Lehi Planning Commission Meeting
Lehi City Planning Commission Meeting Agenda
September 26, 2024

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

1. Call to Order

2. Consent Agenda

   2.1. Approval of minutes from the August 22, 2024 meeting.

   08.22.2024.docx

3. Regular Agenda

   3.1. Public hearing and consideration of Ryan Naylor's request for approval of a Plat Amendment for the Huerta Subdivision located at 1060 West State Street, amending lot 1.
   Huerta 1.pdf
   Huerta 2.pdf

   3.2. Public hearing and recommendation of Corey Bowden's request for review of the Bowden General Plan Amendment on 5.18 acres located at 9861 West 9600 North (1500 N 2800 W) changing the land use designation from VLDRA (very low density residential agriculture) to LDR (low density residential).
   Bowden GP 1.pdf
   Bowden GP 2.pdf

4. City Business

5. Adjournment

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

Agenda Item No: 2.1

Planning Commission Agenda Item Report

Meeting Date: September 26, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:

Approval of minutes from the August 22, 2024 meeting.

Suggested Action:

Attachments:

08.22.2024.docx

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **August 22, 2024**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present:	Gregory Jackson, Commissioner Chair Brent Everett, Commission Vice Chair Tyson Eyre, Commissioner Nicole Kunze, Commissioner Beau Jones, Commissioner Alternate
Excused:	Emily Lockhart, Commissioner
Others Present:	Kim Struthers, City Planning Director; Brittney Harris, Planner; Gary Ellis, City Engineer; Craig Chambers, Assistant City Attorney; Teisha Wilson, 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) Public hearing and consideration of Aaron Larson's request for approval of revisions to the Skyline Commercial Subdivision, increasing the number of lots from 5 to 6, located at approximately 1500 North Boston Street.

Brittney Harris presented information on the item.

The applicant, Aaron Larson, was present.

Commission Chair Jackson opened and closed the public hearing. There were no comments.

Motion: Commissioner Eyre moved to grant approval of revisions to the Skyline Commercial Subdivision, increasing the number of lots from 5 to 6, located at approximately 1500 North Boston Street; including all DRC comments; with the findings that the proposed subdivision meets the requirements of the Lehi City Development Code for subdivision approval. Commissioner Everett seconded the motion.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

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2.2) Consideration of Ryan Naylor's request for approval of the EV Auto site plan located at approximately 1100 West State Street.

Brittney Harris presented information on the item. She noted that the applicant is requesting an exception for the building orientation and landscape setbacks due to the irregular shape of the lot.

The applicant, Ryan Naylor, was present. He noted that the exception for the landscaping is where the lot is narrow, but they are meeting or exceeding the setback in other areas.

> **Motion:** Commissioner Kunze moved to grant approval of the EV Auto site plan located at approximately 1100 West State Street; with the findings that the proposed use will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety and general welfare; that it 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 the property on which the use and building is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of use will be in a such a manner that it will not be detrimental to adjoining properties and the area. Commissioner Eyre seconded the motion.
>
> Commissioner Everett suggested included in the motion that the exception has been granted to conform with the findings that "the property on which the use and building is proposed to be established is of adequate size and dimensions to permit construction of the facilities"; and include that the exceptions are for the building orientation and the 20-foot setback.
>
> **Amended Motion:** Commissioner Kunze amended the motion to include Commissioner Everett's suggestions and also include all Development Review Committee Comments. Commissioner Eyer seconded the amendment to the Motion.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

2.3) Public hearing and consideration of AF Stores request for approval of a conditional use permit for a pharmacy drive-thru addition to the existing Macey's Store at 760 East Main Street.

Brittney Harris presented information on the item.

The applicant, Larena with Associated Food Stores, stated that she submitted an update to the landscaping per the Development Review Committee Comments, showing the added buffer and sidewalk.

Concerns are raised about the sufficiency of the buffer zone between the drive-through and residential properties, particularly regarding the need for a signature from the neighboring residential property owner.

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Staff clarified that the an approval would be contingent on receiving a letter of support from the neighboring residential property owner.

Chairman Jackson opened and closed the public hearing. There were no comments.

> **Motion:** Commissioner Eyre moved to grant approval of a conditional use permit for a pharmacy drive-thru addition to the existing Macey's Store at 760 East Main Street; with the findings that the proposed use at the proposed location will not be detrimental or injurious to property or improvements in the vicinity; 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 this Code; 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; and include all Development Review Committee Comments. Commissioner Everett seconded the motion.
>
> Commissioner Everett suggesting adding to the motion that the finding of *"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"*, only conforms if the applicant can meet the requirements of the code with an approval letter from the neighboring residential property owner.
>
> **Amended Motion:** Commissioner Eyer moved to include Commissioner Everett's suggestions. Commissioner Everett seconded the amendment to the motion.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

2.4) Public hearing and recommendation of Bill Elton's request for review of the Triple B zone change located at 1630 South 500 East changing the zoning on 33.17 acres from A-5 (agriculture) to R-1-22 (residential/agriculture).

Brittney Harris presented information on the item.

Tony Trane was representing the applicant. He noted that the General Plan Amendment was previously approved and is now following through with the zone change.

Chairman Jackson opened the public hearing.

Teresa Mott neighbors the property and stated that she may also want to bring in fill dirt for her property. the fill dirt can be leveled out, which is above the floodplain. Kim Struthers clarified her question.

Chairman Jackson closed the public hearing.

There was discussion regarding the grading permit process. Mr. Trane stated that the development would be responsible for its own water drainage as the elevation is higher than surrounding properties. He also noted that there will be further discussion regarding the elevation of this project and the future road as they continue through the development process.

> **Motion:** Commissioner Jones moved to recommend approval of the Triple B zone change located at 1630 South 500 East changing the zoning on 33.17 acres from A-5 (agriculture) to R-1-22 (residential/agriculture); including all Development Review Committee comments; with the findings that the property is suitable for the requested use and for the existing uses identified by the General Plan. Commissioner Eyre seconded the motion.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

2.5) Public hearing and recommendation of Layne Downs' request for review of the Diane Downs zone change located at 211 South 500 West changing the zoning on 0.73 acres from RA-1 (residential/agriculture) to R-1-Flex (residential).

Brittney Harris presented information on the item.

Tony Trane was representing the applicant.

Chairman Jackson opened and closed the public hearing.

> **Motion:** Commissioner Kunze moved to recommend approval of the Diane Downs zone change located at 211 South 500 West changing the zoning on 0.73 acres from RA-1 (residential/agriculture) to R-1-Flex (residential; including all DRC comments; with the findings that this is consistent with the goals and policies of the General Plan, that it's compatible with the General Plan land uses of nearby and adjoining properties; that the property is suitable for the requested use, and that it does not unduly affect the uses or proposed uses fr nearby and adjoining properties. Commissioner Jones seconded the motion.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

2.6) Public hearing and recommendation of Lehi City's request for review of the Village Overlay General Plan amendment, removing the Village Overlay designation at the southwest corner of 1100 West and Pioneer Crossing.

Brittney Harris presented information on the item. She clarified an overly zone was added previously and that the City Council recently directed staff to remove the overlay zone due to density concerns and needed road improvements. She noted that the change would remove an estimated 390 units that were planned for this area and stated that those units could be allocated to a different area or just removed all together, but that would be a decision of the City Council. She clarified that there are no vested rights to the 390 units.

Chairman Jackson opened the public hearing.

Tony Trane stated that there is potential for more density in this area as the park develops and as road improvements are made. He also noted that the commercial zone needs to be properly designated.

Cameron Spencer from Flagship Palms expressed relief at the removal of the village overlay designation. He explained that the overlay was difficult to implement, as other surrounding property owners were unwilling to zone their land to comply with the overlay.

Larry Hadfield expressed his appreciation for the removal of the overlay zone. He voiced concerns about the existing traffic challenges on 1100 West and hoped that future development in the area would include measures to alleviate these issues for the local community.

Kenneth Gade was critical of the original village overlay zone but expressed support for zoning that's consistent with the surrounding community.

Brittney Harris acknowledged the online comments that were in support.

Chairman Jackson closed the public hearing.

> **Motion:** Commissioner Eyre moved to recommend approval of the Village Overlay General Plan amendment, removing the Village Overlay designation at the southwest corner of 1100 West and Pioneer Crossing; including all DRC comments; with the findings that the amendment will have a positive affect, that it meets the goals, purposes and intent of the General Plan, that it will not have a substantial adverse effect on surrounding properties and that it is suitable to accommodate any future uses; and noting that the City Council requested the removal of the overlay zone. Commissioner Everett seconded the motion.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

2.7) Public hearing and recommendation of Flagship Home's request for review of the Pioneer Village zone change located at 1200 West 1450 South changing the zoning on 14.19 acres from TH-5 (transitional holding) to R-1-22 (residential/agriculture).

Brittney Harris presented information on the item.

Tony Trane was representing the applicant. He stated that the City is trying to work through traffic issues and acknowledges there is coordination that needs to take place.

Chairman Jackson opened the public hearing.

Kenneth Glade was in support of the proposal. He suggested that the traffic issues be addressed when the development is constructed.

Linda Hadfield stated the traffic is very challenging, especially with the nearby school and church, and hopes that solutions can be found.

Larry Hadfield stated that 1100 West is busy all week, including Sundays. He was concerned for the residents and patrons on the road.

Chairman Jackson closed the public hearing.

Brittney Harris wanted to clarify traffic issues on 1100 West. With this development, there will be a little relief from traffic.

Cameron Spencer with Flagship Homes noted that they will continue to work with the city to address traffic concerns where they can.

> **Motion:** Commissioner Everett moved to recommend approval of the Pioneer Village zone change located at 1200 West 1450 South changing the zoning on 14.19 acres from TH-5 (transitional holding) to R-1-22 (residential/agriculture); including all DRC comments; with the findings that the proposed zone is compatibility with the General Plan and the land uses of nearby and adjoining properties and that there is an overall community benefit; and noting that he hopes the applicant can work with the city on proposing traffic solutions to address concerns. Commissioner Eyre seconded the motion.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

2.8) Public hearing and recommendation of Edge Home's request for preliminary subdivision review of River Point Phase 3A, a 174-unit subdivision on 48.1 acres located at approximately 3600 West 1500 North.

Brittney Harris presented information on the item.

Brandon Watson, with Edge Homes, was representing the applicant. He stated that this is their last phase at River Point with mostly single-family lots and open space.

Chairman Jackson opened the public hearing.

Kraig Johnson stated he did go through the approval process and was able to work with Edge Homes with the connectivity issues for the street. He had questions on stubbing the waterlines and who coordinates the size of those lines and the required extensions of those water lines.

Chairman Jackson closed the public hearing.

> **Motion:** Commissioner Jones moved to recommend preliminary subdivision approval of River Point Phase 3A, a 174-unit subdivision on 48.1 acres located at approximately 3600 West 1500 North; including all DRC comments; with the findings that it meets the requirement s of the Development Code. Commissioner Everett seconded the motion.

Vote: Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed unanimously.

2.9) Public hearing and recommendation of Lehi City's request for a Development Code Amendment adding the Critical Homeownership Overlay Zone.

Brittney Harris presented information on the item. She expressed that a collaborative effort with the city has been put into this item to address affordable housing and homeownership.

Jason Harris presented on the development code amendment and the overlay. He discussed the exponential growth in Utah's home prices, noting that the average cost for an existing home was approximately $600,000, with new construction being much higher. The primary goal was to prioritize homeownership. He mentioned that Paul Hancock and Heather Newall were essentially the sponsors behind the overlay, while he was involved as a concerned resident of the City, particularly regarding home affordability and rising costs.

He raised the question of what could be done to reduce home prices in order to maintain availability. He explained that the land price constitutes the majority of a home's structure cost, and by lowering the allocation of land cost, they could significantly reduce home prices. The zone overlay and required Development Agreement would grant the City Council full discretion to work with builders on plans to make housing more affordable. Builders would submit two concept plans: a base concept and an attainable concept, with a target price agreed upon through concessions. This plan would then be submitted to the City Council for review and approval.

Building equity was highly encouraged by remaining in the home. In Lehi, affordability was still relatively high compared to surrounding communities. The criteria for homeownership would require the homes to be owner-occupied with a set target price, and they would be offered to critical and essential workers, Lehi residents, and first-time homebuyers.

Concerns with government overreach were discussed. Brittney Harris clarified that all participation would be voluntary and could provide affordability, especially with the State introducing funding to assist with housing.

Concerns with condensing lot sizes were discussed and how that could impact current residents. Concerns hindering property owners' ability to grow equity were also discussed and where the equity would go if the ten-year plan was not met.

Commissioner Eyre asked if the projected numbers would be higher and if it would meet infrastructure needs. Brittney stated if there were critical infrastructure concerns it would be denied. Craig Chambers stated setting precedence would be more of a political issue rather than a legal issue and that all development agreements come through the Planning Commission and City Council.

Chairman Jackson asked if Council Member Paul Hancock would like to address the item, as his name had been referenced throughout the presentation and conversation. Paul Hancock expressed that he wanted to hear the questions and concerns, explaining why he was willing to

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sponsor an idea of this magnitude. He noted his concerns with housing affordability, stating that his children would likely never be able to afford a home.

Mr. Hancock stated that without a development agreement, the target price would not be locked in, potentially increasing, and defeating the purpose of the concept while failing to hold the developer accountable. He also stated that the city should not absorb additional costs and mentioned that the mandated legislation regarding ADUs was concerning, emphasizing the need for a proactive approach.

Chairman Jackson opened the public hearing.

Marshall Gary stated that existing subsidies needed to be acknowledged. He noted that investment fraud was at an all-time high, even though first-time homeownership was being incentivized. He expressed his excitement for the concept and looked forward to finding more people who shared his enthusiasm. He also emphasized that being "house poor" was a real concern, and that the people who needed this the most were those unable to attend the meeting.

Alyssa Daly voiced her support for the concept and disclosed that she worked as a realtor. She shared that buying her first home years ago was a frightening experience, and that was years ago when the market was different. She echoed the comments made by Lehi staff, stating that they were at the forefront of examining housing from a new perspective. She remarked that Lehi had a strong economy due to its healthy housing efforts, but that advantage was slowly disappearing. She was worried about the children’s future and feared they might be priced out of a community they loved.

Michelle Stallings spoke as a private resident of Lehi City, rather than in her capacity as a Council Member. She mentioned that she was unaware this item was coming up and would have preferred to see it discussed during a Work Session, as it raised concerns. She emphasized that the General Plan was meant to manage growth and infrastructure, and expressed concern that it would be disregarded if a development agreement like this was implemented. She also worried that zoning designations, which were intended to protect residents, were being used to control land use for builders' profit. Stallings was particularly uneasy about City Council setting target prices, acknowledging that there were many subsidies but feeling that this approach was an overreach. She hoped that the entire Council would carefully consider an item of this significance.

Kenneth Glade strongly opposed the item, stating it was "ridiculous" that it was even being heard. He acknowledged that Mr. Harris had been transparent from the beginning, but pointed out that Harris wanted more density, housing, and growth, which the residents of Lehi did not want. He argued that this was exactly what the village overlay was about and noted that policies and procedures were in place to avoid limiting builders from buying high and selling low. He recalled that Lehi was affordable twenty years ago, which had benefited him, but expressed concerns about government officials intervening in housing costs, calling it poor public policy. Glade believed such policies would lead to secretive, backdoor developments and was concerned about public oversight, expressing his complete opposition to the concept.

Chairman Jackson closed the public hearing.

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Brittney Harris acknowledged that there were strong feelings and opinions regarding the issue of affordable housing. She expressed that it should rely less on subsidies. She hoped this concept could be viewed from multiple angles and serve as a steppingstone toward making a positive difference.

Chairman Jackson agreed that a Work Session would have been an ideal setting for this discussion before it was brought to a public meeting and suggested tabling the item. Commissioner Everett acknowledged that valid points had been raised by both sides of the argument. Concerns about the proposed twenty percent return were discussed, emphasizing the need to ensure that the community's broader needs were being met, including considering the flow of who would be purchasing the homes. The Commission would like more time to investigate guarantees and safeguards for the concept, as further refinement may be needed.

Chairman Jackson made it clear for the record that he would recue himself from a vote on the item that evening unless it was tabled.

> **Motion:** Commission Chair Jackson moved to table this item until the Commission can review it more at a work session meeting. The item would then be brought back for consideration and noticed as a public hearing. Commissioner Eyre seconded the motion.
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> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, no; Commissioner Kunze, yes; Commissioner Jones, yes. The motion passed 4-1.

3. City Business

A Joint work Session will be held on September 3, 2024.

4. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Kunze moved to adjourn the meeting. Commissioner Jones seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 10:10 p.m.

Approved: September 26, 2024 Attest:

_____ _____

Gregory Jackson, Commission Chair Teisha Wilson, City Recorder

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Agenda Item No: 3.1

Planning Commission Agenda Item Report

Meeting Date: September 26, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Ryan Naylor's request for approval of a Plat Amendment for the Huerta Subdivision located at 1060 West State Street, amending lot 1.

Suggested Action:

Attachments:

Huerta 1.pdf

Huerta 2.pdf

HUERTA SUBDIVISION PLAT AMENDMENT

CITY COUNCIL REPORT

Applicant	Ryan Naylor		
Meeting Date	September 26, 2024		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	1060 West State Street		
Existing General Plan Designation	C-H		
Existing Zoning	C-H		
Existing Land Use	Undeveloped (Future EV Auto Dealership)		
Number of Lots/Units	1 (Consolidating from four lots)		
Adjacent Zoning and Land Use	*North*	C-H	I-15
	South	R-1-8	Single family residential
	East	MU	I-15/Huerta Subdivision
	West	C	Park n Ride Lot
Date of DRC Review	September 11, 2024		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.330. Vacating, Altering, or Amending a Recorded Subdivision Plat. (Amended 01/23/24)

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

June 15, 1872 Property was included as part of the original boundaries of Lehi City.

March 26, 2024 The JDXIII zone change was approved to change the zoning to Heavy Commercial.

August 22, 2024 The EV Auto Site Plan was approved by the Planning Commission.

REPORT ANALYSIS

The applicant is requesting approval of a plat amendment to the Huerta Subdivision Plat A. This plat amendment is proposing to vacate Lot 1 of the Huerta Subdivision and create EV Auto Subdivision Plat A, which would be the consolidation of four existing lots included in the site plan.

This plat amendment is needed prior to the construction of EV Auto so that the building is not built across property lines. This will clean up the parcels and one address will be assigned to the entire property.

The DRC had five redline comments, including the following:

1. Change the four PUE labels to "Water/PI line easement in favor of Lehi City" Minimum Lehi City easement width is 20'
2. Lehi City owned sewer main crosses through parcel at this approx location. Provide a 20' easement for this 12" sewer main.
3. Label as a commercial Subdivision in the title block
4. This plat needs to record prior to the preconstruction meeting for EV Auto's site plan

Please consider 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 subdivision meets/does not meet the requirements of the Development Code.
2. Other findings based upon information presented at the public meeting.

Huerta Subdivision
DRC Redline Comments

*Ryan Naylor- requests review of a Plat Amendment on the **Huerta Subdivision**, vacating lot 1, located at 1060 West State Street.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 9/3/2024
Time Start: 1:52 pm
Time End: 1:58 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer:
1. Change the four PUE labels to "Water/PI line easement in favor of Lehi City" Minimum Lehi City easement width is 20'
2. Lehi City owned sewer main crosses through parcel at this approx location. Provide a 20' easement for this 12" sewer main.

James – Parks: No comments
Arnie – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E – Engineering: No comments
Kim – Planning:
3. Use the standard Lehi City plat template
4. Label as a commercial Subdivision in the title block
5. This plat needs to record prior to the preconstruction meeting for EV Auto's site plan

PRIOR TO RECORDING OF PLAT:
1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 26, 2024.

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.




LANDSTAR
KUBOTA
PUBLIC
HEARING


KUBOTA
SVL 65-2
GMC
PUBLIC HEARING

Huerta Subdivision Plat Amendment

Aerial

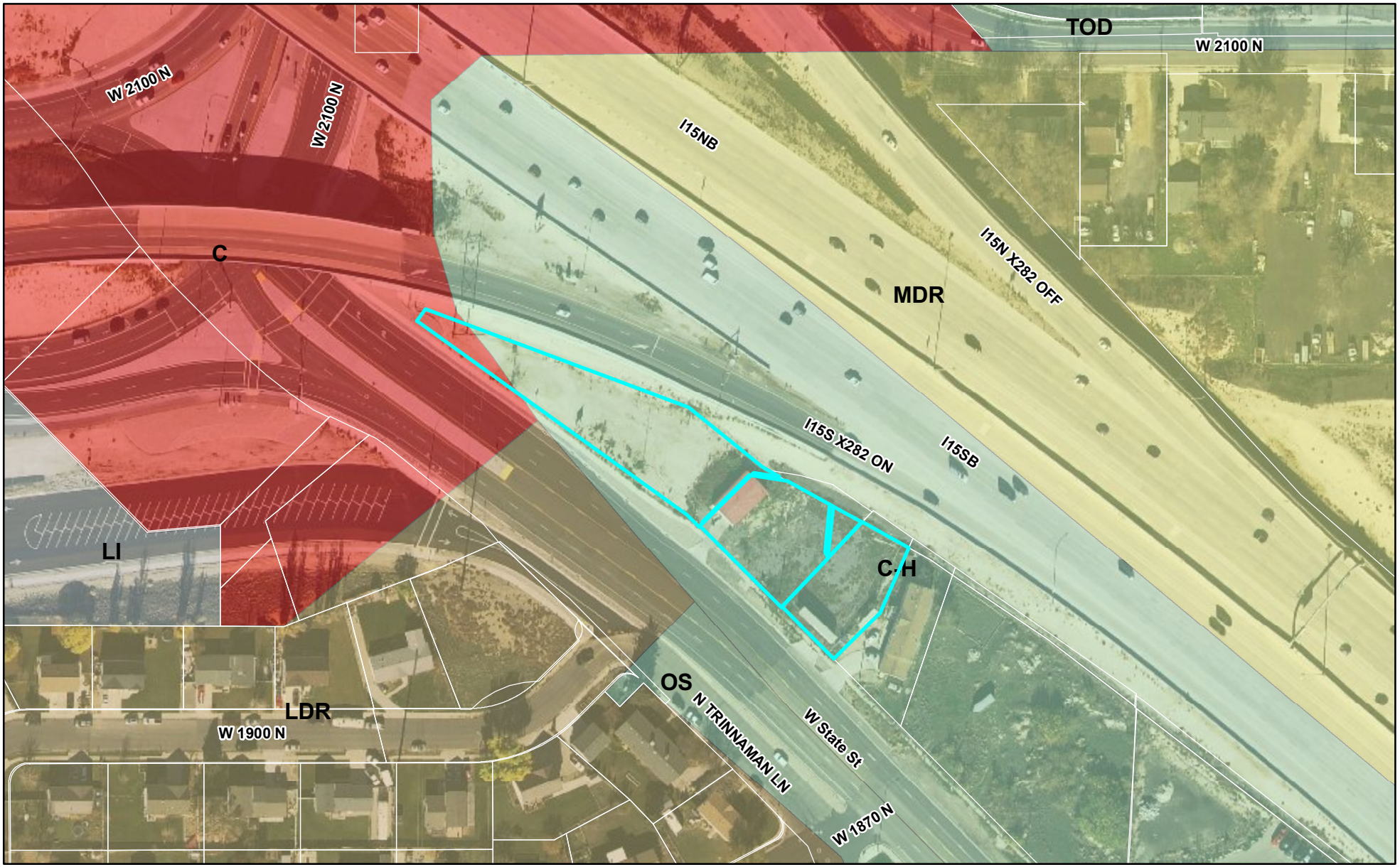


0 170 340 Feet

LEHI CITY

Huerta Subdivision Plat Amendment

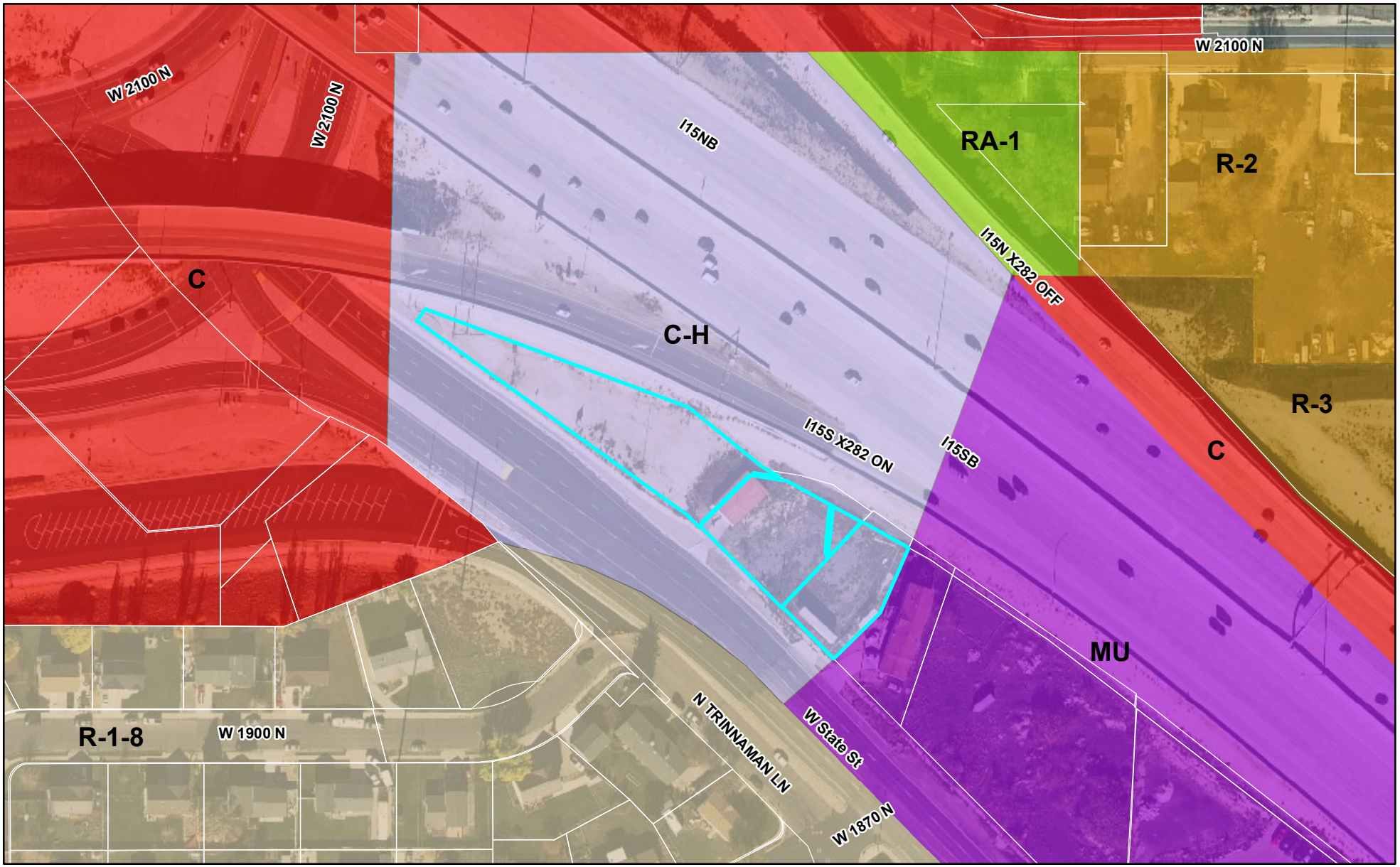
General Plan



LEHI CITY

Huerta Subdivision Plat Amendment

Zoning



LEHI CITY

EV AUTO SUBDIVISION PLAT "A"

VACATING LOT 1 HUERTA SUBDIVISION PLAT "A"

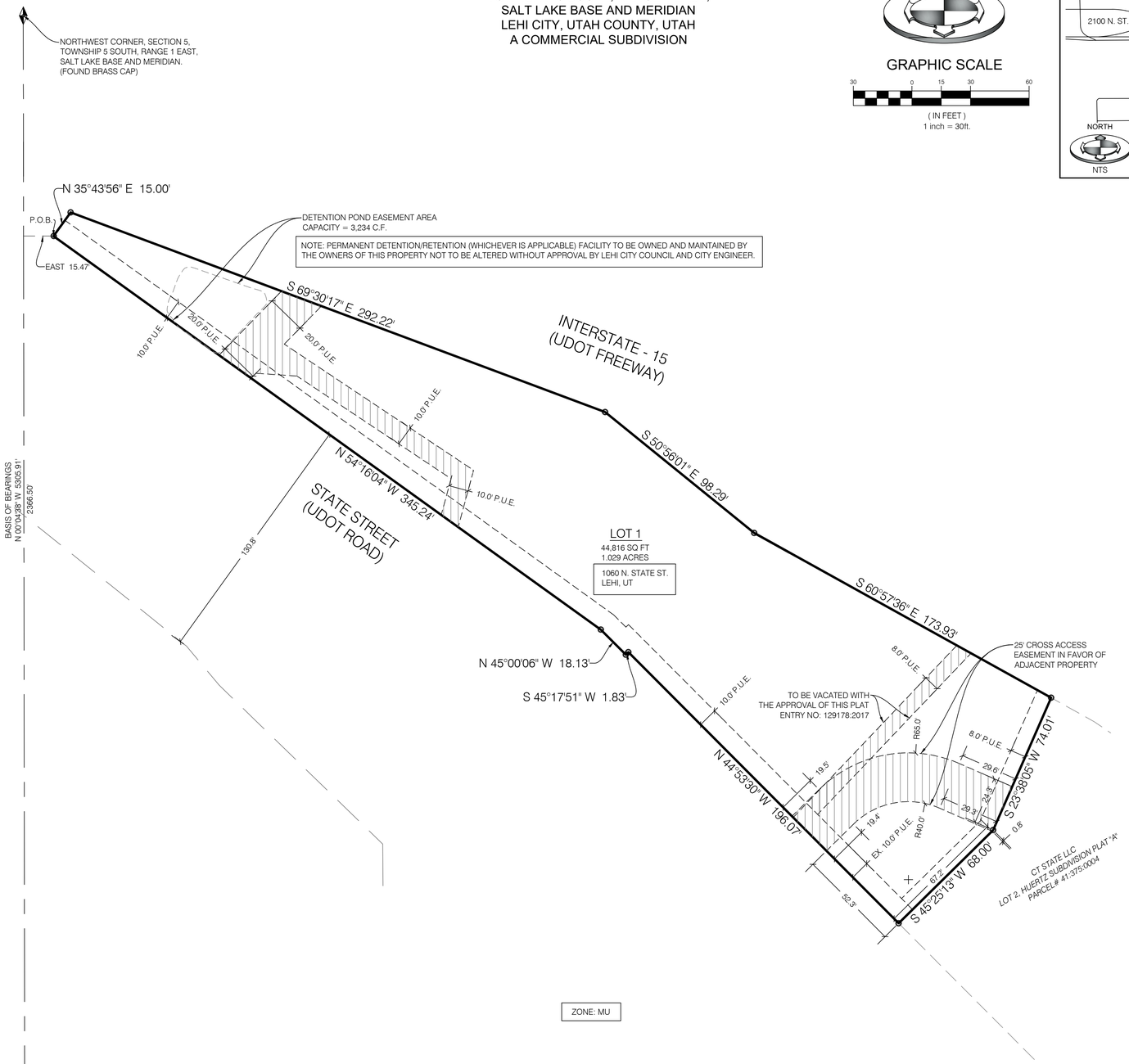
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
A COMMERCIAL SUBDIVISION

NORTH

GRAPHIC SCALE

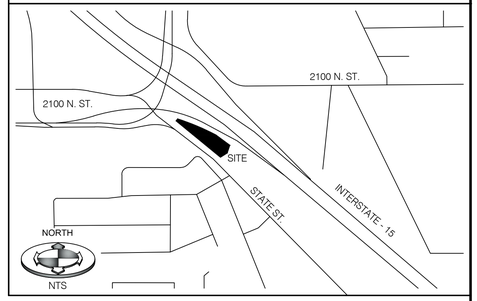
30 0 15 30 60

(IN FEET)
1 inch = 30ft.



SECTION CORNER AND LINE (FOUND)
PROPERTY CORNER AND LINE (SET 5/8"x24" REBAR AND CAP)
LOT LINE
EASEMENT LINE
ADJOINING DEED LINE
NEW STREET MONUMENT TO BE SET

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 103381, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS EV AUTO SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AN MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE 08/29/24

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE STREET, SAID POINT BEING NORTH 00°04'38" WEST 2366.50 FEET ALONG THE SECTION LINE AND EAST 15.47 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 35°43'56" EAST 15.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE-15; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE-15 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 69°30'17" EAST 292.22 FEET; 2) SOUTH 50°56'01" EAST 98.29 FEET; 3) SOUTH 60°57'36" EAST 173.93 FEET; THENCE SOUTH 23°38'05" WEST 74.01 FEET; THENCE SOUTH 45°25'13" WEST 68.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE STREET; THENCE NORTH 44°53'30" WEST 196.07 FEET; THENCE SOUTH 45°17'51" WEST 1.83 FEET; THENCE NORTH 45°00'06" WEST 18.13 FEET; THENCE NORTH 54°16'04" WEST 345.24 FEET TO THE POINT OF BEGINNING.

CONTAINS 44,816 SQ. FT. OR 1.029 ACRES, MORE OR LESS.

1 LOT

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

EV AUTO SUBDIVISION PLAT "A"
VACATING LOT 1 HUERTA SUBDIVISION PLAT "A"

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.
THIS _____DAY OF_____, A.D. 20____.

JD XIII, LLC,

_____
SIGNATURE

(PRINT NAME):_____

TITLE: _____

LLC ACKNOWLEDGMENT

ON THE _____ DAY OF _____, A.D. 2024, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE _____ OF JD XIII, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF JD XIII, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER:_____

_____ NAME OF NOTARY

_____ NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF 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 THE PUBLIC PURPOSE OF THE PERPETUAL USE OF SAID PUBLIC.
THIS ___ DAY OF _____, A.D. _____.

_____
MAYOR

_____ CITY ENGINEER (SEE SEAL BELOW)

ATTEST:_____ CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE LEHI CITY COUNCIL.

_____
CHAIR, PLANNING COMMISSION

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE LEHI CITY COUNCIL.

_____ MAYOR _____ CLERK-RECORDER

FOR REVIEW ONLY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY RECORDER SEAL	LEHI CITY ENGINEER SEAL
PROFESSIONAL LAND SURVEYOR · DALE K. BENNETT No. 103381 · 08/29/24 · STATE OF UTAH			

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

EV AUTO SUBDIVISION PLAT "A"
VACATING LOT 1 HUERTA SUBDIVISION PLAT "A"

A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

SHEET 1 OF 1

RECORDED # _____

STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE REQUEST OF _____
DATE_____TIME _____ BOOK _____ PAGE_____

_____ FEE $

_____ UTAH COUNTY RECORDER

2403045sp.dwg

EV AUTO SUBDIVISION PLAT "A"

VACATING LOT 1, HUERTA SUBDIVISION PLAT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH
A COMMERCIAL SUBDIVISION

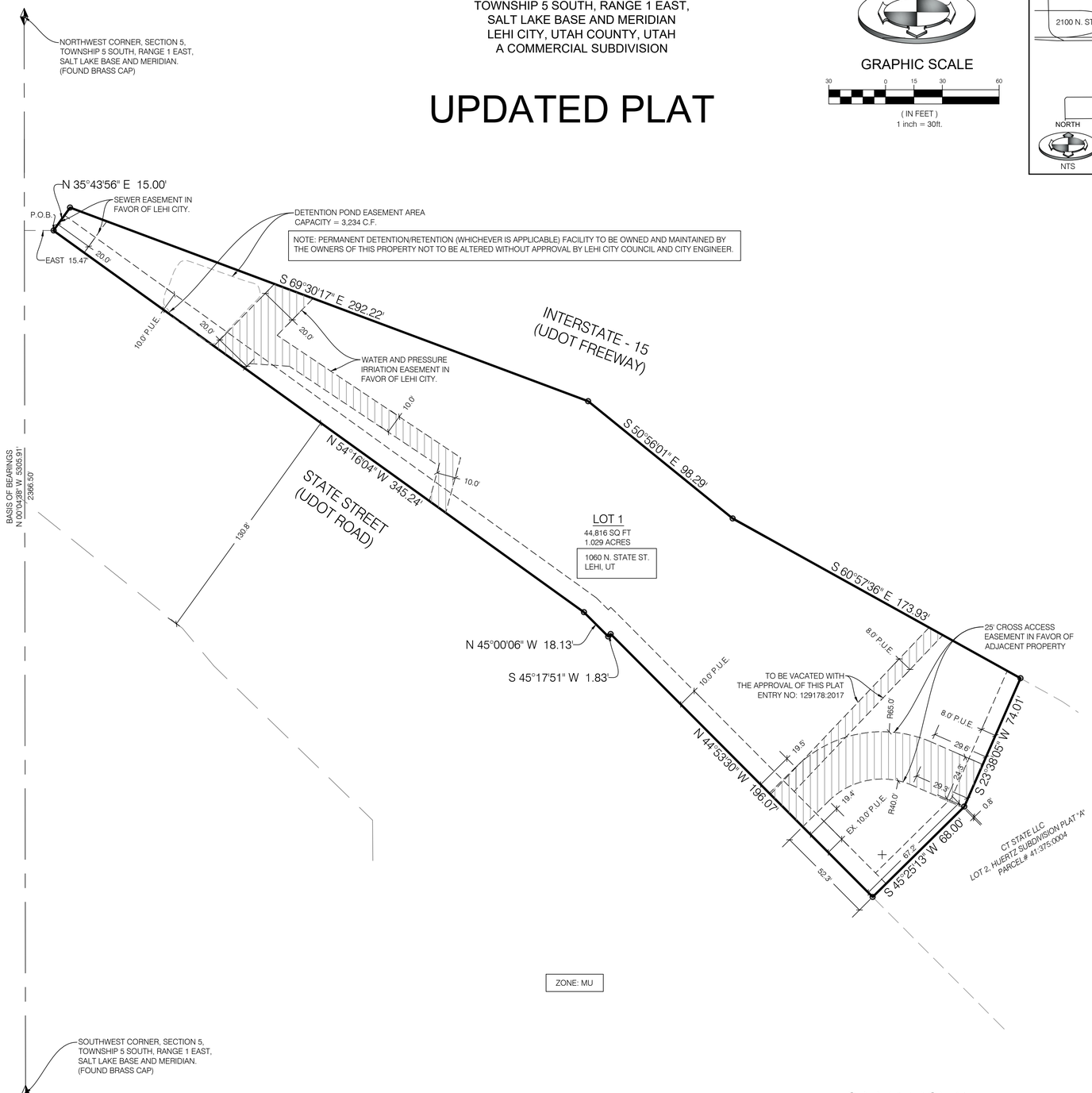
UPDATED PLAT

NORTH

GRAPHIC SCALE

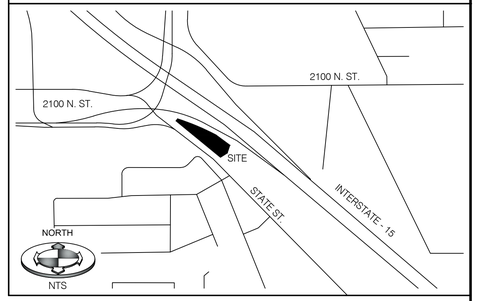
30 0 15 30 60

(IN FEET)
1 inch = 30ft.



SECTION CORNER AND LINE (FOUND)
PROPERTY CORNER AND LINE (SET 5/8"x24" REBAR AND CAP)
LOT LINE
EASEMENT LINE
ADJOINING DEED LINE
NEW STREET MONUMENT TO BE SET

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 103381, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS EV AUTO SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AN MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE 09/13/24

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE STREET, SAID POINT BEING NORTH 00°04'38" WEST 2366.50 FEET ALONG THE SECTION LINE AND EAST 15.47 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 35°43'56" EAST 15.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE-15; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE-15 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 69°30'17" EAST 292.22 FEET; 2) SOUTH 50°56'01" EAST 98.29 FEET; 3) SOUTH 60°57'36" EAST 173.93 FEET; THENCE SOUTH 23°38'05" WEST 74.01 FEET; THENCE SOUTH 45°25'13" WEST 68.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE STREET; THENCE NORTH 44°53'30" WEST 196.07 FEET; THENCE SOUTH 45°17'51" WEST 1.83 FEET; THENCE NORTH 45°00'06" WEST 18.13 FEET; THENCE NORTH 54°16'04" WEST 345.24 FEET TO THE POINT OF BEGINNING.

CONTAINS 44,816 SQ. FT. OR 1.029 ACRES, MORE OR LESS.

1 LOT

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

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THIS _____DAY OF_____, A.D. 20____.

JD XIII, LLC,

SIGNATURE

(PRINT NAME):_____

TITLE: _____

LLC ACKNOWLEDGMENT

ON THE _____ DAY OF _____, A.D. 2024, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE _____ OF JD XIII, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF JD XIII, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER:_____

NAME OF NOTARY

NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF 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 THE PUBLIC PURPOSE OF THE PERPETUAL USE OF SAID PUBLIC.
THIS ___ DAY OF _____, A.D. _____.

MAYOR

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

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE LEHI CITY COUNCIL.

CHAIR, PLANNING COMMISSION

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE LEHI CITY COUNCIL.

MAYOR CLERK-RECORDER

FOR REVIEW ONLY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	LEHI CITY RECORDER SEAL	LEHI CITY ENGINEER SEAL
PROFESSIONAL LAND SURVEYOR · DALE K. BENNETT No. 103381 09/13/24 · STATE OF UTAH			

BENCHMARK CIVIL

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LEHI CITY, UTAH COUNTY, UTAH

SHEET 1 OF 1

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Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: September 26, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Corey Bowden's request for review of the Bowden General Plan Amendment on 5.18 acres located at 9861 West 9600 North (1500 N 2800 W) changing the land use designation from VLDRA (very low density residential agriculture) to LDR (low density residential).

Suggested Action:

Attachments:

Bowden GP 1.pdf

Bowden GP 2.pdf

BOWDEN GENERAL PLAN AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Jill Jones		
Meeting Date	September 26, 2024		
Requested Action/Purpose	Review and recommendation for an amendment to the General Plan		
Decision Type	Legislative		
Location	9861 West 6900 North		
Acreage	5.18		
Existing Zoning	TH-5		
Existing General Plan Land Use Designation	Very Low-Density Residential Agriculture (VLDRA)		
Proposed Land Use Designation	Low-Density Residential (LDR)		
Existing Land Use	Agrarian		
Adjacent Zoning and Land Use	*North*	RA-1, R-1-22	Single-family residential
	South	R-1-22	College Farms PUD
	East	TH-5	Future LDS church
	West	R-1-22	College Farms PUD
Date of DRC Review	September 4, 2024		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval
The Planning Commission should consider the following factors, among others, when reviewing a General Plan amendment:

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

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.

LOW DENSITY RESIDENTIAL (LDR)

The Low Density Residential (LDR) classification provides for predominantly single family residential areas and single family dwelling units with an overall neighborhood density not to exceed 4 units per acre.

PROPERTY HISTORY

September 12th, 2006	Lehi City Council approved the George Barber Second Annexation, annexing this property into Lehi City.

REPORT ANALYSIS

The applicant is requesting to amend the General Plan land use designation of this property from Very Low-Density Residential Agriculture (VLDRA) to Low Density Residential (LDR). This is to facilitate the construction of third-acre lots. In their narrative, the applicant stated that this request is beneficial to the city in that it will increase the tax revenue of the city and help with housing affordability. The VLDRA designation requires half-acre lots, but under the LDR designation with third-acre lots, the homes would be more affordable at just under a million dollars sale price rather than two million for the half-acre lots. The applicant has also stated that the third-acre lots would be in character with the nearby College Farms Planned Residential Development as some lots within the subdivision are around 0.33 acres in size.

It should be noted how changing the General Plan Designation affects the density of this parcel. The VLDRA designation allows for a density of 1.75 units an acre, while the LDR designation allows for 3.25 units an acre. Under the current VLDRA designation, the 5.18 acre parcel could support nine lots. If the amendment were approved to LDR, the maximum number of lots that could be built on this parcel would be 16.8 lots.

There were three comments from the DRC, all from the Planning Division. They include:

1. LDR lets you go down to 0.18 acre lots.
2. Planning Division does not recommend approval of the LDR designation. The focus for increasing density should be near existing and future transit service or other land use centers.
3. Could do a PUD to get 0.30 acre lots and petition the City Council and Planning Commission to consider this parcel as an infill development. Only 9 lots would be allowed, and a minimum of 20% open space would be required.

SCOPE OF APPROVAL

General Plan Amendments are legislative items. This means the Planning Commission will give a recommendation to the City Council, who will ultimately decide if this amendment will be approved or not. The Planning Commission has a high level of discretion in recommending approval to the City Council or not. The Planning Commission should consider if this amendment would be beneficial to the city as a whole, and how this amendment would impact surrounding areas.

This is a public hearing item.

POSSIBLE MOTIONS AND FINDINGS

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

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

Bowden General Plan Amendment
DRC Redline Comments

*Corey Bowden – requests review of the **Bowden General Plan Amendment** on 5.18 acres located at 9861 West 9600 North changing the land use designation from VLDRA to LDR.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Jill Jones
Date of Plans Reviewed: 8/26/2024
Time Start: 2:15 PM
Time End: 2:30 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections: No comments.
Shelbey – Public Works: No Comments.
Gary – Engineering: No comments.
Kim – Planning:
1. LDR lets you go down to 0.18 acres
2. Planning Division does not recommend approval of the LDR designation. The focus for increasing density should be near existing and future transit service or other land use centers.
3. Could do a PUD to get 0.30 acre lots and petition the City Council and Planning Commission to consider this parcel as an infill development. Only 9 lots would be allowed, and a minimum of 20% open space is required.

DRC COMMENTS:
Consistency with the elements of the Lehi City General Plan.
The only General Plan Element affected by the proposed amendment is the Land Use Element.

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

Insert Definitions for existing and proposed land uses from the General Plan pages 21-26

THIS ITEM WILL BE SCHEUDLED FOR PLANNING COMMISSION ON SEPTEMBER 26TH.

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.

Dear Lehi City,

We are actively looking to simply change the plan from. 50 acres to .30 acres. We respect and understand the want to preserve. 50 acres. However, it isn't so far off to ask for .30. We want what's highest and best use for the consumer and the city.

Our thought process is with .30 right off the main street it would allow for a softer more aesthetic look where we could have some soft landscape/trees/sign and would be more appealing over all than just large homes right on the street. Respectfully, College Farms is walking distance southwest at .33 acres. I understand they were major land owners and able to offer open land in negotiations for .33. I don't think that smaller land owners should be discriminated against because they don't have that land for that option. We are willing to work with you as best as possible. The next point to highly consider, is that the real estate market and the community in general is demanding more affordable housing. The .50 acres would have us building 1.7-2mill homes vs the .30 could lower that to hopefully right under 1 million. With the surrounding elementary school etc., that seems to be what the community needs. There are several half acre lots sitting on the market I'm sure because of affordability. Lastly this would create more tax id's for the city which is a bonus to the city and the community. We appreciate you taking a practical look at this and working with us amicably.

Best Regards,

Jill Jones

Bart and Corey Bowden

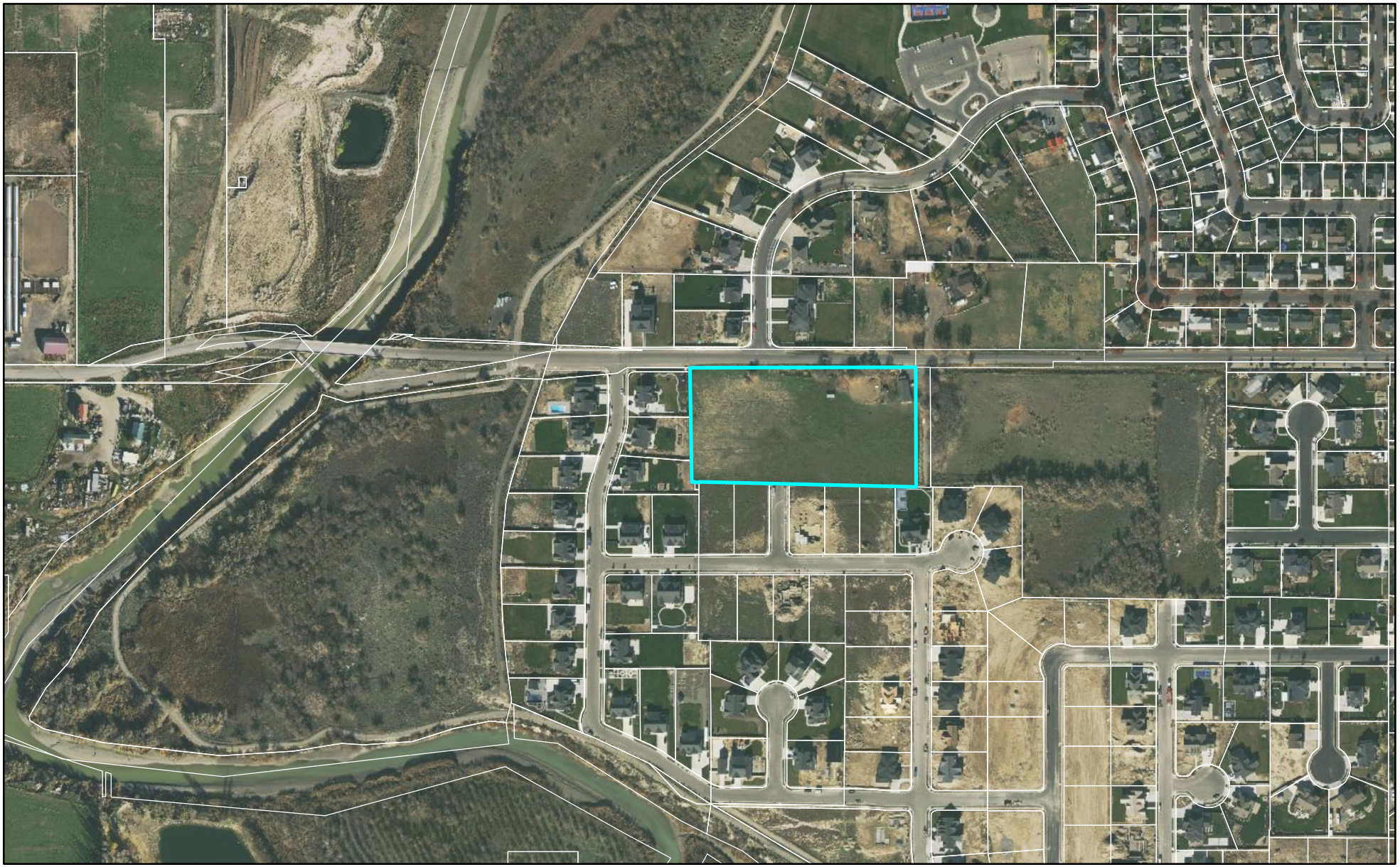

PUBLIC
HEARING
GENERAL PLAN AMENDMENT





Bowden General Plan Amendment

Aerial Map

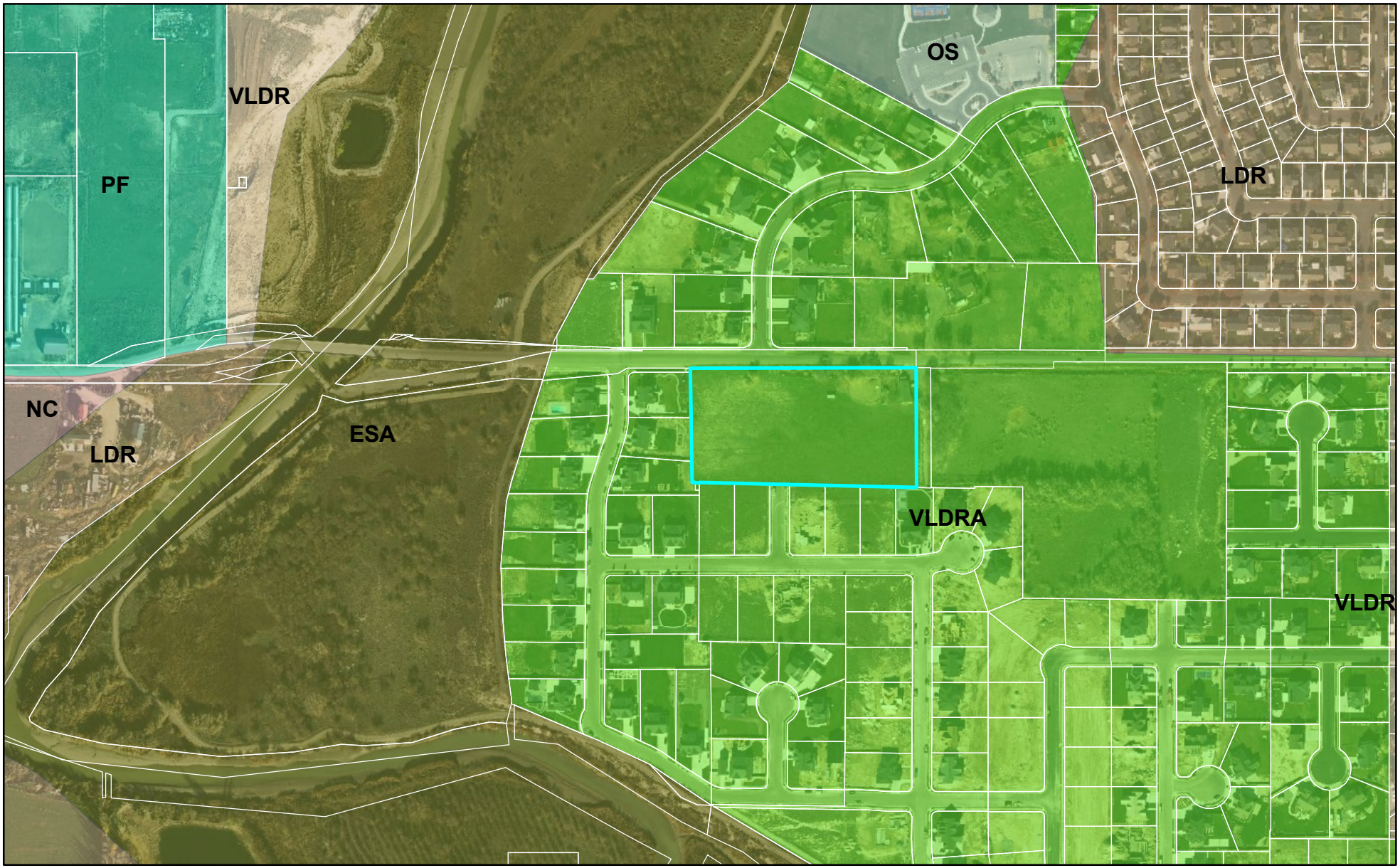


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LEHI CITY

Bowden General Plan Amendment

General Plan Map

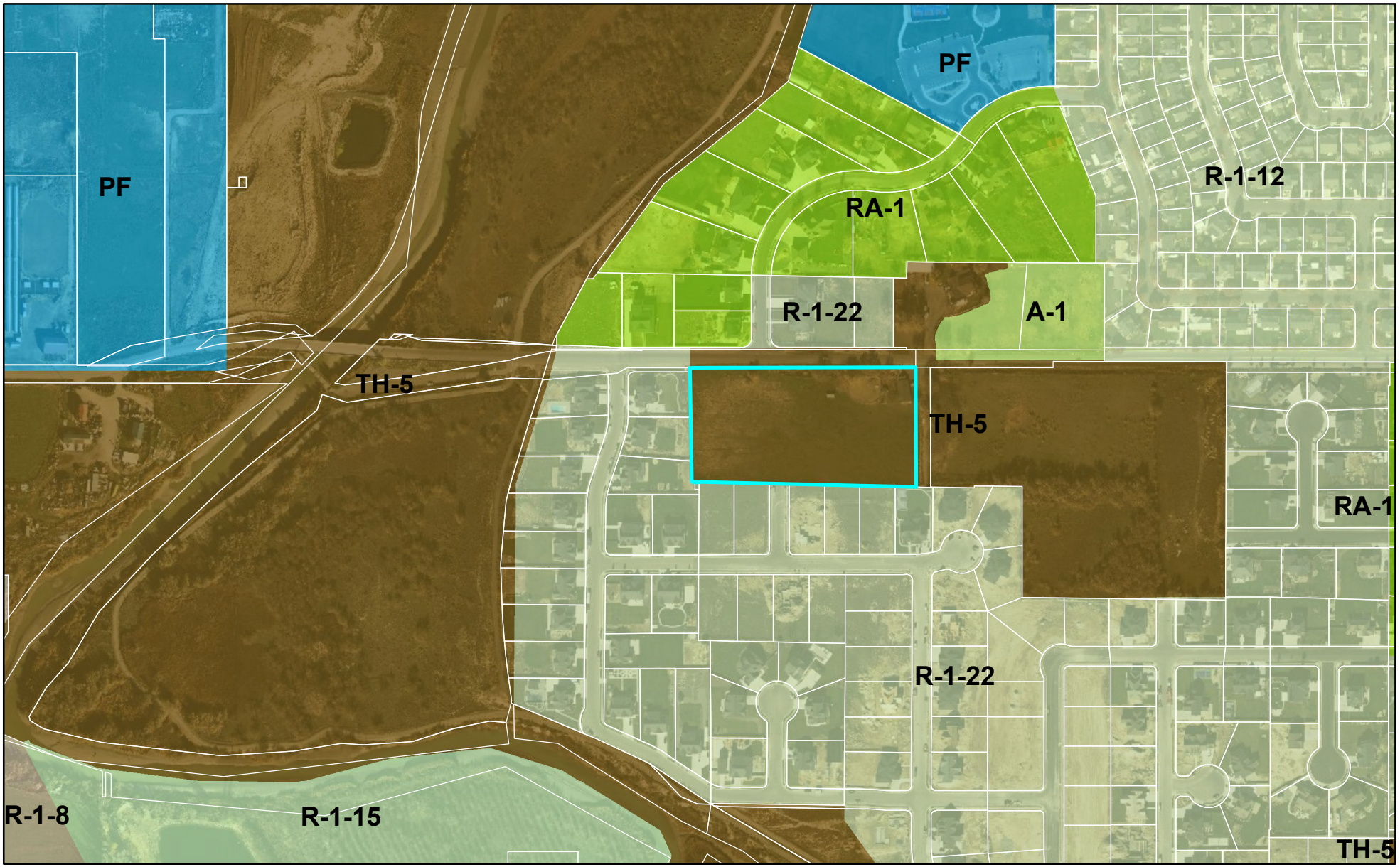


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LEHI CITY

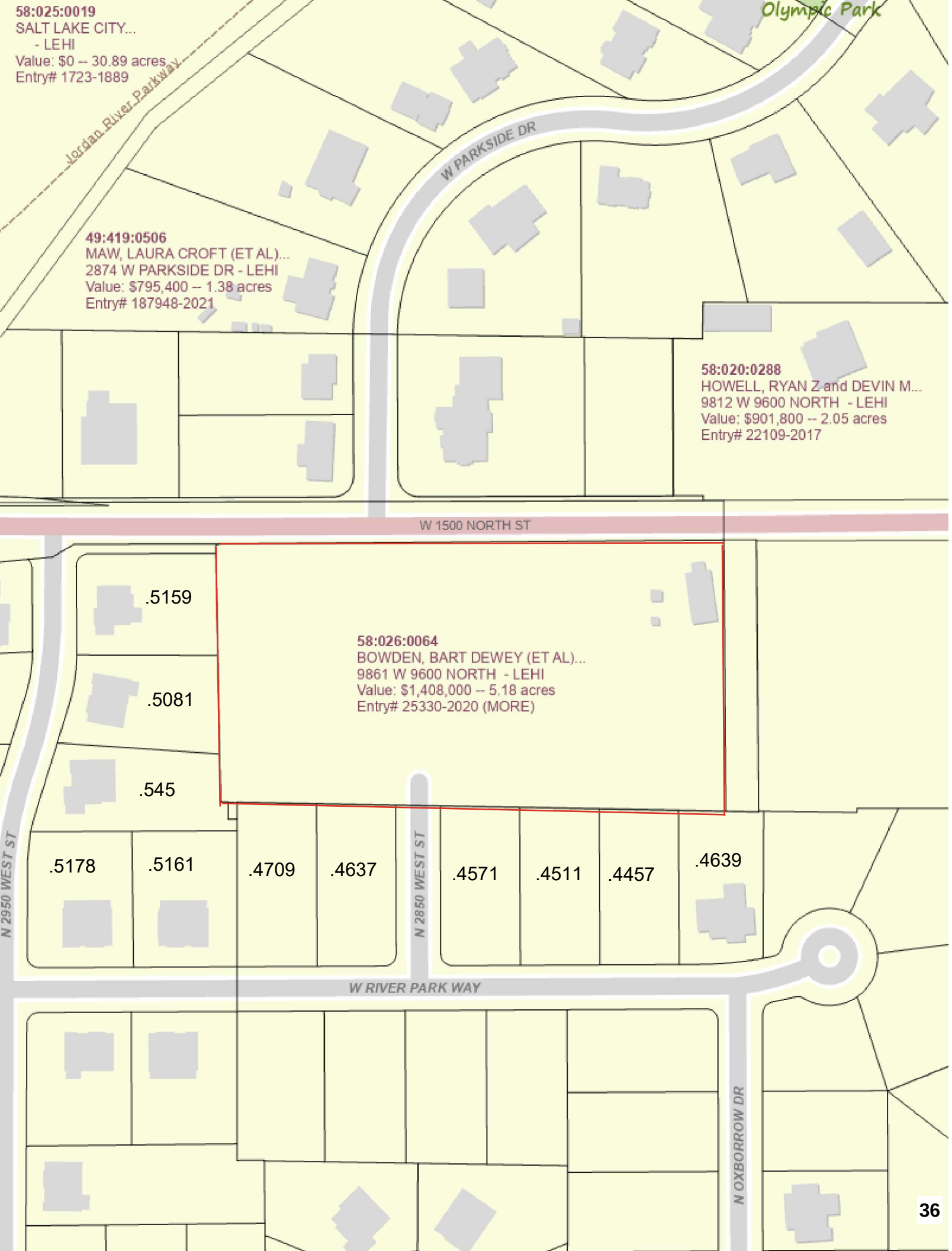
Bowden General Plan Amendment

Zoning Map



0 470 940 Feet

LEHI CITY


58:025:0019
SALT LAKE CITY...
- LEHI
Value: $0 -- 30.89 acres
Entry# 1723-1889
Jordan River Parkway
Olympic Park
W PARKSIDE DR
49:419:0506
MAW, LAURA CROFT (ET AL)...
2874 W PARKSIDE DR - LEHI
Value: $795,400 -- 1.38 acres
Entry# 187948-2021
58:020:0288
HOWELL, RYAN Z and DEVIN M...
9812 W 9600 NORTH - LEHI
Value: $901,800 -- 2.05 acres
Entry# 22109-2017
W 1500 NORTH ST
.5159
.5081
.545
58:026:0064
BOWDEN, BART DEWEY (ET AL)...
9861 W 9600 NORTH - LEHI
Value: $1,408,000 -- 5.18 acres
Entry# 25330-2020 (MORE)
N 2950 WEST ST
N 2850 WEST ST
.5178
.5161
.4709
.4637
.4571
.4511
.4457
.4639
W RIVER PARK WAY
N OXBORROW DR