energy Facility.
Section 19.060. Roof-Mounted Wind Energy System.
Section 19.070. Roof-Mounted Solar Energy System.
Section 19.080. Ground-Mounted Solar Energy System.

Section 19.010. Purpose.

The purpose of this Chapter is to provide regulations for the safe and effective construction and operation of wind and solar energy facilities in Lehi City, subject to reasonable restrictions, which will preserve the public health and safety.

Section 19.020. Findings. *(Amended 07/10/12)*

~~The Planning Commission and City Council~~ Lehi City makes the following findings:

A. That wind and solar energy is an abundant, renewable, and nonpolluting energy resource and;

B. That the conversion of wind and solar energy to electricity and building heating will reduce our dependence on nonrenewable energy resources and decrease the air and water pollution that results from the use of conventional energy sources and;

C. That wind and solar energy systems enhance the reliability and power quality of the power grid, reduce peak power demands, and help diversify energy supply.

D. The unnecessary proliferation of wind and solar energy facilities throughout the City can create a negative visual impact (visual pollution) on the community.

E. The visual effects of wind and solar energy facilities can be mitigated by fair standards regulating their sitting, construction, maintenance and use.

Section 19.030. Definitions. *(Amended 07/10/12; 09/13/16)*

As used in this Section, the following terms shall have the meanings indicated:

FAA - The Federal Aviation Administration.

Ground-Mounted Solar Energy System – A freestanding solar energy conversion system. A ground-mounted solar energy system consists of solar panels used for production of electricity or water heating, structural support components, and associated control electronics.

Hub Height - When referring to a wind turbine, the distance measured from ground level to the center of the turbine hub.

IBC - International Building Code.

IFC - International Fire Code.

MET Tower - A meteorological tower used for the measurement of wind speed.

Roof-Mounted Solar Energy System - A solar energy conversion system mounted to the roof of a principal or accessory structure. A roof-mounted solar energy system consists of solar panels used for production of electricity or water heating and associated control electronics.

Roof-Mounted Wind Energy System - A wind energy conversion system mounted to the roof of a principal or accessory structure. A roof-mounted wind energy system consists of a wind turbine and associated control or conversion electronics.

Shadow Flicker - The on-and-off flickering effect of a shadow caused when the sun passes behind the rotor of a wind turbine.

Small Wind Energy Facility - A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, that is intended to primarily reduce on-site consumption of utility power. Small wind energy systems are typically designed for on-site home, farm, and small commercial use.

Total Height - When referring to a wind turbine, the distance measured from ground level to the blade extended at its highest point.

Wind Energy Facility - An electricity generating facility consisting of one or more wind turbines under common ownership or operating control, and includes

substations, MET towers, cables/wires, and other buildings accessory to such facility, whose main purpose is to supply electricity to off-site customer(s).

Wind Turbine - A wind energy conversion system which converts wind energy into electricity through the use of a wind turbine generator, and includes the turbine, blade, tower, base, and pad transformer, if any; provided that such a system shall only be a wind turbine for purposes of this Section if it both has a total height greater than 100 feet and nameplate capacity of greater than 100 kilowatts (Note: wind turbines less than 100 feet in height and less than 100 kilowatts will be regulated pursuant to the small wind energy facility and roof-mounted wind energy system provisions in this Section).

Section 19.040. Wind Energy Facility *(Amended 07/10/12, ????)*

A. ~~Zoning~~ Property Requirements.

~~1. Conditional Use Permit. Wind energy facilities shall require a Conditional Use Permit, and are subject to the requirements for conditional use and site plan approval as per Chapters 9 and 11 of this Code. In approving the Conditional Use Permit, the Commission may impose such reasonable conditions or restrictions as it deems necessary to secure the purposes of this Chapter.~~

~~2.~~1. Minimum parcel size. A wind energy facility must be located on a parcel that is at least 10 acres in size and one additional acre per wind turbine.

B. Application Requirements. As part of the application requirements for a ~~Conditional Use Permit and~~ Site Plan, an application for a wind energy facility shall include the following:

1. A written description of the project, including the number and maximum rated capacity of each wind energy facility. For each proposed wind energy facility, include make, model, picture, and manufacturer's specifications, including noise decibels data.

2. A plot plan prepared by a licensed surveyor or engineer drawn at an appropriate scale and in sufficient detail to clearly describe the following:

(a) Proposed boundaries of the Wind Overlay Zone with an accompanying legal description.

(b) Location of all proposed wind turbines with circles drawn around each one demonstrating compliance with the setback requirements of this Section.

(c) The location of the proposed wind energy facility as it relates to the boundaries of the parcel, adjacent ownerships and existing residences, schools, churches, hospitals, libraries, parks and public places to a distance of 2,000 feet.

(d) All proposed facilities, including access roads, electrical lines, substations, storage or maintenance units.

(e) Any federal, state, county or local recognized historic or heritage sites, delineated wetlands, and important bird areas as identified in federal, state, county, or local GIS databases or other generally available documentation.

(f) Proposed landscaping, screening and fencing.

3. A vertical drawing of each wind turbine showing total height, turbine dimensions, tower and turbine colors, ladders, distance between ground and lowest point of any blade, location of climbing pegs, and access doors. One drawing may be submitted for each wind turbine of the same type and total height.

4. A lighting plan showing any FAA-required lighting and other proposed lighting.

5. Information relating to the construction/installation of the wind energy conversion facility including a construction schedule describing commencement and completion dates, and a description of the routes to be used by construction and delivery vehicles with the gross weights and heights of those loaded vehicles.

6. A visual impact study of the proposed wind energy facility as installed, which should include computerized before and after photo simulations, elevation drawings showing the height, design, color, night lighting etc., and the location of the proposed facility as viewed from neighboring areas. The visual analysis shall also indicate any visual screening incorporated into the project that is intended to lessen the system's visual prominence.

7. A wind or feasibility study that recommends a specific location for all wind turbines. The

study must also recommend an optimal height for all wind turbines and if the location is feasible for a wind turbine(s).

8. A study on potential shadow flicker that identifies locations where shadow flicker may be caused by the wind energy facility and the expected durations of the flicker at these locations. The study shall identify areas where shadow flicker may interfere with residences and describe measures that shall be taken to eliminate or mitigate the problems.

~~9. A noise analysis prepared by a competent acoustical consultant documenting the noise levels associated with the proposed wind energy facility. The study shall document noise levels at property lines and at the nearest residence or public building or use not on the site (if access to the nearest residence is not available, the Planning Commission may modify this requirement).~~

~~10.~~9. An assessment of potential electromagnetic interference with microwave, radio, television, personal communication systems, and other wireless communication.

~~11.~~10. A fire protection and emergency response plan, created in consultation with the Lehi City Fire Department.

~~12.~~11. A decommissioning plan, which shall include:

(a) the anticipated life of the wind energy facility;

(b) the estimated decommissioning costs in current dollars;

(c) how said estimate was determined;

(d) the method of ensuring that funds will be available for decommissioning and restoration;

(e) the method, such as by annual re-estimate by a licensed engineer, that the decommissioning cost will be kept current; and

(f) the manner in which the wind energy facility will be decommissioned and the site restored, which shall include removal of all structures and debris to a depth of 3 feet, restoration of the soil, and restoration of vegetation (consistent and compatible with surrounding vegetation).

C. Wind Energy Facility Design Standards.



Figure 1. Wind energy facility with multiple wind turbines

1. Visual Appearance, Lighting, Power lines.

(a) The design of wind energy facilities, including any buildings or related structures, shall to the extent reasonably possible, use materials, colors, textures, screening and landscaping that will help reduce the visual impact of the wind energy facility.

(b) Wind energy facilities shall not project above the top of ridgelines. For the purposes of this section, ridgelines shall consist of prominent ridgelines that are highly visible from any major roadway classified as a collector or greater in intensity. A ridgeline shall also include the crest of any ridgeline and the land located within one hundred (100) feet horizontally (map distance) on either side of the crest.

(c) Wind energy facilities shall use tubular towers. The use of guy wires is not allowed.

(d) Individual wind energy facilities within a Wind Overlay Zone shall be constructed using wind turbines whose appearance, with respect to one another, is similar within and throughout the zone, to provide reasonable uniformity in overall size, geometry, and rotational speeds.

(e) All wind turbines and other structures shall be finished in a single, non-reflective matte finished color or a camouflage scheme.

(f) No advertising signs are allowed on any part of the wind energy facility, including fencing, support structures, and wind turbines except for reasonable identification of the manufacturer or operator of the Wind Energy Facility. No lettering, company insignia, advertising, or graphics shall be on any part of the tower, hub, or blades.

(g) Wind Energy Facilities shall not be artificially lighted, except to the extent required by the FAA or other applicable authority.

(h) Electrical controls and control wiring and power-lines shall be wireless or not above ground except where Wind Energy Facility collector wiring is brought together for connection to the transmission or distribution network, adjacent to that network.

2. Setbacks. The following setbacks and separation requirements shall apply to all wind turbines; provided, however, that the Planning Commission may reduce the standard setbacks and separation requirements if an exception is requested and the intent of this Section would be better served thereby.

(a) Residential zone or public use: Each wind turbine shall be set back from the nearest residential zoning district (including any zone that allows for residential uses), school, church, public park or public library, a distance of one thousand (1,000) feet.

(b) Property lines: Each wind turbine shall be set back from the nearest property line a distance no less than 1.1 times its total height, unless appropriate easements are secured from adjacent property owners, or other acceptable mitigation is approved by the Planning Commission.

(c) Public Roads: Each wind turbine shall be set back from the nearest public road a distance no less than 1.1 times its Total Height, determined at the nearest boundary of the underlying right-of-way for such public road.

(d) Communication and electrical lines: Each wind turbine shall be set back from the nearest above-ground public electric power line or telephone line a distance no less than 1.1 times its total height, determined from the existing power line or telephone line.

(e) Wetlands: Each wind turbine shall be set back 500 feet from any wetlands as delineated by the U.S. Army Corps of Engineers. This distance may be adjusted to be greater or lesser at the discretion of the reviewing body, based on topography, land cover, land uses, and other factors that influence the flight patterns of resident birds.

3. Noise. Audible noise due to wind energy facility operations shall not exceed 55 dBA for any period of time measured at the wind energy facility site's property line.

4. Height. The total height for a wind turbine shall not exceed 250 feet.

5. Density. No more than one turbine per acre shall be allowed.

6. Braking Device. All wind turbines shall have braking systems when winds reach speeds in excess of 65 miles per hour or as otherwise required by industry standards.

7. Signal Interference. The applicant shall minimize or mitigate any interference with electromagnetic communications, such as radio, telephone, or television signals caused by any wind energy facility.

8. Safety.

(a) Wind turbine towers shall not be climbable up to 12 feet above ground level.

(b) All access doors to wind turbine towers and electrical equipment shall be lockable.

(c) Appropriate warning signage shall be placed on wind turbine towers, electrical equipment, and wind energy facility entrances. Signage shall include emergency contact information.

(d) Each wind energy facility shall be equipped with both manual and automatic controls to limit the rotational speed of the rotor blade so it does not exceed the design limits of the rotor.

(e) A six-foot-high fence with a locking gate shall be required to enclose each tower or group of towers. ~~unless otherwise requested by the applicant and approved by the Planning Commission as part of the Conditional Use permit. The color and type of fencing for each wind energy facility installation shall be determined on the basis of individual applications as safety needs dictate.~~

(f) The minimum distance between the ground and any part of the rotor or blade system shall be 20 feet.

9. Compliance with International Building Code (IBC). All wind turbines and associated buildings and facilities shall comply with all applicable IBC requirements. Building permit applications for wind energy facilities shall be accompanied by a standard drawing of the wind turbine structure including the tower, base, and footing. An engineering analysis of the tower showing compliance with the building code and

certified by a licensed professional engineer registered in the state of Utah shall also be submitted. In the case of a conflict between the IBC and this Chapter, the more restrictive shall apply.

10. Compliance with International Fire Code (IFC). All wind turbines and associated buildings and facilities shall comply with all applicable IFC requirements.

11. Compliance with FAA regulations. Wind energy facilities must comply with applicable FAA regulations, including any necessary approvals for installations close to airports.

Section 19.050. Small Wind Energy Facility.
(Amended 07/28/09; 07/10/12)

~~A. Allowed Areas. Small wind energy systems may be allowed as an accessory use upon compliance with this section and issuance of a Conditional Use Permit as per Chapter 9 of this Code.~~

~~B.~~A. Applications. In conjunction with the application requirements for a ~~Conditional Use Permit and~~ Site Plan, an application for a small wind energy conversion System shall include the following:

1. Evidence that the proposed tower height does not exceed the height recommended by the manufacture or distributor of the system.

2. A line drawing of the electrical components of the system in sufficient detail to allow for a determination that the manner of installation conforms to the National Electric Code.

3. Sufficient information demonstrating that the system will be used primarily to reduce on-site consumption of electricity.

4. Written evidence that the electric utility service provider that serves the proposed site has been informed of the applicant's intent to install an interconnected customer-owned electricity generator, unless the applicant does not plan, and so states in the application, to connect the system to the electricity grid.

5. A visual analysis of the small wind energy facility as installed, which may include a computerized photographic simulation, demonstrating the visual impacts from nearby strategic vantage points. The visual analysis shall also indicate the color treatment of the system's components and any visual screening incorporated into the project that is intended to lessen the system's visual prominence.

6. A decommissioning plan that includes the anticipated life of the small wind energy facility; the estimated decommissioning costs in current dollars; how said estimate was determined; the method of ensuring that funds will be available for decommissioning and restoration; the manner in which the wind energy facility will be decommissioned and the site restored, which shall include removal of all structures and debris to a depth of 3 feet, restoration of the soil, and restoration of vegetation (consistent and compatible with surrounding vegetation).

~~C.~~B. Design Standards. All small wind energy systems shall comply with the following standards.

1. A system shall not be located on any front or side yard. All facilities must be located completely within the rear yard, unless an exception is requested and otherwise approved by the Planning Commission.

2. Only one small wind energy system tower per legal lot shall be allowed, unless there are multiple applicants, in which their joint lots shall be treated as one lot for purposes of this Section.

3. ~~The allowed height of the facility shall be determined as part of the conditional use.~~ Total maximum tower heights are measured as follows:
   (a) 45 feet or less on parcels less than five acres.
   (b) 65 feet or less on parcels of five or more acres.
   (c) The allowed height shall be reduced if necessary to comply with all applicable Federal Aviation Requirements.

4. A small wind energy facility shall be set back at a distance equal to 110% (one hundred ten percent) of the total height of the facility from all inhabited structures on adjacent lots, overhead utility lines, property lines, public roads, and public rights-of way. A consent agreement with the neighboring property owner(s) is an option to allow a small wind energy facility to be located closer to the property line and the installation poses no interference with any public utility or public right of way. When a small wind energy facility is

located near a property line, no part of the apparatus shall extend over the property line. A signed letter shall be required from any consenting property owner when using the consent agreement option.

5. The maximum power output for a small wind energy facility or any other connected renewable energy devices is limited to 10 kW. Non-residential systems may exceed 10 kW upon negotiation with the Lehi Power Director.

6. The system's tower and blades shall be painted or treated a non-reflective, unobtrusive color that blends the system and its components into the surrounding landscape to the greatest extent possible, and incorporate non-reflective surfaces to minimize any visual disruption.

7. The system shall be designed and located in such a manner to minimize adverse visual impacts from public viewing areas (e.g., public parks, roads, trails). To the greatest extent feasible, a small wind energy system:

(a) Shall not project above the top of ridgelines.

(b) If visible from public viewing areas, shall be screened to the maximum extent feasible by vegetation or other means to minimize potentially significant adverse visual impacts on neighboring residential areas.

8. Exterior lighting on any structure associated with the system shall not be allowed except that which is specifically required by the Federal Aviation Administration.

9. All on-site electrical wires associated with the system shall be installed underground except for "tie-ins" to a public utility company and public utility company transmission poles, towers, and lines. This standard may be modified by the Planning Commission if the project terrain is determined to be unsuitable due to reasons of excessive grading, biological impacts, or similar factors.

10. The system shall be operated such that no disruptive electromagnetic interference is caused. If it has been demonstrated that a system is causing harmful interference, the system operator shall promptly mitigate the harmful interference or cease operation of the system.

11. At least one sign shall be posted on the tower at a height of five feet, warning of electrical shock or high voltage and harm from revolving machinery.

12. No brand names, logo, or advertising shall be placed or painted on the tower, rotor, generator or tail vane where it would be visible from the ground, except that a system or tower's manufacturer's logo may be displayed on a system generator housing in an unobtrusive manner.

13. Towers shall be constructed to provide one of the following means of access control, or other appropriate method of access:

(a) Tower-climbing apparatus located no closer than 12 feet from the ground.

(b) A locked anti-climb device installed on the tower.

(c) A locked, protective fence at least six feet in height that encloses the tower.

14. Anchor points for any guy wires for a system tower shall be located within the property that the system is located on and not on or across any aboveground electric transmission or distribution lines. The point of attachment for the guy wires shall be enclosed by a fence six feet high or sheathed in bright orange or yellow covering from three to eight feet above the ground.

15. The facility shall be designed with an automatic shut-off mechanism, so that in the event of a power outage, the facility will not back-feed into the power grid.

16. All small wind energy system tower structures shall be designed and constructed to be in compliance with pertinent provisions of the International Building Code, National Electric Code, and any other applicable codes.

17. All small wind energy systems shall be equipped with manual and automatic over-speed controls. The conformance of rotor and over-speed control design and fabrication with good engineering practices shall be certified by the manufacture.

18. A small wind energy facility shall be designed, installed, and operated so that noise generated by the system shall not exceed 50 decibels (dBA), except during short-term events

including utility outages and severe wind storms, as measured at the closest neighboring dwelling.

~~D.~~C. Hybrid Wind and Solar Energy Facility. Solar panels may be attached to a small wind energy facility as a hybrid system with compliance to this section. The wind energy element of a hybrid system shall comply with all requirements of a small wind energy facility. The following standards shall apply to solar collectors on a hybrid system:

1. Solar collector devices shall not reflect light into windows of neighboring buildings.

2. The solar collector area shall not exceed 110 square feet unless an exception is requested and otherwise approved by the Planning Commission.

3. Collector frame and all associated conduit or piping shall be painted non-reflective colors that include browns, greens, tans and other earth tones.



Figure 2. Hybrid wind and solar energy facility

E. Maintenance. All small wind energy facilities shall be maintained in good condition and in accordance with all requirements of this section.

F. Abandonment of Use. A small wind energy facility which is not used for 12 successive months shall be deemed abandoned and shall be dismantled and removed from the property at the expense of the property owner in accordance with a decommissioning plan. ~~approved as part of the Conditional Use Permit.~~ Failure to abide by ~~and faithfully comply with~~ this section ~~or with any and all conditions that may be attached to the granting of any Conditional Use Permit~~ shall constitute grounds for the revocation of the permit by the City.

G. No small wind energy system shall be connected to the power grid until Lehi City Power has inspected the system.

H. The owner of the facility shall abide by the Lehi Power Net Metering Policy.

Section 19.060. Roof-Mounted Wind Energy Systems. *(New 07/10/12)*

A. Allowed Areas. Roof-mounted wind energy systems may be allowed as an accessory use upon compliance with this section. ~~and issuance of a Conditional Use Permit as per Chapter 9 of the Development Code.~~



Figure 3. Roof-mounted wind energy system

B. Applications. ~~In conjunction with the application requirements for a Conditional Use Permit, a~~An application for a roof-mounted wind energy system shall include the following:

1. A line drawing of the electrical components of the system in sufficient detail to allow for a determination that the manner of installation conforms to the National Electric Code.

2. Sufficient information demonstrating that the system will be used primarily to reduce on-site consumption of electricity.

3. Written evidence that the electric utility service provider that serves the proposed site has been informed of the applicant's intent to install an interconnected customer-owned electricity generator, unless the applicant does not plan, and so states in the application, to connect the system to the electricity grid.

C. Standards. All roof-mounted wind energy conversion systems shall meet the following standards:

1. No more than two roof-mounted wind energy turbines may be allowed on any legal residential lot. The allowed number of roof-mounted wind energy turbines for a non-residential lot shall be determined by the Planning Commission.

2. Maximum height restrictions. In commercial applications the peak of the apparatus shall be no more than 15 feet, as measured from the base to the peak of the apparatus, unless an exception is requested and otherwise approved by the Planning Commission. In residential applications, the peak of the apparatus shall be no more than eight- feet above the peak of the roof.

3. The system shall be constructed and maintained to ensure that noise levels do not exceed 50 decibels (dBA) when measured from any property line. However, this level may be exceeded during short-term events out of human control, such as utility outages or severe wind storms. (60-70 dBA is the equivalent to a normal conversation at 3-5').

4. The system's support structure and blades shall be painted or treated a non-reflective, unobtrusive black, brown, green, tan, or other earth tone that blends the system and its components into the surrounding landscape.

5. The use of guy wires shall not be permitted for residential applications.

6. The system shall be operated such that no disruptive electromagnetic interference is caused. If it has been demonstrated that a system is causing harmful interference, the system operator shall promptly mitigate the harmful interference or cease operation of the system.

7. The system shall be designed with an automatic shut-off mechanism, so that in the case of a power outage, the system will not back feed into the power grid.

8. The maximum power output for a roof-mounted wind energy system or any other connected renewable energy devices is limited to 10 kW for residential applications. Non-residential systems may exceed 10 kW upon negotiation with the Lehi Power Director.

D. Maintenance. All roof-mounted wind energy systems shall be maintained in good condition and in accordance with all requirements of this section.

E. Abandonment of Use. A roof-mounted wind energy system which is not used for 12 successive months shall be deemed abandoned and shall be dismantled and removed from the property at the expense of the property owner. Failure to abide by ~~and faithfully comply with~~ this section ~~or with any and all conditions that may be attached to the granting of any Conditional Use Permit~~ shall constitute grounds for the revocation of the permit by the City.

F. Compliance. All roof-mounted wind energy systems shall comply with all applicable IFC and IBC requirements.

G. No roof-mounted wind energy system shall be connected to the power grid until Lehi Power has inspected the system.

H. Customers of Lehi Power shall be responsible for the installation and maintenance of applicable protection equipment or any damage caused by the customer-generating equipment to the City's distribution system.

I. The owner of the system shall abide by the Lehi Power Net Metering Policy.

Section 19.070. Roof-Mounted Solar Energy System. *(New 07/10/12; Amended 9/13/16)*



Figure 4. Roof-mounted solar panels

A. Allowed Areas. Roof-mounted solar energy systems may be allowed on roofs of principal structures and legal accessory structures in any district upon compliance with this section.

1. Permitted Use. Roof-mounted solar energy

systems are allowed as a permitted use. Solar roof shingles (figure 5) may be allowed as a permitted use on all sides of a structure and are encouraged by the City as an alternative to traditional roof-mounted panels.

B. Standards. All roof mounted solar energy devices shall meet the following standards:

1. Solar collector devices shall extend no higher than the roof line, or on a flat roof, no higher than the parapet wall. ~~unless otherwise approved by the Planning Commission.~~

2. Collectors shall not reflect light into windows of neighboring buildings.

3. Collector frame and all associated conduit or piping shall blend with the surface to which it is attached. Permitted colors include black, browns, greens, tans, and other earth tones.

4. Panel array ends shall be covered and mounting brackets shall blend in with the roof.

5. The maximum power output for a roof-mounted solar energy system or any other connected renewable energy devices is limited to 10 kW for residential applications. Non-residential systems may exceed 10 kW upon negotiation with the Lehi Power Director.

6. The system shall be designed with an automatic shut-off mechanism, so that in the case of a power outage, the system will not back feed into the power grid.

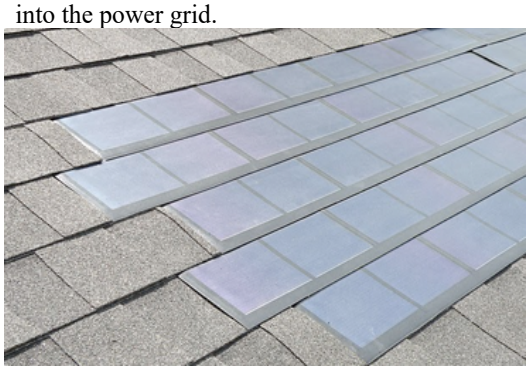


Figure 5. Solar roof shingles provide an attractive alternative to traditional roof-mounted panels

C. All roof-mounted solar energy systems shall be maintained in good condition and in accordance with all requirements of this section.

D. All roof-mounted solar energy systems shall comply with all applicable IBC and IFC requirements.

E. Customers of Lehi Power shall be responsible for the installation and maintenance of applicable protection equipment or any damage caused by the customer-generating equipment to the City's distribution system.

F. No roof-mounted solar energy system shall be connected to the power grid until Lehi Power has inspected the system.

G. The owner of the system shall abide by the Lehi Power Net Metering Policy.

Section 19.080. Ground-Mounted Solar Energy System. *(New 9/13/16; Amended 08/29/17)*

A. Allowed Areas. Ground-mounted solar energy systems installed at the rear or sides of a structure may be allowed as a permitted use upon compliance with this section.

B. Standards. All ground-mounted solar energy devices shall meet the following standards:

1. Solar collector devices shall extend no higher than the fence line.

2. Collectors shall not reflect light into windows of neighboring buildings.

3. Collectors shall not be visible from the front of the structure, as viewed at ground level from the public street.

4. The maximum power output for a ground-mounted solar energy system or any other connected renewable energy devices is limited to 10 kW for residential applications. Non-residential systems may exceed 10 kW upon approval by Lehi Power Engineering Manager, and the Lehi Power Director.

5. The system shall be designed with an automatic shut-off mechanism, so that in the case of a power outage, the system will not back feed into the power grid.

6. The total area of the ground-mounted solar energy system cannot exceed thirty percent of the lot's net area.

7. The system setbacks are the same as the minimum accessory building setbacks in the underlying zoning district.

8. All power lines from a ground-mounted solar energy system to any building or other structure shall be located underground.

9. A solar energy system shall not be used to display permanent or temporary advertising, including signage, streamers, pennants, spinners, reflectors, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy system provided they comply with the prevailing sign regulations found in Chapter 23 of the Development Code.

C. All ground-mounted solar energy systems shall be maintained in good condition and in accordance with all requirements of this section.

D. All ground-mounted solar energy systems shall comply with all applicable IBC, NEC, and IFC requirements.

E. Driveways and access aisles shall be designed so that fire equipment and other emergency vehicles can readily access and exit all areas of the site.

F. Customers of Lehi Power shall be responsible for the installation and maintenance of applicable protection equipment and/or any damage caused by the customer-generating equipment to the City's distribution system.

G. No ground-mounted solar energy system shall be connected to the power grid until Lehi Power has inspected and approved the installation of the system.

H. The owner of the system shall abide by the Lehi Power Net Metering Policy, or Feed-in Tariff Policy as applicable.

Agenda Item No: 3.8

Planning Commission Agenda Item Report

Meeting Date: July 31, 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 a Development Code amendment to Table 05.040-A Residential Bulk and Intensity, reducing the setback for remodels and additions in the RA-1 and R-1-15 zones.

Suggested Action:

Attachments:

Table 05.040.A.pdf

TABLE 05.040-C RESIDENTIAL BULK AND INTENSITY DEVELOPMENT CODE AMENDMENT

PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	July 31, 2025
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	June 11, 2205

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.

REPORT ANALYSIS

The applicant requests review and recommendation of proposed amendments to Table 05.040-A Residential Bulk and Intensity. The proposed change will allow a reduction in the required rear yard setback for homes in the RA-1 and R-1-15 zones. The R-1-12 and smaller zones already allow for a 15-foot yard setback for remodels on homes two years or older.

This proposed amendment came from the City Council as a response to a resident who wanted to add a covered patio on to their backyard. Covered patios count as the primary home and must meet the primary homes setbacks based on definition in the Development Code.

This proposal will allow RA-1 and R-1-15 zones more flexibility for remodels similar to other zones. The Reviewing Departments reviewed the proposed amendment and had two comments. The first comment is to consider including R-1-22 in the change as well. It is listed between RA-1 and R-1-15 on the table of bulk and intensity. The RA-1 zone

can go down to 15,000 square foot lots so it is similar to R-1-15 but also sometimes requires 22,000 square feet like the R-1-22 zone. The second comment includes a recommendation to switch the location on the table. The Planning Commission should consider both of these recommendations in their motion.

SCOPE OF APPROVAL

Development Code Amendments are legislative items which allows for the Planning Commission to provide feedback on whether or not they support the changes and also they can request any changes they would like to see to the proposal.

Residents may also speak to Development Code Amendments. They also can share why they support or not different aspects of the proposed change. For any changes to be implemented, the Planning Commission and ultimately the City Council will need to include any changes in their motion for them to be incorporated.

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 will allow similarly flexibility already allowed for smaller zoning districts.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

Table 05.040-A Amendment
DRC Redline Comments

Lehi City- requests review of an amendment to the Development Code Table 05.040A Residential Bulk and Intensity, adding flexibility to building setbacks for remodels and additions in the RA-1 and R-1-15 Zones.

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: Kim Struthers
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 05/29/25
Time Start: 3:20 PM
Time End: 3:20 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.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments.
Luke – Traffic: No comments.
Kim – Planning:
1. Why not include the R-1-22 zone as well?

A. Consider switching the location of R-1-22 on the table, so that the lot size goes progressively up.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 10TH.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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.

TABLE 05-040-A
TABLE OF BULK AND INTENSITY REQUIREMENTS
AGRICULTURE AND RESIDENTIAL DISTRICTS

(Am 10/10/00; 3/27/01; 01/08/02; 03/11/03; 03/22/03; 07/08/03; 02/10/04; 12/14/04; 08/09/05; 9/12/06; 09/09/08; 10/11/11; 03/11/14; 02/24/15;02/22/22; 02/28/23; 09/19/23, 10/08/24; 11/12/24)

	DISTRICT												
	TH-5	**A-5**	**A-1**	**RA-1**	**R-1-22**	**R-1-15**	**R-1-12**	**R-1-10**	**R-1-8**	**R-1-Flex**	**R-2**	**R-2.5**	**R-3**
Minimum Lot Size	5 Acres[a]	5 Acres[a]	1 Acre[a]	Single-Family Dwelling 15,000 Sq.Ft. [a] Other Allowed Uses 15,000 Sq.Ft. [a]	Single-Family Dwelling 22,000 Sq.Ft. [a] Other Allowed Uses 22,000 Sq.Ft. [a]	Single-Family Dwelling 15,000 Sq.Ft.[a] Other Allowed Uses 15,000 Sq.Ft. [a]	Single-Family Dwelling 12,000 Sq.Ft.[a] Other Allowed Uses 12,000 Sq.Ft. [a]	Single-Family Dwelling 10,000 Sq.Ft.[a] Other Allowed Uses 10,000 Sq.Ft. [a]	Single-Family Dwelling 8,000 Sq.Ft.[a] Other Allowed Uses 8,000 Sq.Ft. [a]	Single-Family Dwelling 8,000 Sq.Ft.[a] Other Allowed Uses 8,000 Sq.Ft. [a]	Detached Single-Family Dwelling or Duplex 8,000 Attached single family (townhomes or twin homes) No minimum lot size but must comply with the 6 DU/AC maximum. Sq.Ft.[a] Other Allowed Uses 8,000 Sq.Ft. [a]	As per PUD approval.	Residential minimum lot size is based on project acreage and the 12 DU/AC maximum. Other Allowed Uses 8,000 Sq.Ft.[a]
Maximum Dwelling Units Per Acre	0.2[a]	0.2[a]	1[a]	2.5[a]	1.75[a]	2.5[a]	3[a]	3.5[a]	4[a]	3.5[a] for projects > 10acres; 3.25[a] for projects < 10	6[a]	9[a]	12[a]
Minimum Lot Width/Frontage	Residential Uses 250 Ft. [a,b] Other Allowed Uses 250 Ft. [a,b]	Residential Uses 250 Ft. [a,b] Other Allowed Uses 250 Ft. [a,b]	Residential Uses 100 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 100 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 100 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 100 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 90 Ft. [a,b] Other Allowed Uses 160 Ft. [a,b]	Residential Uses 80 Ft. [a,b] Other Allowed Uses 160 Ft. [a ,b]	Residential Uses 80 Ft. [a,b] Other Allowed Uses 160 Ft. [a ,b]	Residential Uses 80 Ft. [a,b] Other Allowed Uses 160 Ft. [a ,b]	Single Family 75 Ft. [a,b] Multi-Family As allowed by IBC Other Allowed Uses 150 Ft. [a,b]	As per PUD approval.	Single Family 65 Ft. [a,b] Multi-Family As allowed by IBC Other Allowed Uses 80 Ft. [a ,b]
Minimum Front Yard	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 20 Ft to garage.	As per PUD approval.	15 Ft to dwelling; 20 Ft to garage.
Minimum Rear Yard (Interior Lots)	30 Ft.	30 Ft.	30 Ft.	30 Ft.[c]	30 Ft.	30 Ft.[c]	30 Ft. [c]	30 Ft. [c]	25 Ft. [c]	25 Ft. [c]	Single Family 15 Ft. Multi-Family As allowed by IBC	As per PUD approval.	Single Family 15 Ft. Multi-Family As allowed by IBC
Minimum Rear Yard (Corner Lots)	30 Ft.	30 Ft.	30 Ft.	30 Ft.[c]	30 Ft.	30 Ft.[c]	30 Ft. [c]	15 Ft.	15 Ft.	15 Ft.	Single Family 15 Ft. Multi-Family As allowed by IBC	As per PUD approval.	Single Family 15 Ft. Multi-Family As allowed by IBC

	DISTRICT												
	TH-5	**A-5**	**A-1**	**RA-1**	**R-1-22**	**R-1-15**	**R-1-12**	**R-1-10**	**R-1-8**	**R-1-Flex**	**R-2**	**R-2.5**	**R-3**
Minimum Side Yard	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft.[d] Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft.[d] Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft.[d] Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft.[d] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft.[d] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	Residential Uses 8 Ft. and Total Side Yards Not Less Than 20 Ft.[d] Other Allowed Uses 20 Ft. and Total Side Yards Not Less Than 40 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft.[d] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	As per PUD approval.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft.[d] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.
Minimum Side Yard (Corner Lot)	20 Ft.	20 Ft.	20 Ft.	20 Ft.[e]	20 Ft.	20 Ft.[e]	20 Ft.[e]	20 Ft.[e]	20 Ft.[e]	20 Ft.[e]	20 Ft.[e]	As per PUD approval.	20 Ft.[e]
Height	Max. 35 Ft. or 2 Stories. Min 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 45 Ft. or 3 Stories. Min. 1 Story
Minimum Ground Floor Area Per Residential Unit	1,000 Sq.Ft.[f]	1,500 Sq.Ft.[g]	1,500 Sq.Ft.[g]	1,000 Sq.Ft.[f]	1,500 Sq.Ft.[g]	1,000 Sq.Ft.[f]	1,000 Sq.Ft.[f]	1,000 Sq.Ft.[f]	1,000 Sq.Ft.[f]	1,000 Sq.Ft.[f]	900 Sq.Ft. (Ground Floor Not Less Than 600 Sq.Ft. With Total of 1,200 Sq.Ft. Min. For Stacked Attached Units)[f]	900 Sq.Ft. (Ground Floor Not Less Than 600 Sq.Ft. With Total of 1,200 Sq.Ft. Min. For Stacked Attached Units)[f]	900 Sq.Ft. (Ground Floor Not Less Than 600 Sq.Ft. With Total of 1,200 Sq.Ft. Min. For Stacked Attached Units)[f]
Minimum Driveway Length Front Load	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.
Driveway Length Alley/Rear Load	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.
Min. Area For PRD	N/A	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.

Notes:

[a] For subdivisions located along a master planned major roadway or master planned trail, the City Council, following review and recommendation from the DRC and Planning Commission, may allow higher density, reduced lot size, reduced frontage, or other design considerations in lieu of payment to the developer for right-of-way and/or other improvements required by the Lehi City General Plan, Master Transportation Plan and/or Lehi City Design Standards and Public Improvements Specifications Manual (concept plan required).

[b] For subdivisions that are designed with curvilinear street layouts, or coving, or that incorporate traffic calming elements in their design, the City Council, following review and recommendation from the DRC and Planning Commission, may allow reduced frontage (concept plan required).

[c] 15 ft. for remodeling projects on single family dwellings not less than 2 years old.

[d] 6 ft. minimum with total side yards not less than 18 ft. for remodeling projects on single family dwellings not less than 2 years old.

[e] 15 ft. for remodeling projects on single family dwellings not less than 2 years old.

[f] 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.

[g] 1,250 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 1,250 Sq. Ft.) Must have a minimum of 1,750 Sq. Ft. total finished floor area. Dwellings existing prior to December 12, 2004 are considered a conforming use.

Agenda Item No: 3.9

Planning Commission Agenda Item Report

Meeting Date: July 31, 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 a Development Code amendment to Chapter 12, to add requirements for retaining walls.

Suggested Action:

Attachments:

Chapter 12.pdf

CHAPTER 12-C DEVELOPMENT CODE AMENDMENT
RETAINING WALLS
PLANNING COMMISSION REPORT

Applicant	Lehi Engineering
Meeting Date	July 31, 2025
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	July 16, 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.

REPORT ANALYSIS

Lehi City requests review and approval of amendments to Chapter 12 of the Development Code, adding an additional subchapter regarding retaining walls. Gary Ellis joined the Lehi City Engineering team over a year ago, before that he worked for many years as a structural engineer. He wrote this proposed retaining wall ordinance with review by the rest of engineering and the Reviewing Departments. It relies heavily on his expertise as a structural engineer.

The proposed amendment has the stated goal of increasing safety for people and property, appropriately dealing with drainage and run-off, and preserving our hillside areas. The proposal includes a list of items that need to be included with retaining walls submittals to ensure they are fully engineered.

Perhaps the biggest change is not allowing rock or boulder walls on anything over four feet in height. These type of retaining walls are best for landscaping type grading and retaining, not the retaining of large areas of steep slopes. The retaining walls that have had issues in Traverse Mountain are mostly these rock retaining walls. This change is for

safety reasons. Rock retaining walls also include large rocks that can roll and bounce and cause damage to both life and property.

The Code also addresses tiered retaining systems, and requirements for drainage around the retaining wall.

The Reviewing Departments and had six comments. These are mostly rewording for clarification suggestions. Please consider including all DRC comments in your motion.

SCOPE OF APPROVAL

Development Code Amendments are legislative items which allows for the Planning Commission to provide feedback on whether or not they support the changes and also they can request any changes they would like to see to the proposal.

Residents may also speak to Development Code Amendments. They also can share why they support or not different aspects of the proposed change. For any changes to be implemented, the Planning Commission and ultimately the City Council will need to include any changes in their motion for them to be incorporated.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval , approval with modifications, 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 will increase the safety of development on and near hillsides by requiring a higher level of engineering with retaining walls.
2. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. Additional findings based upon information presented during the public hearing.

Retaining Wall Development Code Amendment
DRC Redline Comments

Lehi City- requests review of the Retaining Wall Development Code Amendment

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:
Representatives of the Applicant Present: Gary Ellis
Date of Plans Reviewed:
Time Start: 1:25 PM
Time End: 1:44 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. No mechanical stabilization devices may encroach PUE or Roadway space.
2. What about the CRSI?
3. ? 1.12 is the 1/3 increase typical for short-term loads.

Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:
4. How close to the wall does a structure need to be in order to be defined as "supported" by the retaining wall?

Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:
5. Would it be good to name this something else so it does not get confused with our regular preconstruction meeting process?
    a. Retaining wall construction meeting
6. Missing connecting words on page 2: a., the, of

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 31ST.

PRECON MEETING REQUIRED? (NONE)

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 12-C

RETAINING WALL REQUIREMENTS

Section 12-C.010 Retaining Wall Requirement Purpose and Intent

Section 12-C.020 Retaining Wall Requirement General Provisions

Section 12-C.030 Retaining Wall Requirement Design Requirements

Section 12-C.010 Retaining Wall Requirement Purpose and Intent

A. The purpose of this chapter is to establish the requirements and minimum design standards for retaining wall design and construction
B. The reason to provide the design standards herein are to:
    1. Ensure safe structures are being constructed and will function as intended
    2. Ensure the drainage and water runoff are adequately addressed
    3. Protect property, health, safety and general welfare of the residents of Lehi City
    4. Protect property owner's rights
    5. Assist in the maintenance and preservation of hillside areas
    6. Maintain the aesthetics of the community
C. The City's approval of retaining wall plans does not convey design responsibility to the City. Responsibility for the design lies solely with the design professional(s).

Section 12-C.020 Retaining Wall Requirement General Provisions

A. This section applies to all retaining walls that retain 4'-0" (See section 12-C.020 G, 2 for definition of wall height) or more in height.
B. Building Permit requirements:
    1. All walls meeting section 12-C.020 A, unless it is exempt in paragraph F, shall be required to have a building permit and provide the required submittals as specified in section 12-C.020 B, 7 for review prior to issuance of a building permit for construction of new walls or alteration of existing walls.
    2. Each wall design shall be specific to the site and not a generic standard design.

3. All submittals for a building permit shall be stamped by a registered professional civil, structural or geotechnical engineer registered in the State of Utah with experience designing the type of wall specified for the project.
4. Building permit review fees shall be assessed and collected at the time the permit is issued.
5. Permit applications shall be processed and issued in accordance with the Building Division permit procedures and applicable provisions of the Development Code.
6. Retaining wall permits are issued as a separate permit and are not included in permits for new homes, remodels, additions, etc.
7. Submittals for a building permit shall include:
    a. structural design calculations,
    b. structural drawings
    c. a drainage plan showing slopes, grades, pipes, detention and retention facilities and other associated details pertaining to the drainage of the wall,
    d. profile drawings of the wall if the retaining wall is longer than 50 lineal feet, with the footing elevation and top of wall elevations labeled at the ends of the wall and every 25 linear feet or change in grade or height,
    e. cross-sectional drawings including drainage system behind wall as well as surface grades and structures located in front and behind the retaining wall a distance equivalent to two times the height of the retaining wall with level fill. Additionally, if the retaining wall is supporting sloped fill, then the cross section shall include the fill slope showing surface grades and structures within a horizontal distance equivalent to three times the height of the retaining wall,
    f. a site plan showing the location of the retaining wall(s),
    g. a copy of the geotechnical report used by the design engineer. The geotechnical report needs to include, but is not limited to:
        i. allowable soil bearing value
        ii. soil and footing friction factor
        iii. soil unit weights
        iv. seismic design criteria and information
        v. the active, passive and at-rest equivalent fluid pressures of the soil as well as the associated k values,

vi. if a geotechnical report was conducted at an off-site location that is to be used for the design of the wall(s) that has similar soils, it needs to be within a 2000-foot radius of the proposed wall location(s), and the geotechnical report needs to be submitted,

vii. if a Proctor test is completed, the type of testing shall be identified and submitted with the Proctor results.

h. material strength and parameters used in the design of the retaining wall or laboratory testing results of the materials used as needed to substantiate non-standard building products as follows:

i. concrete and/or masonry design strengths,

ii. steel reinforcement grade and type,

iii. laboratory testing results of other materials in accordance with applicable American Society for Testing and Materials (ASTM) standards,

iv. for segmented block walls, the manufacturer's test data for the wall facing, soil reinforcement and connection parameters shall be submitted.

C. No rock or boulder walls shall be allowed for retained fill more than 4'-0" and shall be used for landscaping purposes only. No structures, roadways or surcharge loads shall be supported above and rely on rock or boulder walls for support.

D. Wall systems 4'-0" or taller which are based on organic material such as treated lumber or railroad ties are not allowed and shall be used for landscaping purposes only. No structures, roadways or surcharge loads shall be supported above and rely on walls constructed with organic material for support.

E. All retaining walls with footings shall have the bottom of the footings embedded in the soil below the frost depth as measured from the front face of the wall.

F. Building permit exemptions:

1. The following walls do not require a building permit:

a. Walls that retain less than 4'-0" of fill behind the wall

b. Non-tiered retaining walls with less than 50 square feet of exposed wall surface area that are less than five feet in exposed height with back slopes flatter than or equal to 4H:1V within ten feet of the wall; and having front slopes no steeper than or equal to 4H:1V and which do not support any structure, roadway or surcharge behind the wall.

c. Tiered retaining walls less than a total of 100 square feet of exposed wall surface area, less than five feet in exposed height per wall, have front slopes and back slopes of each wall no steeper than or equal to 6H:1V within ten feet of the walls, have a five foot minimum spacing between front face of the upper wall and back edge of the lower wall and which do not support any structure, roadway or surcharge behind the walls.

G. Location, Height, Separation and Plantings:

1. No retaining wall, or portions thereof, shall be placed on land designated as a recorded easement, such as a utility or trail easement, unless the owner(s) of said easement agrees to allow the encroachment. Documentation of the agreement shall be provided to the City.

2. For the purposes of this code, the height of a retaining wall is measured as exposed height (Ht) of wall of an individual tier.

3. Terracing of retaining walls is permitted where justified by topographic conditions. Walls with a separation of at least 2Ht (Ht of largest of the two walls) from the front face of the upper wall and back edge of the lower wall shall be considered as separate walls for analysis purposes and applicability to this ordinance.

4. In a terrace of retaining walls, a minimum horizontal separation of Ht/2 (Ht of the lower wall) is required as measured from the front face of the upper wall and back edge of the lower wall.

5. For terraced walls, the horizontal separation between walls shall be planted with a minimum of five shrubs for every 20 linear feet of planting area. The size of the shrubs shall be less than one-half the width of the terrace when fully grown. Shrubs shall be drip irrigated and when possible and the use of drought resistant vegetation is encouraged to minimize future watering needs. The drip irrigation system shall be installed by the Developer or owner and the future owner(s) of the property shall be responsible for the drip irrigation maintenance and cost of operation after the warranty period expires.

H. No retaining wall component, or construction disturbance during construction of the wall, shall extend beyond the property lines unless written permission in the form of an easement (permanent or temporary) is obtained from the affected property owner(s).

I. Preconstruction Meeting: At least 48 hours prior to the construction of any approved retaining wall, a preconstruction meeting shall be held as directed by the Building Official. The meeting shall include the Building Official or their representative, the design engineer, the contractor and the project owner or their representative. The preconstruction meeting can be waived at the discretion of the Building Official.

J. Modification of existing walls shall be treated the same as if it were a new wall with the same design and approval requirements and process.

Section 12-C.030 Retaining Wall Design Requirements

A. The design engineer shall indicate the design standards used and provide the design calculations and details in accordance with the following:
    1. Design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity and global stability. A minimum safety factor of 1.50 is required for the static analysis for overturning and sliding and a minimum safety factor of 1.10 for load combinations including seismic.
    2. Calculations shall include analysis under static, surcharge and seismic loads. The seismic loading shall be based on the Peak Ground Acceleration (PGA) as determined from probabilistic analysis for the maximum credible earthquake (MCE), with the spectral acceleration factored for site conditions in accordance with the currently adopted IBC and ASCE 7 codes.
    3. Mechanically Stabilized Earth (MSE) walls shall be designed in accordance with current FHWA or AASHTO standards for design of Mechanically Stabilized Earth Walls and Reinforced Soil Slopes or the current National Concrete Masonry Association (NCMA) Design Manual for Segmental Retaining Walls.
    4. Rock walls, smaller than 4’-0” tall, shall be designed in accordance with 2006 FHWA-CFL/TD-06-006 “Rockery Design and Construction Guidelines,” or current FHWA standards. No rock or boulder walls above a retained fill height of 4’-0” are allowed.
    5. Concrete cantilever walls shall be designed in accordance with specifications provided in the currently adopted International Building Code (IBC), American Concrete Institute 318 (ACI 318) and the American Society of Civil Engineers (ASCE 7) standards and specifications.
    6. CMU block walls shall be designed in accordance with specifications provided in the currently adopted International Building Code (IBC),

American Concrete Institute 530 (ACI 530), TMS 402/602 and the American Society of Civil Engineers (ASCE 7) standards and specifications.

7. All walls shall provide a drainage system or method to remove the hydrostatic pressure from behind the wall, unless otherwise designed for it. The drainage system shall be shown on the plans and the drainage from the wall shall be accounted for in the drainage plan submitted for a building permit. The drainage design may include the following:
    a. free draining gravel layer wrapped in filter fabric located behind the retaining wall with a drainpipe draining to daylighting or to a proper outlet or weep holes placed through the base of the wall,
    b. a synthetic drainage composite may be used behind MSE walls if warranted and specified by the design engineer,
    c. a synthetic drainage composite is not allowed behind rock walls,
    d. a synthetic drainage composite may be used behind the stem of concrete and masonry cantilever walls,
    e. if the engineering can substantiate proper filtering between the retained soils and the drain rock, then the filter fabric may be omitted,
    f. if a retaining wall is designed to withstand hydrostatic pressures or the retained soils or backfill is free draining as substantiated through appropriate testing and the geotechnical report, then additional drainage material and design may be omitted.
8. If a fall hazard equal to or greater than six feet is caused by a retaining wall, a fence 3'-6" minimum tall shall be positioned at the top of the wall to prevent the hazard in accordance with the provisions of Section 12.070.C of this Code.
9. The design engineer's acknowledgement that the site is suitable for the retaining wall.

B. The design engineer shall provide a final letter of certification to the Lehi City Building Official after completion of the construction stating the walls were constructed according to the project drawings.