Lehi Planning Commission Meeting
Agenda
June 12, 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 May 1, 2025 meeting.
   pz ws 05.01.25.docx

   2.2. Approval of minutes from the May 8, 2025 meeting.
   pz 05.08.25.docx

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.
   Webb 1.pdf
   Webb 2.pdf

   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.
   Bank of Utah 1.pdf
   Bank of Utah 2.pdf

   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).
   Morgan ZC 1.pdf
   Morgan ZC 2.pdf

   3.4. Public hearing and consideration of Roger Harding's request for conditional use approval of a 10-foot wall at 2693 North 1200 East.
   Harding 1.pdf
   Harding 2.pdf

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.
Strap Tank.pdf

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.
K2 Electric 1.pdf
K2 Electric 2.pdf

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.
Holbrook K 1.pdf
Holbrook K 2.pdf

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.
Roller Mills 1.pdf
Roller Mills 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: June 12, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approval of minutes from the May 1, 2025 meeting.

Suggested Action:

Attachments:

pz ws 05.01.25.docx

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

Minutes of the **Work Session** of the **Planning Commission Meeting** held Thursday, **May 1, 2025**, in the **Lehi City Hall** located at **153 North 100 East**.

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

Members Absent: Gregory Jackson, Commission Chair
Beau Jones, Commission Alternate

Others Present: Kim Struthers, Community Development Director; Mike West, Planning Manager; Brittney Harris, Planner; Katie Bussell, Planner; Jacob Curtis, Planner; Luke Seegmiller, Traffic Engineer; Kate Morgan, Deputy City Recorder.

Regular Work Session, 5:30 p.m.

1) Call to Order

Commission Chair Jackson welcomed everyone to the meeting.

2) Discussion of updates to Conditional Uses

Both the residential and nonresidential tables of uses have been gone through by the planning department with help from legal. A few conditional uses remain, but the majority have been removed, and supplementary code has been added to Chapter 12 to assist with clarification. Changes have also been made to Chapter 39 and other various places in the code. The project is larger than initially planned.

There are currently twelve conditional uses in the residential table. Planning has cut it down to five: electrical substations and power transmission lines; commercial campgrounds; commercial recreation facilities; kennels; and commercial greenhouses.

Commissioner Everett asked why kennels were included on the list. Staff explained that they are currently governed by municipal code, which would have to be changed before anything can be changed in the development code.

Legal believes that the city will need to allow uses of juvenile group facilities and rehab and treatment facilities to comply with the Utah Fair Housing Act, but they are still looking into it. Most of the remaining conditional uses are situations that don't show up very often. Oil and gas

lines were struck from the table as they are covered elsewhere in code. Assisted living facilities have been split into large and small capacity, and child daycare has been added as a permitted use. Commissioner Everett asked if there were size limits for daycares. Currently they are only allowed in medium and high density areas, and the code will need to be revisited, but they are capped at 16 kids for the time being.

Commissioner Eyre asked why campgrounds and nursing homes are allowed in the TH-5 zone. Jacob Curtis thinks that campgrounds are included for control on scale, and that theoretically if the nursing home had a well and provided their own sewer and water they could build. He also shared that it can likely be taken out of the code.

Kim Struthers suggested adding another category for HOA amenities like pools and clubhouses as the 'recreational activities' label doesn't currently cover them.

The nonresidential table of uses has been cut down to eight: communication facilities tower; non-municipal electrical substations and power transmission lines; public and private utility buildings and other above ground structures; wind energy facilities; large auto service and repair; commercial entertainment facilities; commercial recreation facilities; and contractor's storage yard.

Lots of supplementary code will have to be added to make up for the lack of conditional uses.

The plan for upcoming months is to have legal continue researching state standards for communications facilities and towers, to update chapters 12 and 23, to add supplementary requirements of approval, and to create a separate chapter (12-C) for supplementary requirements so they are easier to locate.

Commissioner Eyre clarified that people can still come in and ask for development agreements or to change the code.

Commissioner Lockhart asked if existing conditional uses that get changed to permitted will remain conditional use, or if they will change to permitted use, and if the city would notify individuals of the change. Curtis explained that there wouldn't be much impact as the conditional uses in effect already had approval. Struthers and Curtis said they would check with legal, but that to the best of their understanding if a conditional use swapped to permitted use it would be classified as legal non-conforming.

3) Bike-Ped Update Presentation

Mike West presented. The text is currently several hundred pages. He would like to get it down to 30 pages (without pictures) for readability's sake.

Gap analysis is being conducted and will extend to other cities to see where connections are. The department is mainly concerned with directness and destination access. The public is majorly concerned with the safety of biking in Lehi (70% of citizen responses mention it). The vision statement of the plan is: Lehi is safe and comfortable for families and individuals of all ages and abilities to walk, bike, and roll to their desired destinations.

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The goals for the next 5-10 years include: updating the development code; adding 20% of missing sidewalks along developed roads; enhancing safety and comfort by adding lighting to the rail trail and analyzing lighting needs for other trails; focusing on improving access to key destinations; adding an additional 11 miles of paved trails and 12 miles of on-street bike infrastructure; creating design requirements for pedestrian-friendly community gathering places; completing murals an public art at 3 trail under-crossing; and completing two or more segments of the recreational trail network.

Commissioner Everett asked if bike repair stations are a part of the bike/ped plan. West said there are a couple in the city, and that Law Tigers provide a few every year. It is not currently a goal of the plan, but they are mentioned in the appendix.

Commissioner Roberts asked why these are the specific goals chosen. West explained that this was the core of what was researched and what was determined would work best for the city. He clarified that it is not in order of priority.

Included in the bike/ped plan are station area plans, visionary paths, and non-type specific on-street facilities. Currently Lehi has 17.4 miles of bike lanes, 1.8 miles of separated bikeways, and 75.8 miles of paved trails. Most of the funding comes from development, MAG, UDOT, Utah County and the city itself. Lehi has a higher amount of trail per 10,000 citizens than most of the surrounding cities. Bike path usage generally matches traffic flow. One upside of putting in separated bikeways is that they choke crossing points and make them safer for children and other pedestrians.

The delineators being used to separate bikeways are being damaged somewhat, but the city's ultimate plan is to eventually install concrete separators which will provide more protection. City staff has done research on many different designs.

Next steps include meeting with the public works and administrative departments, meeting with neighboring cities, finalizing the bike map and text, releasing those to the public, and starting the adoption process.

4) Adjournment

The next Planning Commission Meeting will be on May 8, 2025. There is an appeal case scheduled for the May 22, 2025 meeting.

With no further business to come before the Planning Commission at this time, Commissioner Eyre moved to adjourn the meeting. Commissioner Lockhart seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:00 p.m.

Approved: June 12, 2025 Attest:

_____ _____

Commissioner Greg Jackson, Commission Chair

Kate Morgan, Deputy City Recorder

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Agenda Item No: 2.2

Planning Commission Agenda Item Report

Meeting Date: June 12, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:
Approval of minutes from the May 8, 2025 meeting.

Suggested Action:

Attachments:

pz 05.08.25.docx

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **May 8, 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
Beau Jones, Commission Alternate

Members Absent: Ken Roberts, Commission Alternate

Others Present: Mike West, Planning Manager; Brittney Harris, Planner; Gary Ellis, City Engineer; Luke Seegmiller, Traffic 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) Public Hearing and consideration of Brian & Lisa Garrett's request for approval of a conditional use for a flag lot located at 450 East 200 South.

Brittney Harris presented the item. The area just got rezoned to R-2. Both lots meet the required frontage.

The applicant was not present.

Commissioner Jackson opened and closed public comment

> **Motion:** Commissioner Eyre moves to approve the conditional use with the findings that the proposed flag lot does meet the intent of the flag lot code requirements, that the proposed lots meet the frontage and size requirements of the R-2 zone and the flag lot ordinance. He included all DRC comments. Commissioner Everett seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.

DRAFT

Motion passed unanimously.

2.2) Public hearing and consideration of Bernahl Development Services request for approval of the Texas Roadhouse Building Addition located at 1402 East Main Street, with an exception to the Architectural design standards.

Brittney Harris presented the item. They are requesting an exception to have only 30% glass rather than the current 40% standard set in the code.

Commissioner Jackson asked why the building currently has 30% glass. Mike West explained that there were no glass requirements at the time the building was originally built.

Emily Bernahl was present representing Bernahl Development Services. She emphasized that she wants the addition to match the store stylistically, and that adding more glass would make it difficult to fit new booth seating.

Commissioner Jackon opened and closed the public hearing.

Commissioner Kunze asked if the addition would cut into any setbacks. Harris explained that there are no setbacks for commercial zones, but that there will still be space between the building and the street.

Motion: Commissioner Eyre moved to approve the exception with the findings that the proposed exception still allows the site to meet the intent of the urban village design district, the applicant provided adequate justification for why they needed the exception, to match the character of the building with the standards that were in place when the building was built, and that the exception will not increase the impact to their existing building which currently has 30% glass. He included all DRC comments. Commissioner Kunze seconded.

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

Motion passed unanimously.

2.3) Public hearing and consideration of Flagship Homes's request for approval of a preliminary subdivision for Pioneer Village, a 34-lot single family residential project located at approximately 1300 West 1400 South.

Brittney Harris presented the item. Zoning would allow for 26 lots.

Commissioner Everett asked if calculations were done showing the value of the lots compared to the value of the road. Gary Ellis said he wasn't directly involved in the process, but those who were thought it was a fair trade.

The road will not be fully covered by the development. The developer will need the city's help to build in extra fill and swing the road to the South. Alternatively, a bridge would need to built by

the city for the road to go straight and cross the river. Commissioner Everett asked about the timing of the road project. Ellis said it would be wiser to continue the road through to the end. The applicant, Tony Trane, explained that the intent is to finish the project and work with the parks and engineering departments to find adequate funding. Commissioner Eyre clarified that the ideal scenario is to find funding for a bridge and to build the road straight.

Tony Trane explained that the developer would be building the bulk of the road but would need assistance with placing fill in a few areas. He mentioned that Steve Marchbanks from the parks department was eager to get the bridge in as it would benefit the park. The development would benefit from a connection to 1700. If funding for the bridge isn't found, the road will be moved to the south. They want to have the road finished by the beginning of the next school year and are planning on building it at the same time as the development. There are 34 lots being built, as that was what was promised to residents, and the City Council preferred that the road be used to justify the extra density. The developer has been making land trades with local landowners which will improve the park and allow the road to be built.

Commissioner Jackson opened public comment.

Kenneth Wade thanked Trane for listening and responding to residents' concerns. He appreciates that current residents haven't had to deal with too much exposure to the project. He said that while the road will be a major benefit to the neighborhood, it is also a major benefit to the developer, and that the Planning Commission should ensure that the increased density should be in response to how much the developer is actually helping the city. He also stated that the road will do no good to anyone if it isn't finished.

Larry Hadfield also thanked Trane for listening to residents. He is concerned about the crowding on 1100 West and worries about the safety of schoolchildren crossing there especially. He thinks that adding and finishing the road will be a great help to the problem, but that there need to be safety measures taken when building it as well.

Commissioner Jackson closed public comment.

Tony Trane stated that he agrees with the public that the road must be finished. He clarified that the intent is to take the road south to form a connection if the city can't find funds for a bridge. It is his opinion that 34 lots is an appropriate request based on what has been presented. Commissioner Everett asked if the developer needed the road as much as the city did. Trane explained that it would be a huge benefit, but that it is being constructed under guidance from the city council; it is not a requirement or a necessity. Commissioner Eyre asked how much it was going to cost. Trane gave an estimate of $500,000 for one section, which does not include subbase material or the bridge.

Trane cleared up some possible misconceptions about bonus lots, explaining that they are a benefit, but that a bonus lot isn't an additional lot that is tacked on to a project. Instead, higher density means that everything has to be resized and redistributed.

Commissioner Everett asked staff if they feel the deal has been artificially inflated. He wants to make sure the city is being compensated. Gary Ellis explained that staff felt good about it and that there needs to be some way for the developer to profit or the project won't get done.

Commissioner Eyre asked if 1400 and 1260 West would connect to 1450 South. Trane confirmed they would. Eyre asked about the space between lots 13 and 14. Trane explained it was a trail that goes directly to the school. They are also hoping to build a trail to the park. Commissioner Eyre asked if 1300 South would connect all the way to the east. Trane explained that they are still working with he property owners. He also explained to the Commission that he needs their decision before other parts of the project can be worked on. Commissioner Jackson asked Ellis to ensure that Lorin Powell sends his numbers on the project to City Council.

Trane mentioned that construction prices are volatile and rising, so risk is increasing. He emphasized how important trust is for cities and developers. He mentioned that there has been a lot of progress in solving drainage issues in the park due to the development. Mike West shared that density bonuses are allowed in exchange for certain things and that they are not always necessarily dollar to dollar exchanges. Commissioner Everett still felt uncomfortable making a decision without the hard numbers.

Braeden Hampton was present with Trane. He explained that the settlement statement was sent over, and that the records will be used as the basis for the city's contribution to the road project. The company cannot spend more than $500,000 on the road. He thinks the community would be definitively worse off without the additional road connection.

Commissioner Eyre shared that he felt the trade discussion was getting lost in the weeds, as money disputes are the purview of City Council. Commissioner Jackson agreed but shared that the motion made should include having the City Council look at the hard numbers.

> **Motion:** Commissioner Eyre moved to give a positive recommendation to the Lehi City Council with the findings that the proposed subdivision does meet the requirements of the Lehi City Development Code in regard to subdivision approvals. He included all DRC comment and suggested the City Council look through the accounts and ensure it is a fair deal for the city. Commissioner Everett seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

2.4) Public hearing and recommendation of James Whitmore's request for review of a development agreement to allow equipment and vehicle parking, sod transfer and green waste facilities in a Planned Community zone.

Brittney Harris presented the item. The development agreement allows equipment storage, sod transfer, and green waste facilities for a period not to exceed three years from the date it was signed. If the agreement goes unutilized for a year, the agreement ends.

Commissioner Everett asked if the development agreement had been reviewed by legal. Staff explained that legal helped write it.

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The applicant, Jim Whitmore, was present. He thanked the Commission for their help with recommendations. He is really happy with the way the agreement turned out. He also clarified that he is only allowed to use one of the three uses, and that he wants to follow the city's lead on what they want in regard to a green waste facility.

Commissioner Jackson opened and closed public comment.

Commissioner Lockhart shared that she doesn't like development agreements, but that this is an exception as it's beneficial all around. She thinks that this is one of the few appropriate uses of the tool.

> **Motion:** Commissioner Everett moved to give a positive recommendation to Lehi City Council with the findings that using a development agreement will allow the property owner to utilize the property now before utilities are provided to the site, and that it is in conformance with the purposes, intent, and provisions of the general plan and its various elements. He included all DRC comments. Commissioner Kunze seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

2.5) Consideration of Clyde Capital Group's request for revisions to the Vistas at the Point Amenities removing the amphitheater from their required amenities.

Brittney Harris presented the item. Code that allows substitution of amenities was passed in 2021. The applicant is requesting removing the amphitheater, but will still build the clubhouse and an overlook park. Staff has concerns over just removing the amphitheater as it gets rid of a community gathering place and no substitutions were suggested.

Commissioner Everett asked if any other amenities has been put in yet. Harris explained that the trail is in, but as the development is under construction, no other amenities are completed at this time.

Ryan Christofferson was present representing Clyde Capital Group. They would like to put a pocket park in the development rather than the amphitheater, as they are unsure the space would be used.

Commissioner Everett clarified that the plan was to add an additional park. Christofferson confirmed. A concept plan for the park has been submitted to the city. The park would be in a different place than the planned spot for the amphitheater. Commissioner Everett asked if wind studies had been taken into consideration with the new location. Christofferson clarified that the main driver of getting rid of the amphitheater is cost, not the wind study from the flight park.

Commissioner Kunze asked if the park would be the same size as the amphitheater was planned to be. Christofferson explained it would be a fit-in park that utilizes the natural environment. They are planning on having grassless landscaping and including bench swings.

Commissioner Eyre explained that it felt as though the rug was being pulled out from under the city. He asked Christofferson to explain how it would help the city. Christofferson explained that the amphitheater may not be used by the neighborhood. Commissioner Everett asked what the factors behind this assertion were. Christofferson explained that the company felt they could do something more interesting once the wind studies came out from the flight park. Mike West mentioned that the apartment builder had already made some changes to the initial plan, and Harris explained that the wind study threw a few wrenches in the original plan. The preliminary plan was approved, but the city encouraged working with the flight park to minimize impact. Harris clarified for the Commission that they have discretion as to what qualifies as a community area.

Commissioner Lockhart asked if it would be more restrictive for the applicant to table the issue or deny it, if the Commission felt there needed to be more work done. Harris recommended tabling it.

Commissioner Eyre didn't like that a more accessible amenity was being replaced with a less accessible amenity. Commissioner Lockhart agreed, mentioning that she didn't like compromising a TOD, as they are already controversial.

Commissioner Kunze shared a question from Kim Struthers and asked if the clubhouse also served the townhomes. She explained that if it didn't, it wouldn't count as a townhome amenity.

Commissioner Jackson shared the feeling that it felt like the developer was trying to pull the rug out from under the city. He shared that he thinks the plan needs more work.

> **Motion:** Commissioner Lockhart moved to table the item with the findings that the proposed amenities do not meet the intent and requirements of the TOD zone, and that the Commission would like to give the applicant an opportunity to revise the plan in a timely manner so that they have time to identify the pieces that make up a TOD and incorporate them into the amenities appropriately. She included all DRC comments. She left it open to the applicant to work with staff until they found something satisfactory. Commissioner Kunze seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

2.6) Public hearing and recommendation of Lehi City's request for a review of a Development Code amendment to Chapter 11, Concept Plans, clarifying the purpose of concept plans and when a public hearing is required.

Brittney Harris presented the item. This is a part of the code that the Planning Division would like to clean up and make more consistent across concept plans and site plans that need exceptions. Previously, site plans with exceptions didn't require a public hearing.

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Commissioner Everett suggested replacing the word 'forum' with different wording to clarify that it is a process and not a single meeting.

Commissioner Eyre asked if concept plans were there to help the city comply with State code. Harris clarified that the state does not require concept plans, and that the city holds more public hearings than are required by State code.

Commissioner Everett asked if it would be beneficial to replace "exception" with the phrase "code exception." Harris said that she thinks it's implied, but that the planners will discuss it.

> **Motion:** Commissioner Everett moved to give a positive recommendation to the Lehi City Council and encouraged them to include proposed changes to the verbiage that the Commission members made, with the findings that the proposed changes will hopefully bring clarity to the code. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

2.7) Public hearing and recommendation of Lehi City's request for review of a comprehensive amendment to Chapter 5, Zone Districts and Table 05-404-A Bulk and Intensity Agricultural and Residential Districts.

Brittney Harris presented the item. The language has been changed to make it simpler and more direct. No changes to the intent were made.

Commissioner Everett asked for clarification on business uses vs. commercial uses.

> **Motion:** Commissioner Kunze moved to give a positive recommendation to Lehi City Council with an encouragement to change the phrase "business uses" to "commercial uses", with the findings that the proposed code amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various element. She included all DRC comments. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

2.8) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 39, Definitions, clarifying a few definitions.

Brittney Harris presented the item. Very few changes were made. The definition of duplex was changed to exclude homes with ADUs. Duplicate definitions have been deleted. The code also now clarifies that hospitals may have heliports as they are being removed from the conditional use tables.

DRAFT

Commissioner Everett asked if typical uses were being deleted from public building definitions, as they were removed from other categories. Harris explained that the code likely used to have a lot more typical uses that were deleted over time. Commissioner Everett said that he would like to see more conformity from the code.

Commissioner Jackson opened and closed public comment for items 2.6, 2.7, and 2.8.

> **Motion:** Commissioner Everett moved to give a positive recommendation to the Lehi City Council with the findings that clarification to code for everyone's benefit is always a positive thing that makes it more user friendly. Commissioner Eyre seconded.
>
> **Vote:** Commissioner Everett, yes. Commissioner Lockhart, yes. Commissioner Eyre, yes. Commissioner Jackson, yes. Commissioner Kunze, yes.
>
> Motion passed unanimously.

4. City Business

Commissioner Eyre asked about a U-Haul parking situation at a location near Pioneer Crossing. Mike West stated that he couldn't remember if they came in for approval, and that he would look into it.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Kunze moved to adjourn the meeting. Commissioner Eyre seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 8:45 p.m.

Approved: June 12, 2025 Attest:

_____ _____

Gregory Jackson, Commission Chair Kate Morgan, Deputy City Recorder

DRAFT

Agenda Item No: 3.1

Planning Commission Agenda Item Report

Meeting Date: June 12, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

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

Suggested Action:

Attachments:

Webb 1.pdf

Webb 2.pdf

WEBB FLAG LOT CONDITIONAL USE

PLANNING COMMISSION REPORT

Applicant	Taylor Butterfield		
Meeting Date	June 12, 2025		
Requested Action/Purpose	Public hearing and approval of a proposed conditional use		
Decision Type	Administrative		
Location	1312 North 600 East		
Project Area	0.51-acres		
Existing Zoning	R-1-Flex		
General Plan Designation	Low Density Residential (LDR)		
Existing Land Use	Single Family Home		
Adjacent Zoning and Land Use	*North*	RA-1	Single Family Homes
	South	RA-1	Single Family Homes
	East	RA-1	Seminary Building
	West	R-1-8	Single Family Homes
Date of DRC Review	May 21, 2025		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions
A. Conditions. In granting a Conditional Use permit, the Commission may impose such requirements and conditions which the Commission, in its sole discretion, deems necessary for the protection of persons and properties in the vicinity of the proposed Conditional Use, as well as the preservation of the integrity of the General Plan. Said requirements and conditions may include (but are not limited to) location, construction, size, maintenance, operation, site planning, traffic control and parking, relocations, dedications, installation and upgrading of public services and roads, and time limits for the proposed Conditional Use, in addition to the following non-exclusive list of potential requirements and conditions:

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

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

PROPERTY HISTORY

May 24, 1978	Property came into the City as part of the Airport Annexation
April 22, 2025	City Council approved the Webb Zone Change from RA-1 to R-1-Flex

REPORT ANALYSIS

The applicant requests approval of the Webb Flag Lot located at 1312 North 600 East in the R-1-Flex Zone. The proposal includes a 25-foot stem portion of the flag lot. And the flag portion of the lot is approximately 9, 500 feet. These both meet the requirements for a flag lot in the R-1-Flex zoning.

Chapter 12 of the Development Code requires five-foot landscaping including evergreens and tall shrubs and a six-foot sight-obscuring fence along the perimeter of the flag lot because it is less than 10,000 square feet in size.

The Reviewing Departments had four redline comments relating to the flag lot including:

1. Label pole portion of flag lot as a PUE. Per the Lehi Development Code, the pole portion of flag lot is to be a PUE space and therefore additional 10' PUE is not needed, but okay.
2. Cannot build sidewalk on another's property.
3. Minimum driveway spacing on 600 E, a Minor Collector, is 150 feet measured centerline to centerline. The spacing between the existing and propose driveway is 45 feet. An exception will be need to be granted from the City Engineer and Traffic Engineer.

Please include all DRC comments in your motion.

SCOPE OF APPROVAL

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may approve or approve with conditions the proposed flag lot conditional ues. Any motion should include findings. Possible findings include:

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

Webb Flag Lot Conditional Use
DRC Redline Comments

Taylor Butterfield- requests review of the Webb Flag Lot Conditional Use located at 1312 North 600 East.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: none present
Date of Plans Reviewed: 05/12/25
Time Start: 1:58pm
Time End: 1:58pm

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:
1. Label pole portion of flag lot as a PUE. Per the Lehi Development Code, the pole portion of flag lot is to be a PUE space and therefore additional 10' PUE is not needed, but okay.
2. Cannot build sidewalk on another's property.

Luke – Traffic:
3. Minimum driveway spacing on 600 E, a Minor Collector, is 150 feet measured centerline to centerline. The spacing between the existing and propose driveway is 45 feet. An exception will be need to be granted from the City Engineer and Traffic Engineer.

Kim – Planning:
4. When the flag lot area is less than 10,000 square feet, five feet of landscaping including evergreens or other tall shrubs that provide a visual barrier and a six-foot sight-obscuring fence shall be required along the perimeter of the flag lot to screen the flag lot from neighboring properties.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 12th AND NEEDS 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

PUBLIC HEARING

CONDITIONAL USE


STOP
LaPetite.com
PUBLIC
HEARING
CONDITIONAL USE

Webb Flag Lot

Aerial

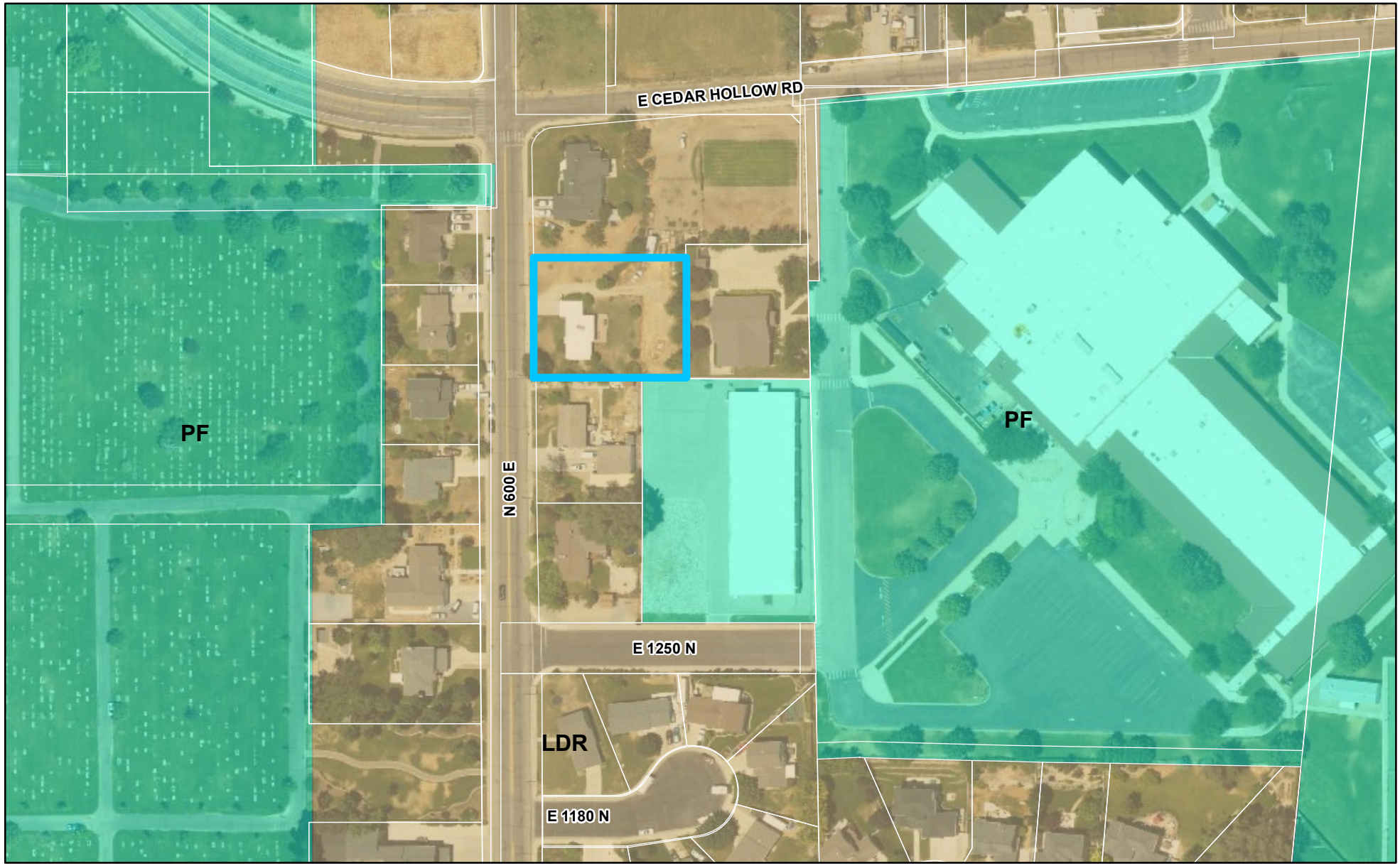


0 180 360 Feet

LEHI CITY

Webb Flag Lot

General Plan

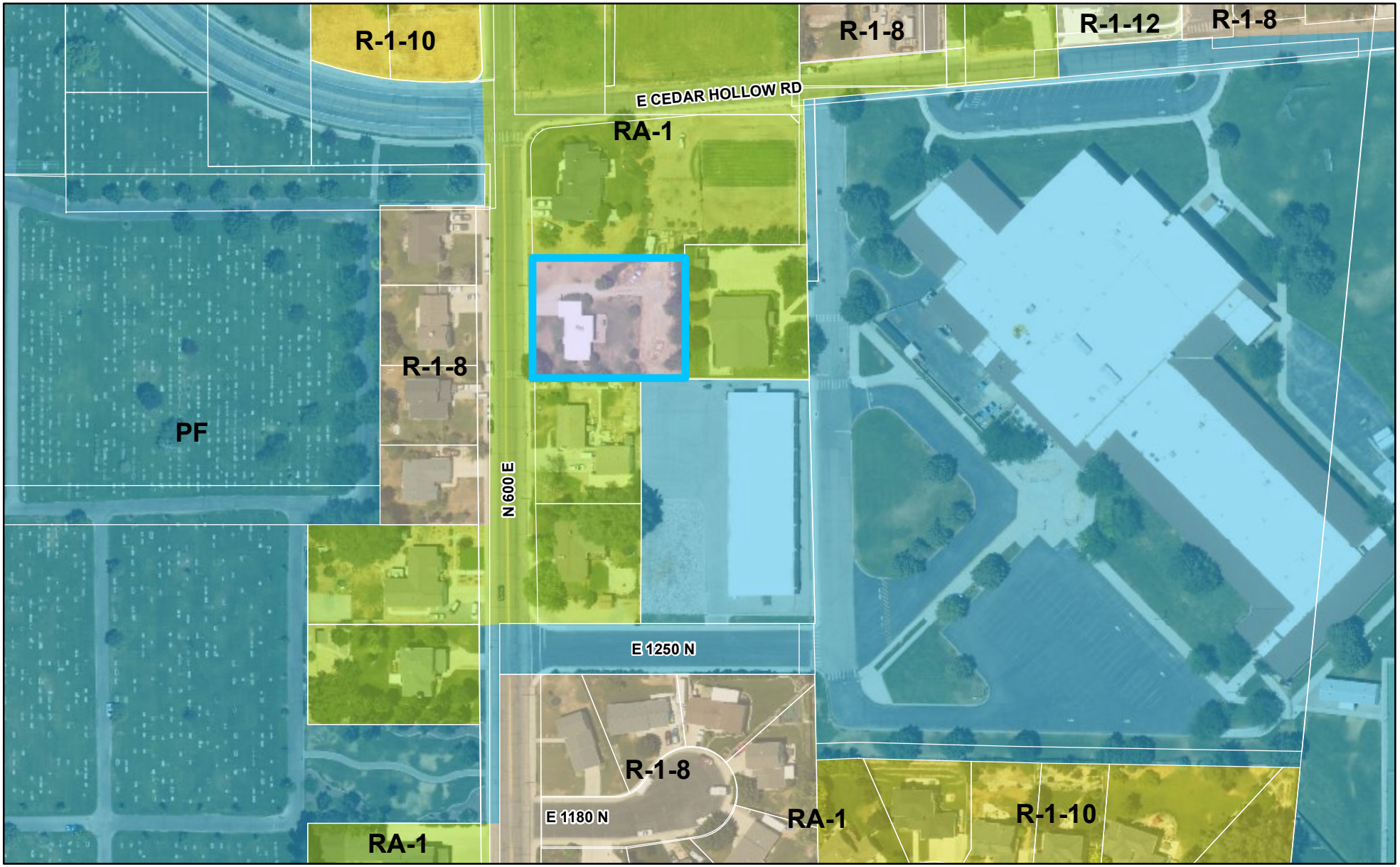


0 180 360 Feet

LEHI CITY

Webb Flag Lot

Zoning



0 180 360 Feet

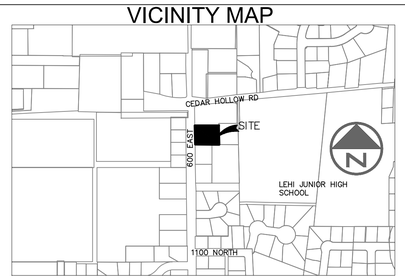
LEHI CITY

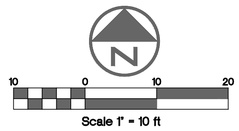
JAROM WEBB SUBDIVISION

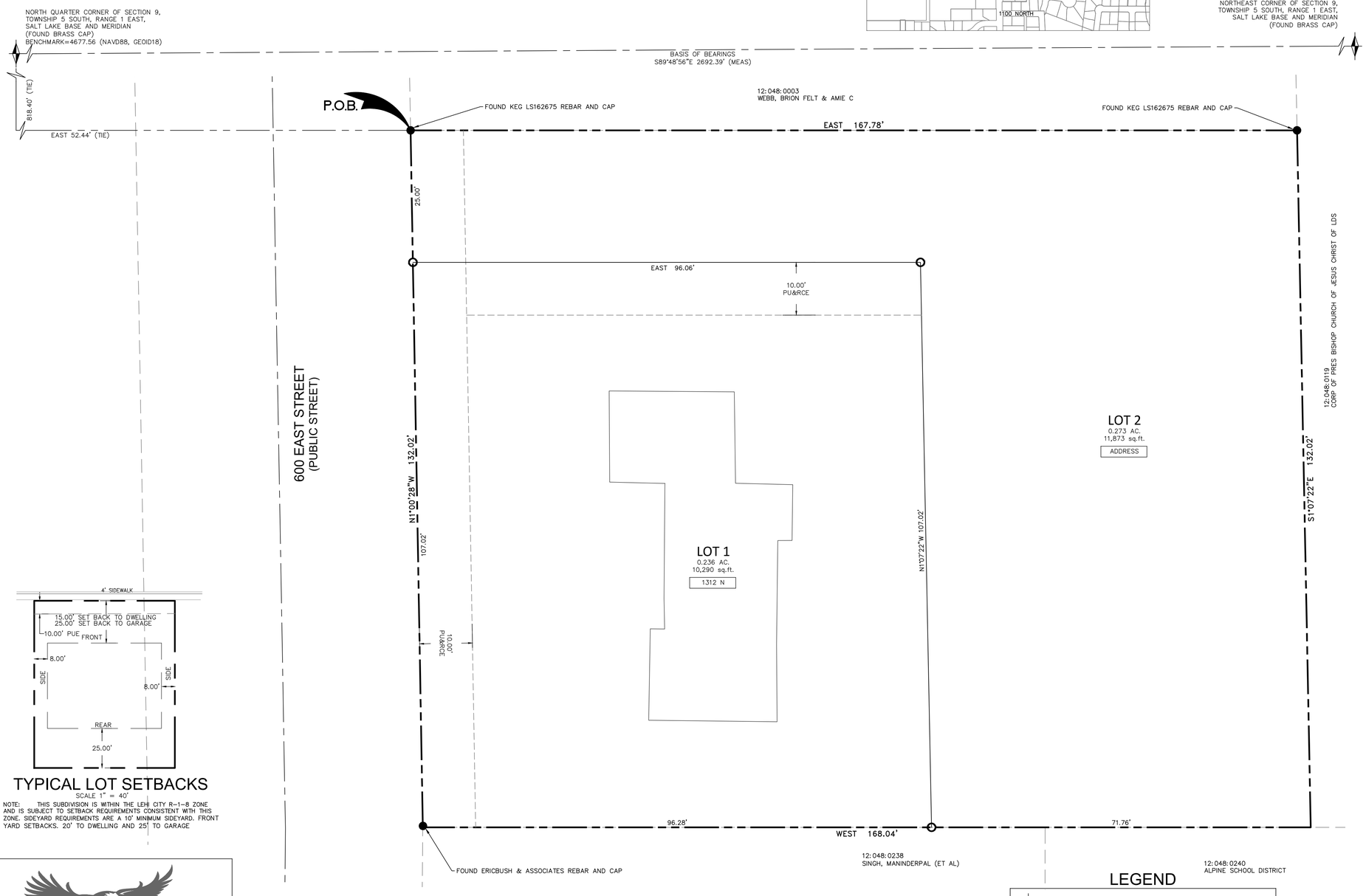
A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 5 SOUTH, RANGE 1 EAST;
SALT LAKE BASE AND MERIDIAN, LEHI CITY, UTAH COUNTY, UTAH

VICINITY MAP







TYPICAL LOT SETBACKS

SCALE 1" = 40'

NOTE: THIS SUBDIVISION IS WITHIN THE LEHI CITY R-1-8 ZONE AND IS SUBJECT TO SETBACK REQUIREMENTS CONSISTENT WITH THIS ZONE. SIDEYARD REQUIREMENTS ARE A 10' MINIMUM SIDEYARD. FRONT YARD SETBACKS. 20' TO DWELLING AND 25' TO GARAGE

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

G:\DATA\25011 Butterfield 1312 N 600 E Lehi\dwg\25011 Butterfield Plat.dwg
PLOT DATE: March 9, 2022

NOTES:
1. ALL REAR PROPERTY CORNERS WILL BE MARKED WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "WILDING ENGINEERING". COPPER RIVETS WILL BE INSTALLED ON THE TOP OF CURB AT THE PROLONGATION OF LOT LINES.
2. STORM DRAIN DETENTION CANNOT BE MODIFIED WITHOUT PERMISSION FROM THE LEHI CITY ENGINEER.
3. A SOIL REPORT WILL BE REQUIRED AT THE TIME OF BUILDING.

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

AREA TABULATIONS

ITEM	QUANTITY
SIZE OF SUBDIVISION	0.509 ACRES
RESIDENTIAL LOTS	2 (0.255 ACRES)
OPEN SPACE	0.00 ACRES
STREET DEDICATION	0.00 ACRES
NEW LANE MILES	0.03 MILES

LEGEND

- FOUND SECTION CORNER
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- SECTION LINE
- BOUNDARY LINE
- CENTERLINE
- PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY / ROW LINE

SURVEYOR'S CERTIFICATE

I, SHAD D. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6269078 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

JAROM WEBB SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

COMMENCING SOUTH 818.40 FEET AND EAST 52.44 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 167.775 FEET; THENCE SOUTH 01°07'22" EAST 132.025 FEET; THENCE WEST 168.04 FEET; THENCE NORTH 01°00'28" WEST 132.025 FEET TO THE POINT OF BEGINNING.

_____ DATE

_____ SURVEYOR (SEE SEAL BELOW)

OWNERS' DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION TO LEHI CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO LEHI CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND LEHI CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

JOHN NICHOLAS WEEB

MIRIAM WEBB

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THIS_____ DAY OF_____, 20____, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER(S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____
MY COMMISSION NUMBER:_____
RESIDING IN_____COUNTY,_____

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THIS_____ DAY OF_____, 20____, PERSONALLY APPEARED BEFORE ME _____, KNOWN TO ME TO BE THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND ON THEIR OATH(S), ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME, AS TRUSTEE(S) ON BEHALF OF THE_____TRUST, AND EXECUTED IT WITH LAWFUL AND PROPER AUTHORITY, AND THE EXECUTION WAS A VALID ACT BINDING ON SAID TRUST

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____
MY COMMISSION NUMBER:_____
RESIDING IN_____COUNTY,_____

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____, A.D. 20_____. BY THE PLANNING COMMISSION.

DIRECTOR-SECRETARY

CHAIR PLANNING COMMISSION

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 THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS _____DAY OF_____, A.D. 20_____.

MAYOR: _____

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

JAROM WEBB SUBDIVISION

A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST; SALT LAKE BASE AND MERIDIAN
SHEET 1 OF 1

Scale 1" = 10 ft

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 6269078 SHAD D HALL 2-5-25 STATE OF UTAH			NOT FOR RECORDATION

Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: June 12, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
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.

Suggested Action:

Attachments:

Bank of Utah 1.pdf

Bank of Utah 2.pdf

BANK OF UTAH SITE PLAN WITH EXCEPTION
PLANNING COMMISSION REPORT

Applicant	Construction Assistants		
Meeting Date	June 12, 2025		
Requested Action/Purpose	Approval of a proposed site plan		
Decision Type	Administrative		
Location	Approximately 2300 West 2100 North		
Project Area	1.85 acres		
Existing Zoning	NC (Neighborhood Commercial)		
General Plan Land Use Designation	NC		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	NC	2100 N
	South	R-1-Flex	2100 N Subdivision PUD
	East	R-1-Flex	2100 N Subdivision PUD
	West	R-1-8	Cranberry Ridge Subdivision
Date of DRC Review	June 4, 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.

Section 05.020. Zoning Districts Purpose.
O. The Neighborhood Commercial (NC) District is created to provide an area where goods and services are available in close proximity or adjacent to residential areas. The purpose of this zone is to allow for the development of smaller-scale retail and service-oriented businesses that are compatible with the adjacent neighborhoods. Developments within this zone should be designed for a sensitive transition between the Neighborhood Commercial uses and surrounding residential uses. In order to prevent disturbance to neighboring residential areas, businesses operating hours shall be between the hours of 6 AM and 11 PM Sunday through Thursday and 6 AM to 12 AM Friday and Saturday. Structures in this zone are limited in size to a 5,000 square foot footprint unless otherwise approved by the Planning Commission based on a determination that the building meets the intent of this zone.

PROPERTY HISTORY

September 23, 1998 The property was annexed into Lehi City with the Alpine School District Annexation.

October 26, 2021 A zone change to R-1-Flex and Neighborhood Commercial and a concept were approved by the City Council.

August 23, 2022 The 2100 N Final Subdivision was approved by the City Council.

REPORT ANALYSIS

The applicant requests approval of the Bank of Utah site plan with an exception located at 2100 North and 2300 West. The financial institutions and services and associated drive through facilities uses are permitted in the neighborhood commercial zone. The Planning Commission's role is to review the proposed exception.

Typically structures in the neighborhood commercial zone are limited in size to a 5,000 square foot footprint. However, they can be otherwise approved by the Planning Commission based on a determination that the building meets the intent of the zone. The proposed building is 5,625 square feet.

The rest of the site was reviewed by the DRC and found to meet the design standard requirements for landscaping, architectural elevations, and parking.

DRC Comments

The DRC had two comments including the following:

1. Show landscaping calculations table; parking landscaping percentage, total site landscaping percentage, trees per site acre quantity
2. Update the landscaping plan to match the site plan. The trail and sidewalk in the SW corner is not showing.

There was also a general comment regarding the limitation in square footage for the building footprint:

1. Structures in this zone (NC) are limited in size to a 5,000 square foot footprint unless otherwise approved by the Planning Commission based on a determination that the building meets the intent of this zone.

Please consider all DRC comments as part of 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.

Bank of Utah Site Plan
DRC Redline Comments

Construction Assistants - requests review of the Bank of Utah site plan located at approximately 2300 West 2100 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: Jacob Curtis
Representatives of the Applicant Present: Gary Tyler
Date of Plans Reviewed: 05/21/25
Time Start: 1:05 pm
Time End: 1:08 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer:
James – Parks:
1. Show landscaping calculations table; parking landscaping percentage, total site landscaping percentage, trees per site acre quantity

Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments
Gary E. – Engineering:
Luke – Traffic:
Kim – Planning:
2. Update the landscaping plan to match the site plan. The trail and sidewalk in the SW corner is not showing.

PRECON MEETING REQUIRED? (FULL)

General Comments
1. Structures in this zone (NC) are limited in size to a 5,000 square foot footprint unless otherwise approved by the Planning Commission based on a determination that the building meets the intent of this zone.
2. Make the lighting details readable on Page EL 602

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. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com). More information available at https://www.lehi-ut.gov/departments/water/storm-water/
7. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
8. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Shelbey Brewer at lehicitystormwater@gmail.com and CC Planner) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.

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.

9. 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.

STAFF

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

DRC GENERAL COMMENTS:

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

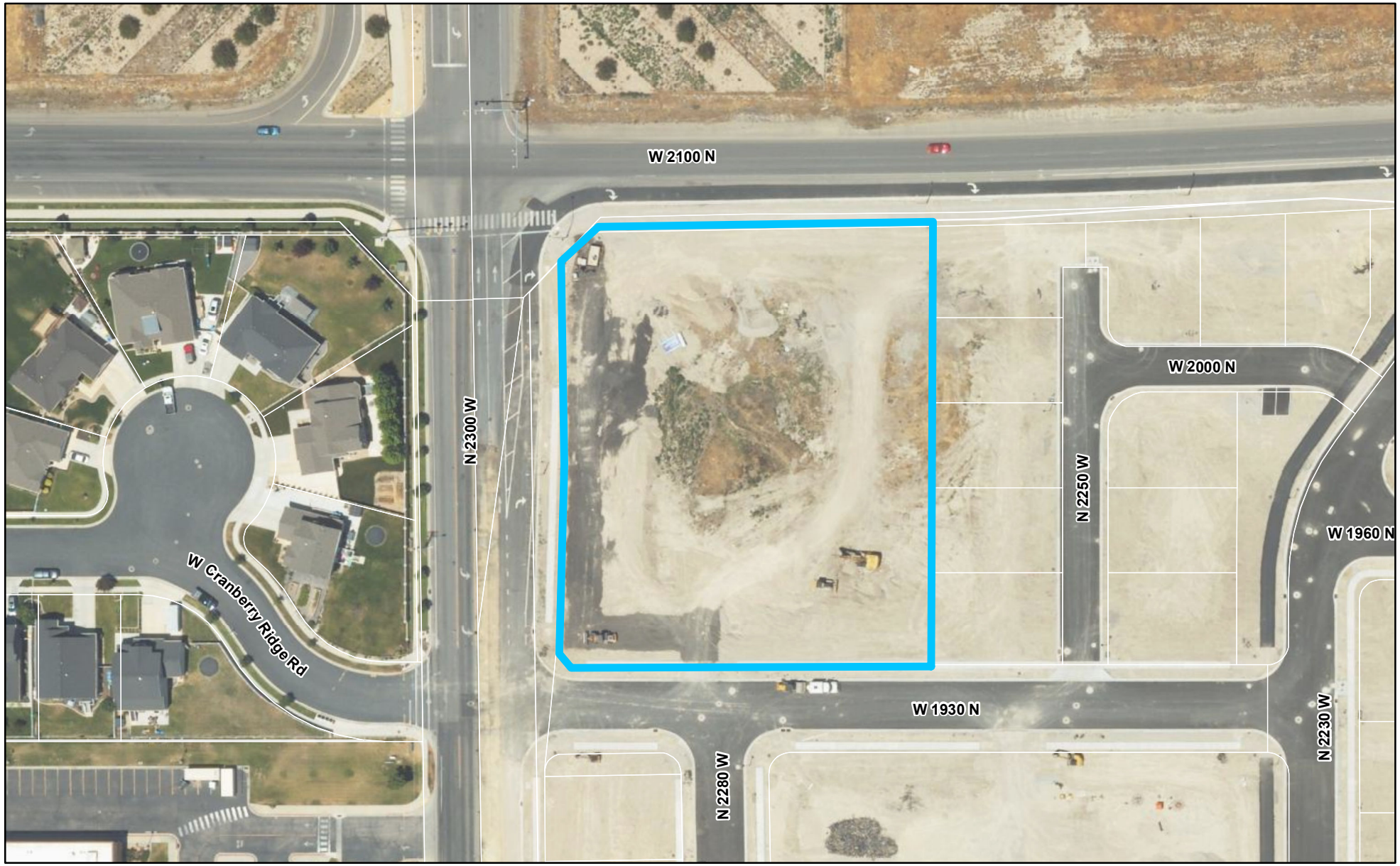
THIS ITEM IS REQUESTING AN EXCEPTION.
(An exception requires stamped addressed envelopes for public noticing if the project proceeds to Planning Commission)

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 12, 2025.
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.

Bank of Utah

Aerial

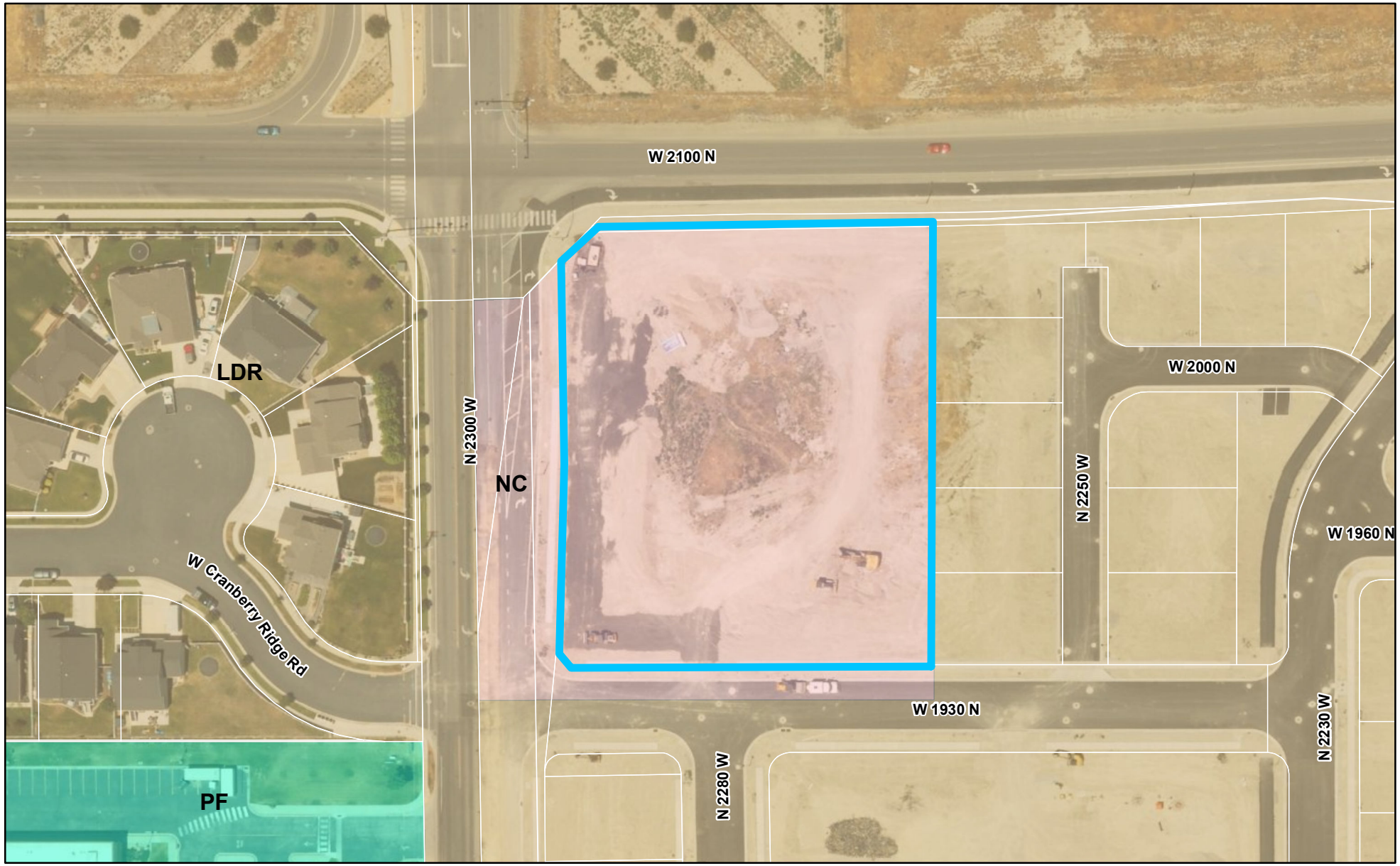


Feet
0 110 220

LEHI CITY

Bank of Utah

General Plan

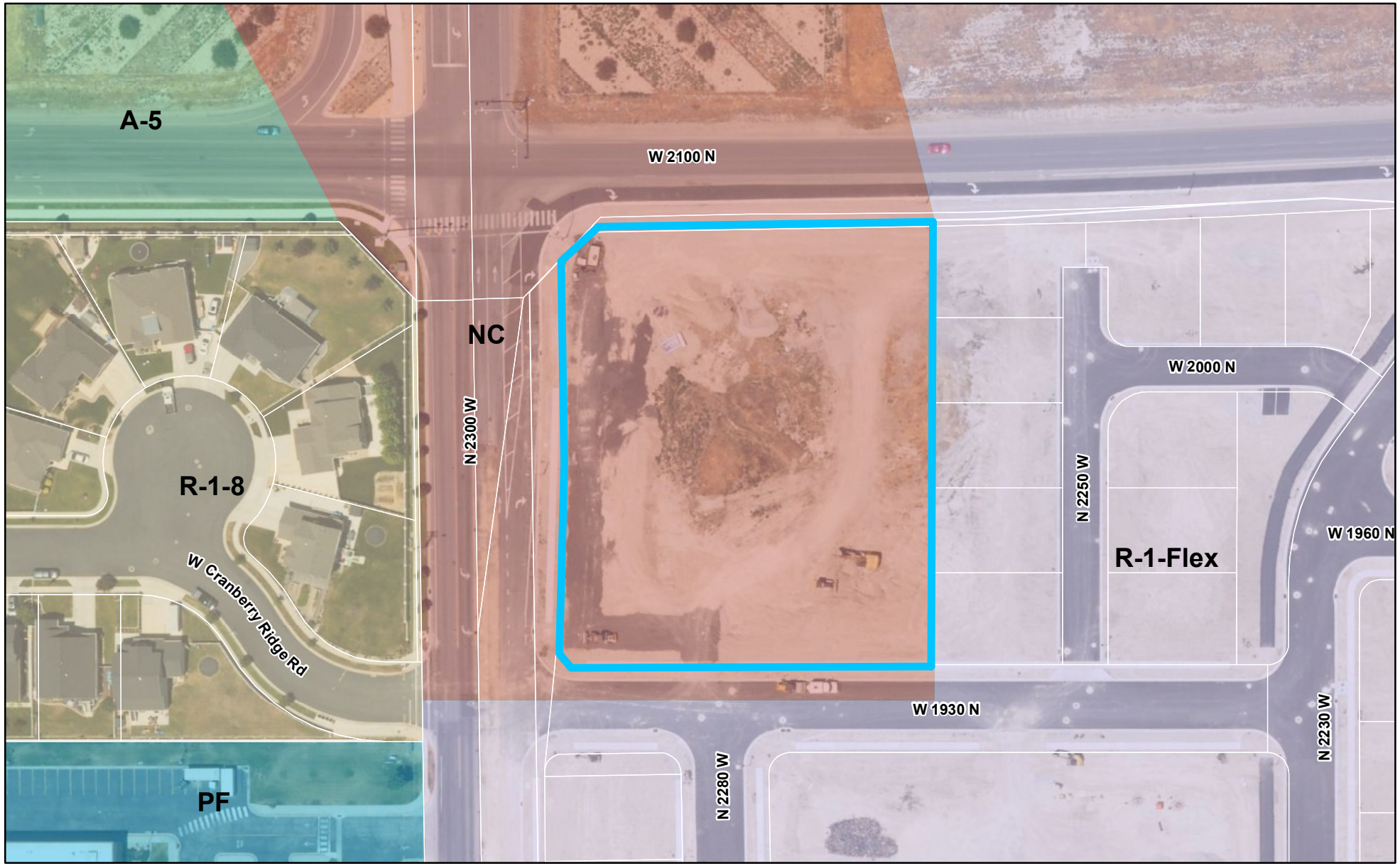


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LEHI CITY

Bank of Utah

Zoning



LEHI CITY

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

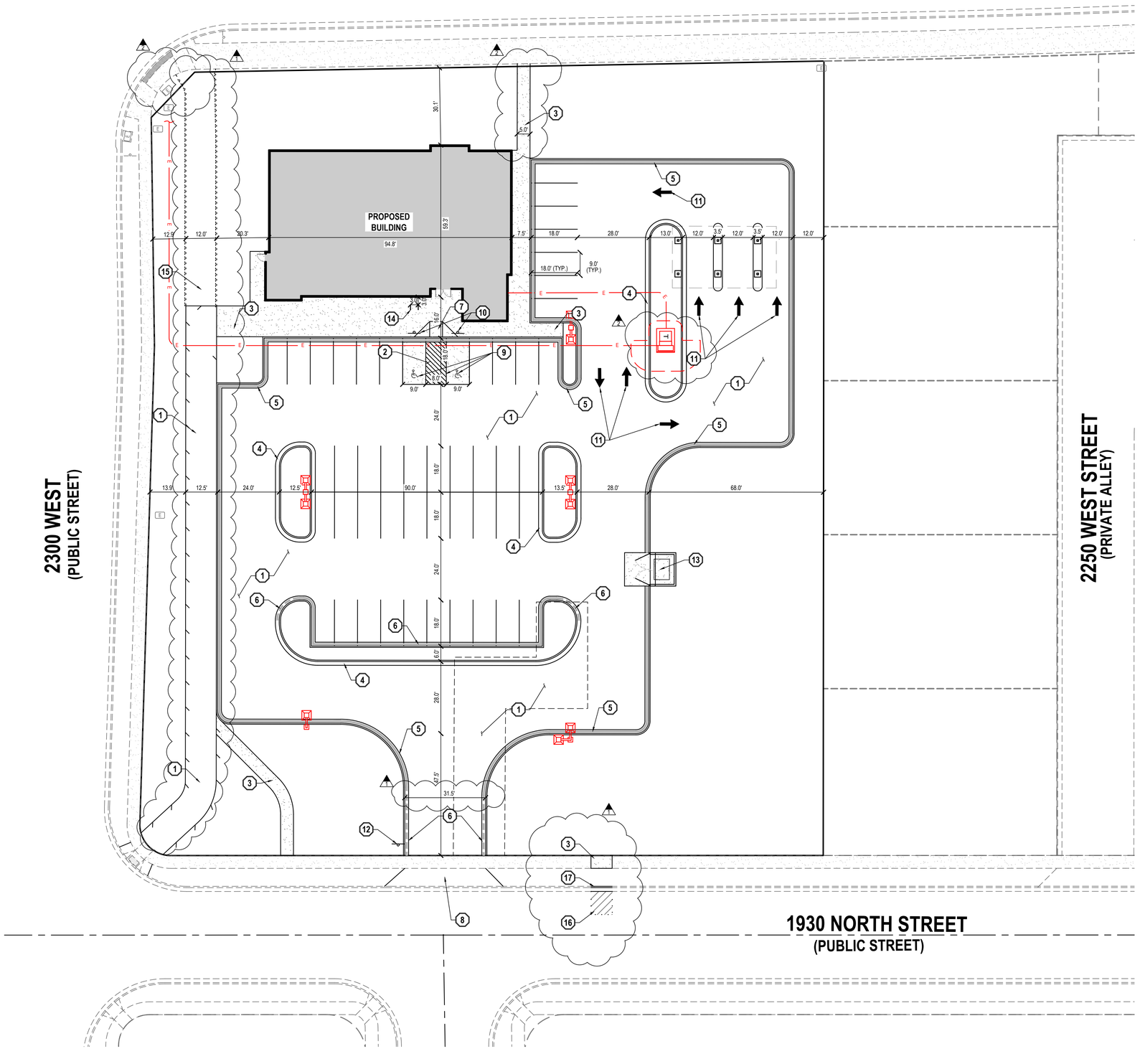
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4536.22'

2100 NORTH STREET (EAST BOUND)
(UDOT CONTROLLED)



NOTES:

A. (1) COLOR ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF THE LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS, INCLUDING, WATER, SEWER, STORM DRAIN AND POWER.

B. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

C. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

D. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.

E. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

F. ZONING OF THIS PROPERTY IS NEIGHBORHOOD COMMERCIAL (NC). TO THE SOUTH AND EAST, PROPERTY IS R-1-FLEX. TO THE WEST, THE PROPERTY IS R-1-8. TO THE NORTH, THE PROPERTY IS NC.

G. PERMANENT DETENTION/RETENTION (WHICHEVER IS APLICABLE) FACILITY TO BE OWNED AND MAINTAINED BY THE OWNERS OF THIS PROPERTY NOT TO BE ALTERED OR REMOVED WITHOUT APPROVAL FROM THE LEHI CITY COUNCIL AND LEHI CITY ENGINEER.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT PER LEHI CITY STANDARD DRAWING RD-14.
2. CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2/C-500.
3. 6" THICK CONCRETE SIDEWALK PER LEHI CITY STANDARDS AND SPECIFICATIONS.
4. 24" COLLECTION CURB AND GUTTER PER LEHI CITY STANDARD DRAWING RD-05.
5. 24" REVERSE PAN CURB AND GUTTER PER LEHI CITY STANDARD DRAWING RD-05.
6. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
7. ADA RAMP PER LEHI CITY STANDARD RD-09.
8. FLARED DRIVEWAY APPROACH PER LEHI CITY DETAIL RD-11.
9. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
10. "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
11. PAINTED LANE-USE ARROWS PER M.U.T.C.D. STANDARD PLANS.
12. "STOP" SIGN AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
13. TRASH ENCLOSURE PER ARCHITECTURAL PLANS WITH 6" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE. TRASH ENCLOSURE TO MEET LEHI CITY STANDARD DETAIL TRASH-1.
14. INSTALL INVERT U BIKE RACK PER DETAIL 5/C-500.
15. GRAVEL SECTION PER LEHI CITY STANDARD DRAWING RD-14.
16. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
17. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	38,018	47%
ROOF	5,625	7%
LANDSCAPING	36,943	46%
TOTAL SITE	80,586	100%
PARKING LOT	36,841	
PARKING LANDSCAPE	2,561	7%

PARKING DATA TABLE

STANDARD STALLS	46
ADA - ACCESSIBLE STALLS	2
TOTAL STALLS	49
BIKE PARKING PROVIDED	2

PARKING REQUIRED

BUILDING AREA - 5,625 SQ FT
FINANCIAL INSTITUTIONS - 1 STALL / 300 SQ. FT. OF FLOOR AREA
5,625 SQ. FT. / 300 SQ. FT.
= 19 STALLS
TOTAL STALLS REQUIRED = 19

BIKE PARKING
LONG TERM: 1 SPACE/3,000 SQUARE FEET OF FLOOR AREA
5,625 SQ. FT. / 3,000 SQ. FT
= 2 SPACES

UTILITY METER SIZE TABLE

BUILDING	WATER	POWER	IRRIGATION
ONE	3/4"	800 AMP 208 VOLTS 3 PHASE	SEE BELOW

BUILDING 1: 1" IRRIGATION SERVICE REQUIRED
IRRIGATION METER ADDRESS 2292 WEST 1930 NORTH
IRRIGATED AREA = 36,943 S.F.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ. 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BANK OF UTAH
2605 WASHINGTON BLVD
OGDEN, UT 84401

CONTACT:
MENAH STRONG
PHONE: 801.409.5163

BANK OF UTAH - LEHI

2292 WEST 1930 NORTH
LEHI CITY, UTAH 84043

REGISTERED PROFESSIONAL ENGINEER
05-20-2025
5150016-2202
BRADEN D. MORRIS
STATE OF UTAH

NO.	DATE	REVISION
1	2025-04-29	CITY COMMENTS
2	2025-05-16	CITY COMMENTS

SITE PLAN

PROJECT NUMBER 8018H
PRINT DATE 2025-05-20
PROJECT MANAGER B. MORRIS
DESIGNED BY P. HUNTER

C-100



PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JC'S	26	Juniperus chinensis `Spartan` Spartan Juniper low, 15x6; sun; z4; Utah Lake water tolerant	B & B		6'
	PL'H	3	Pinus leucodermis 'Heldreichii' Bosnian Pine Tc3; 30'x10'; AV 314; sun to part sun; z4	B & B		6'
DECIDUOUS TREES						
	C'MS	5	Cercis canadensis 'Minnesota Strain' Minnesota Strain Eastern Redbud Moderate; 20-25' tall x 25' wide; sun to part shade; z 4; Utah Lake water tolerant	B & B	2"Cal	
	C'PS	7	Celtis occidentalis 'JFS-KSU1' Prairie Sentinel® Hackberry Low water; 45' x 12'; sun to part shade; Z4; Utah Lake water tolerant	B & B	2"Cal	
	MA'M	12	Maackia amurensis `JFS-Schiectel` TM MaacNificent Maackia moderate; 30x22; sun; z3; Utah Lake water tolerant	B & B	2"Cal	
	QR'A	7	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal	
	SR'B	6	Syringa reticulata `Bailnce` Snowdance Tree Lilac Td3; 18x20; AV 314; sun; z3	B & B	2"Cal	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	AA'O	35	Amelanchier alnifolia `Obelisk` TM Standing Ovation Serviceberry Sd2; 15x4; AV50; sun to part shade; z2; Utah Lake water tolerant	5 gal
	B'HR	47	Buddleja davidii 'Tobud1202' Buzz™ Hot Raspberry Butterfly Bush Moderate; 4'x4'; sun; z5; Utah Lake water tolerant	5 gal
	CI'G	41	Caragana frutex `Globosa` Globe Peashrub Sd1; 5x5; AV28; sun to part sun; z2; Utah Lake water tolerant	5 gal
	D'KR	6	Diervilla x 'G2X885411' Kodiak® Red Diervilla Moderate to low; 3-4'x4-5'; sun to shade; z4; Utah Lake water tolerant	5 gal
	S'BP	49	Syringa x `SMNJRPU` TM Bloomerang Dwarf Purple Lilac moderate; 4-5 x 4-5; sun; z3; Utah Lake water tolerant	5 gal
	SA'W	78	Symphoricarpos albus laevigatus 'White Hedge' White Hedge Snowberry Low; 6'x4'; sun to part sun; z3-7; Utah Lake water tolerant	5 gal
EVERGREEN SHRUBS				
	AC'C	17	Arctostaphylos x coloradoensis `Chieftain` Chieftain Manzanita Se1; 3x6; AV 28; sun to light shade; z4;	5 gal
	JH'W	53	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper 8" x 8'; low water; sun; z3; Utah Lake water tolerant	5 gal
	L'RV	82	Lavandula angustifolia 'Royal Velvet' Royal Velvet English Lavender P2; 2x2; AV 3; sun; z6; Utah Lake water tolerant	1 gal
GRASSES				
	BG'B	53	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama Tw0; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal
	P'BB	80	Pennisetum alopecuroides 'Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass Low; 6-12"x18"; sun to part shade; z6; Utah Lake water tolerant	1 gal
	PV'S	67	Panicum virgatum `Shenandoah` Shenandoah Switch Grass Tw2; 4x2.3; AV 3; sun; z4; Utah Lake water tolerant	1 gal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
PERENNIALS				
	AM'B	336	Armeria maritima 'Bloodstone' Bloodstone Sea Thrift 8-10" x 12-18"; sun to part shade; low water z3	1 gal
	GL'C	108	Gaura lindheimeri 'Crimson Butterflies' Crimson Butterflies Gaura	1 gal
	L'WM	58	Leucanthemum x superbum `White Mountain` White Mountain Shasta Daisy moderate; 2-3x1.5; sun to part shade; z4; Utah Lake water tolerant	1 gal
	P'PL	209	Penstemon pinifolius Pineleaf Penstemon	1 gal
	S'MG	77	Sedum x `Mr. Goodbud` Mr. Goodbud Stonecrop low; 1.5 x 1.5; sun; z3; Utah Lake water tolerant	1 gal
	TD'P	73	Tanacetum densum amani Partridge Feather Low water; 6" x 36"; sun; z4-9	1 gal
ROSES				
	RN'W	148	Rosa x `Noaschnee` TM Flower Carpet White Groundcover Rose moderate; 2x3; sun; z5; Utah Lake water tolerant	5 gal

SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

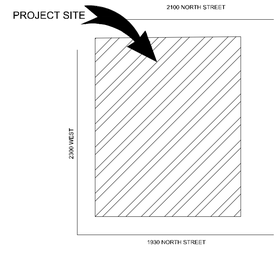
1 LANDSCAPE

1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	6,617 sf
1-18	1" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	20,178 sf
1-20	2" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	7,207 sf
1-24	4-6" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	7,664 sf

2 HARDSCAPE

2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	70
2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL.SHEET LP-501.	29
2-05	6" CONCRETE MOW CURB SEE DETAIL SHEET FOR ADDITIONAL INFORMATION. SHEET LP-501.	396 lf

VICINITY MAP



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
5/20/2025	UT24140						

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

BANK OF UTAH
2292 W. 1930 N.
LEHI, UTAH

TJS ARCHITECTS
ATT: TYLER SMITH
920-242-6009
TYLER@TJSARCH.COM

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PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

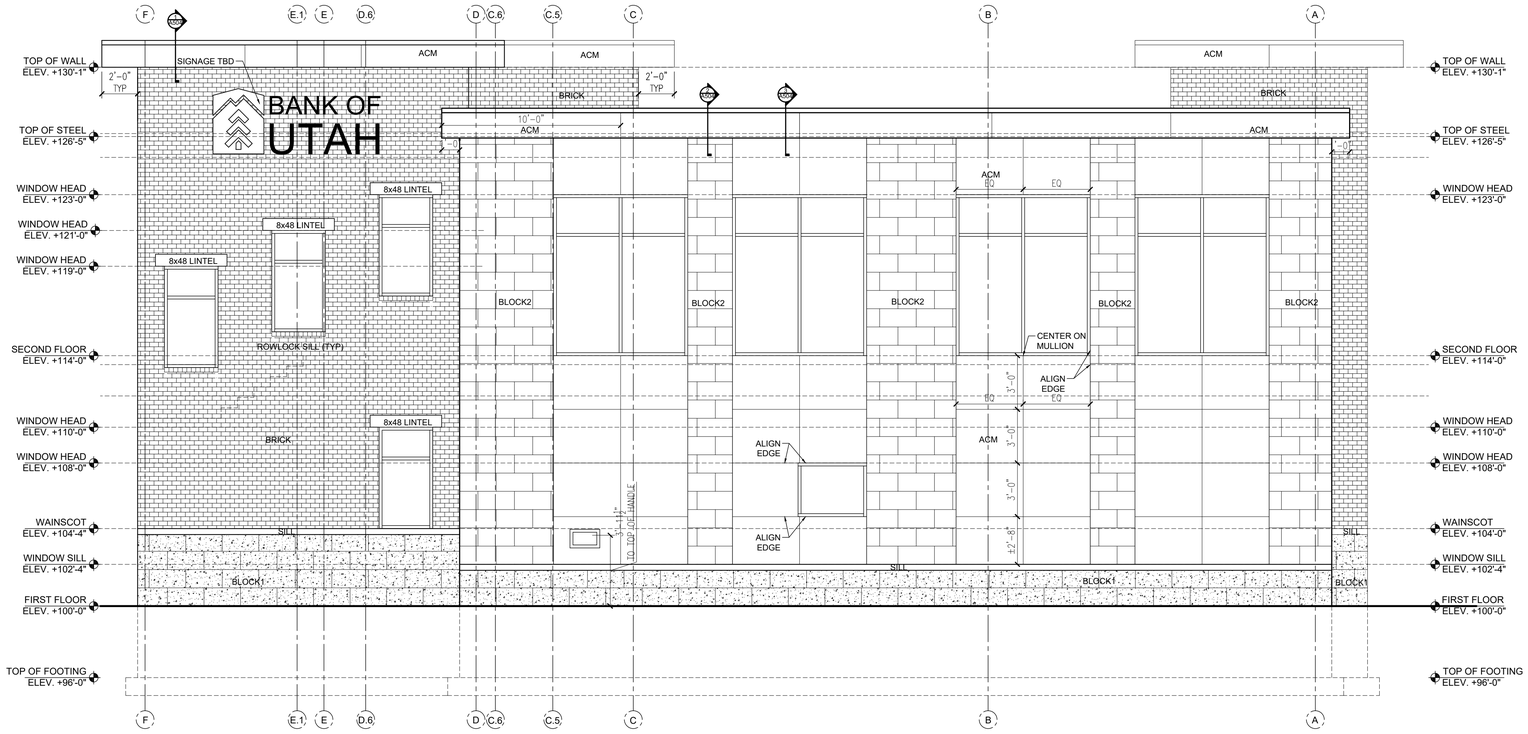
LICENSED LANDSCAPE ARCHITECT JESSE J. ANDREASEN 8123571-5301 5/20/2025 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ALR
CHECKED:	JMA
PLOT DATE:	5/20/2025

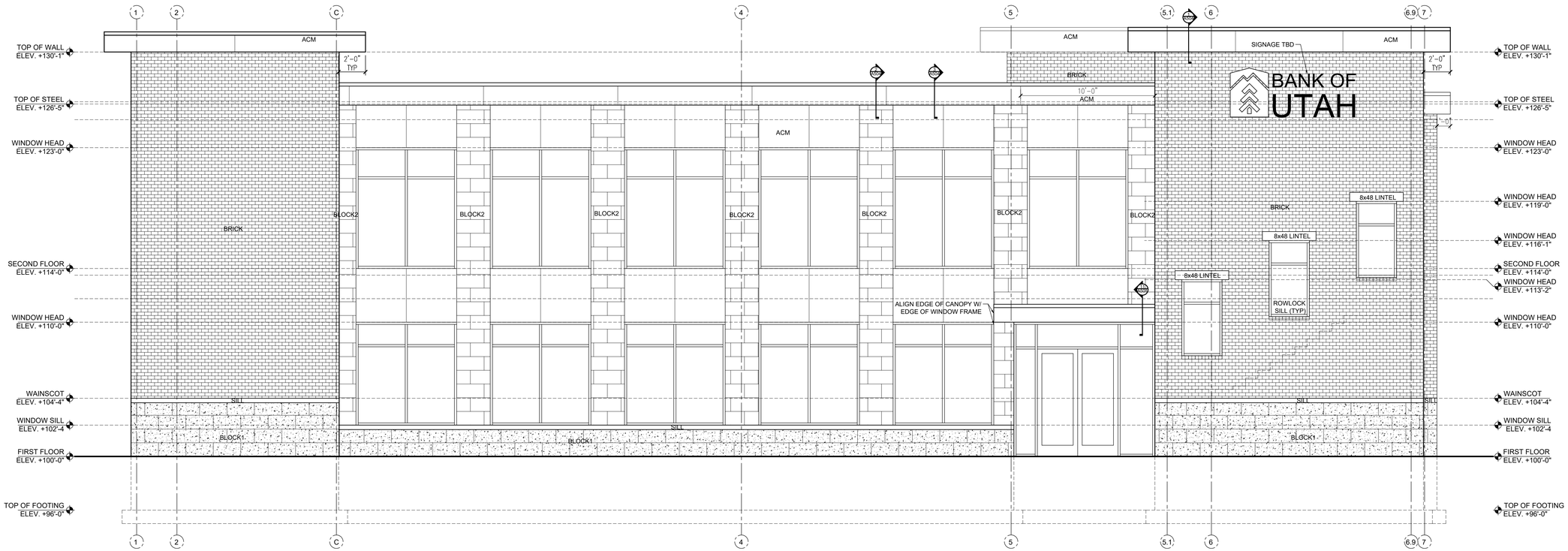
COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR



2 EXTERIOR ELEVATIONS
1/4" = 1'-0"



1 EXTERIOR ELEVATIONS
1/4" = 1'-0"

tjs architects

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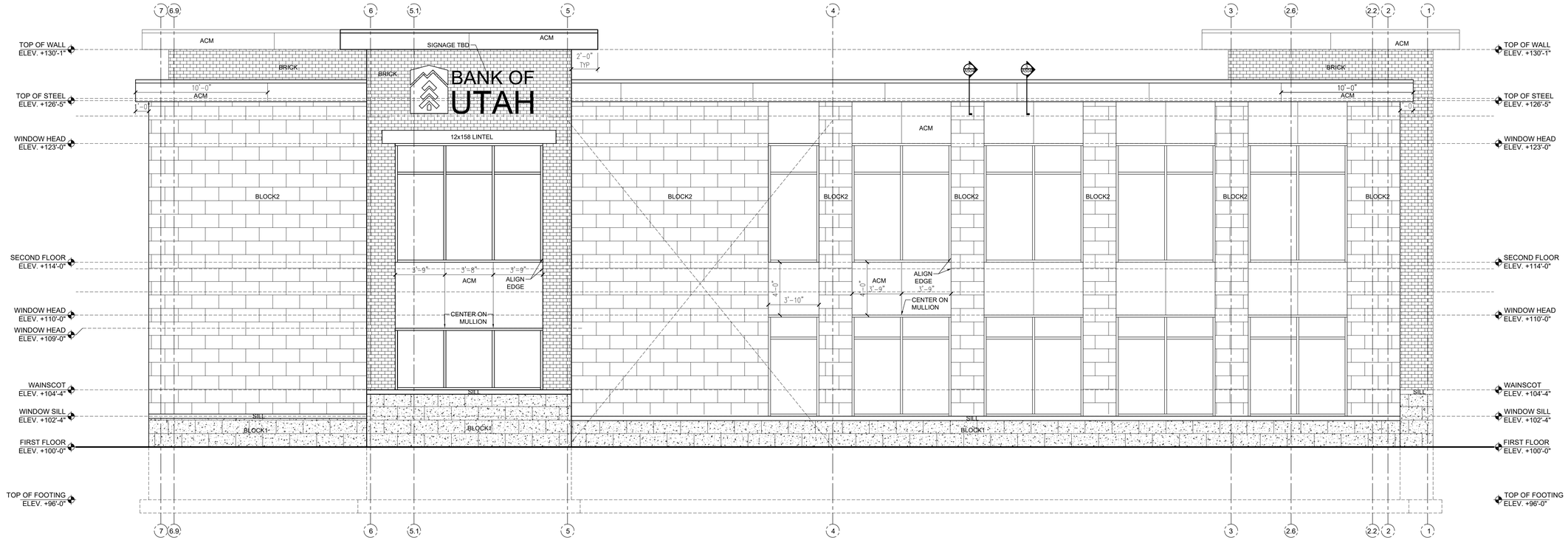
BANK OF UTAH
PERMIT SET
INTERSECTION OF 2300W & 2100N
LEHI, UT

SEAL:

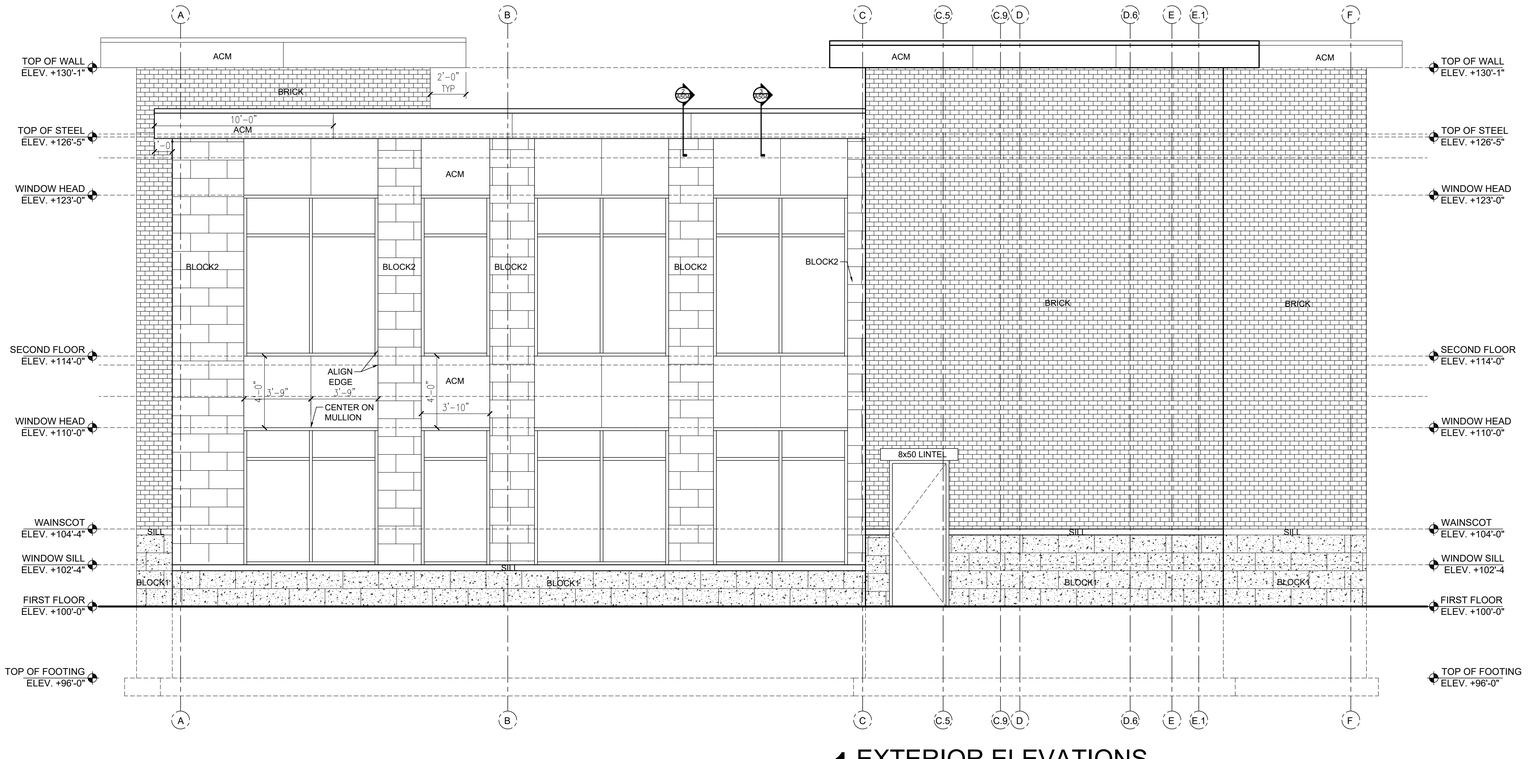
ISSUANCES:
PERMIT 3.19.25

PROJECT:
NUMBER: 23020
DATE: 3.19.25

SHEET:
A301



2 EXTERIOR ELEVATIONS
1/4" = 1'-0"



1 EXTERIOR ELEVATIONS
1/4" = 1'-0"

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tjs architects

BANK OF UTAH
PERMIT SET
INTERSECTION OF 2300W & 2100N
LEHI, UT

SEAL:

ISSUANCES:
PERMIT 3.19.25

PROJECT:
NUMBER: 23020
DATE: 3.19.25

SHEET:
A302


BANK OF
UTAH

Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: June 12, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
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).

Suggested Action:

Attachments:

Morgan ZC 1.pdf

Morgan ZC 2.pdf

MORGAN LANE ZONE CHANGE
PLANNING COMMISSION REPORT

Applicant	Grow Development		
Meeting Date	June 12, 2025		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	105 South 1100 West		
Acreage	1.13 acres		
Existing Zoning	RA-1		
Existing General Plan Land Use Designation	MDR		
Proposed Zoning Designation	R-2		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	RA-1	Single family residential
	South	R-1-Flex	Hunting Farms Subdivision
	East	A-1	Single family residential
	West	RA-1	Single family residential
Date of DRC Review	May 28, 2025		
Assigned Planner	Jacob Curtis		

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.

PROPERTY HISTORY

July 26, 1997 Property came into the City as part of the Roger Morgan Addition

REPORT ANALYSIS

The applicant requests review and recommendation for a zone change from RA-1 to R-2 for a portion of the property located at 105 South 1100 West. This zone change on 1.13 acres of property provide the potential to create additional residential lots with a future subdivision application.

The proposed R-2 zoning aligns with the Medium Density Residential designation in the General Plan.

The Development Review Committee (DRC) reviewed the proposed zone change and raised one comment regarding water dedication. Water dedication will be required before the zone change can be officially recorded. The other DRC comment pertained to the PUE at the time of subdivision.

SCOPE OF APPROVAL

Zone changes are legislative items. However, when the proposed zone change is consistent with the General Plan, the Planning Commission and ultimately City Council would need to provide reasons for denying the proposed zone change.

The public can speak on the proposed zone change. Comments focused on specific concerns with the zone change are the most helpful.

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 proposed zone change is consistent with the General Plan Designation of Medium Density Residential (MDR).
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;

Morgan Lane Zone Change
DRC Redline Comments

Grow Development- requests review of the Morgan Zone change located at 105 South 1100 West, changing the zoning on 1.13 acres from RA-1 to R-2.

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: Brooke Moore
Date of Plans Reviewed: 05/15/25
Time Start: 1:04 pm
Time End: 1:12 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Will require PUE along this frontage at the time of subdivision.

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:
2. Water rights dedication will be required as a condition of the zone change being finalized and the ordinance recorded. For the R-2 Zone, a total of 4.6 acre feet per acre is required. When the current RA-1 Zone was established, 3.69 acre feet per acre was already dedicated, so the only additional water required would be .91 acre feet per acre of culinary water.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 12, 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.

Subject: Zoning Map Amendment Application Description

Rezoning Request for Parcel 13:018:0012

Morgan Lane - 105 S 1100 W Lehi

Dear Lehi City,

I am writing to express our intent to rezone approximately 1.13 acres of parcel 13:018:0012 to facilitate the development of four single-family residential lots fronting 125 South. Each lot would be 75 feet wide and 13,000 +/- square feet in size.

To move forward with this plan, we are formally requesting a rezoning of the property to R-2. This proposed zoning change aligns with the goals and policies outlined in the General Plan and is consistent with surrounding land uses. Notably, this zoning was already approved in 2022 to R-2 on this parcel but since then has expired.

This project would contribute to the availability of larger single-family homes in the area and support broader efforts to address Utah's housing shortage.

We appreciate your consideration and look forward to your feedback.

Sincerely,

Jake Hone

Jake Hone
Vice President - Grow Development
801-891-4110

PUBLIC HEARING

ZONE DISTRICT MAP AMENDMENT

NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held at the Lehi City Council Chambers, 153 N 100 E on June 12, 2025 at 7:00 p.m. for the purpose of receiving comment on Green Development's request for a Zone District & Zone District Map amendment on 1.2-0 acres of property located at 192 South 1100 West changing the zoning from R-A-1 (residential/agriculture) to R-3 (medium density residence).

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

All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1020. Or by scanning the QR Code below.


WARNING
ELECTRIC FENCE

PUBLIC
HEARING

ZONE DISTRICT
MAP AMENDMENT

Morgan Lane Zone Change

Aerial

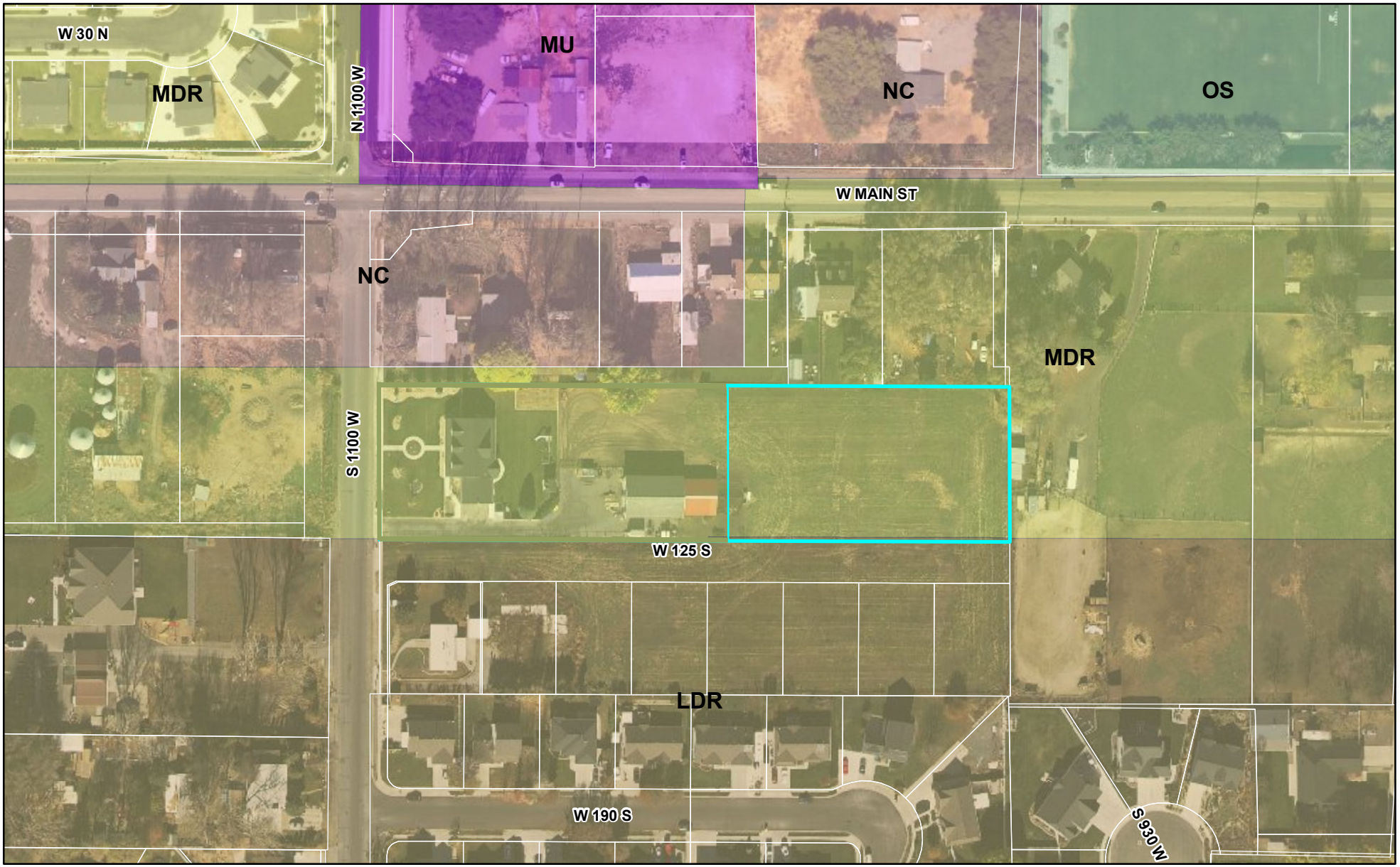


0 175 350 Feet

LEHI CITY

Morgan Lane Zone Change

General Plan

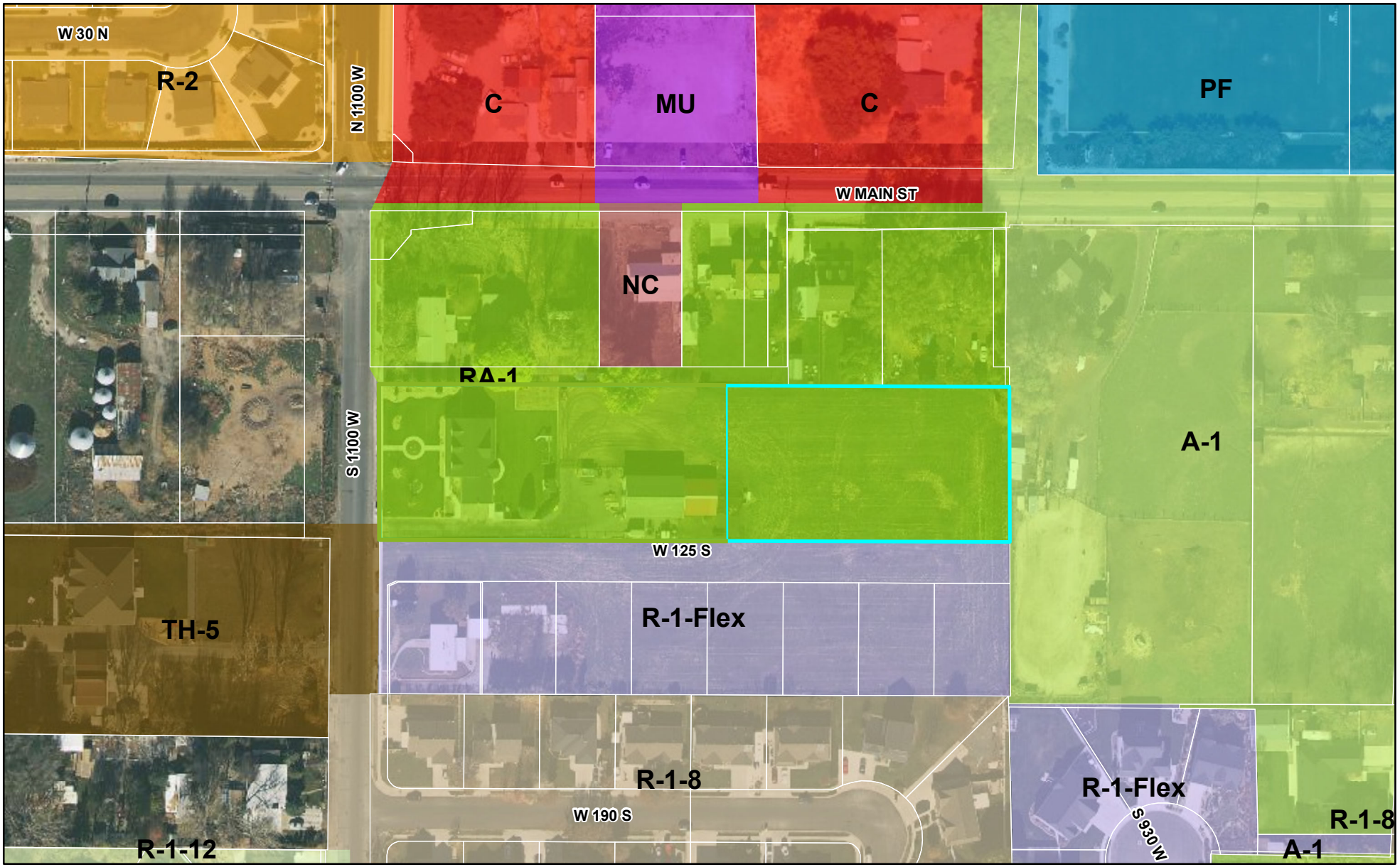


0 175 350 Feet

LEHI CITY

Morgan Lane Zone Change

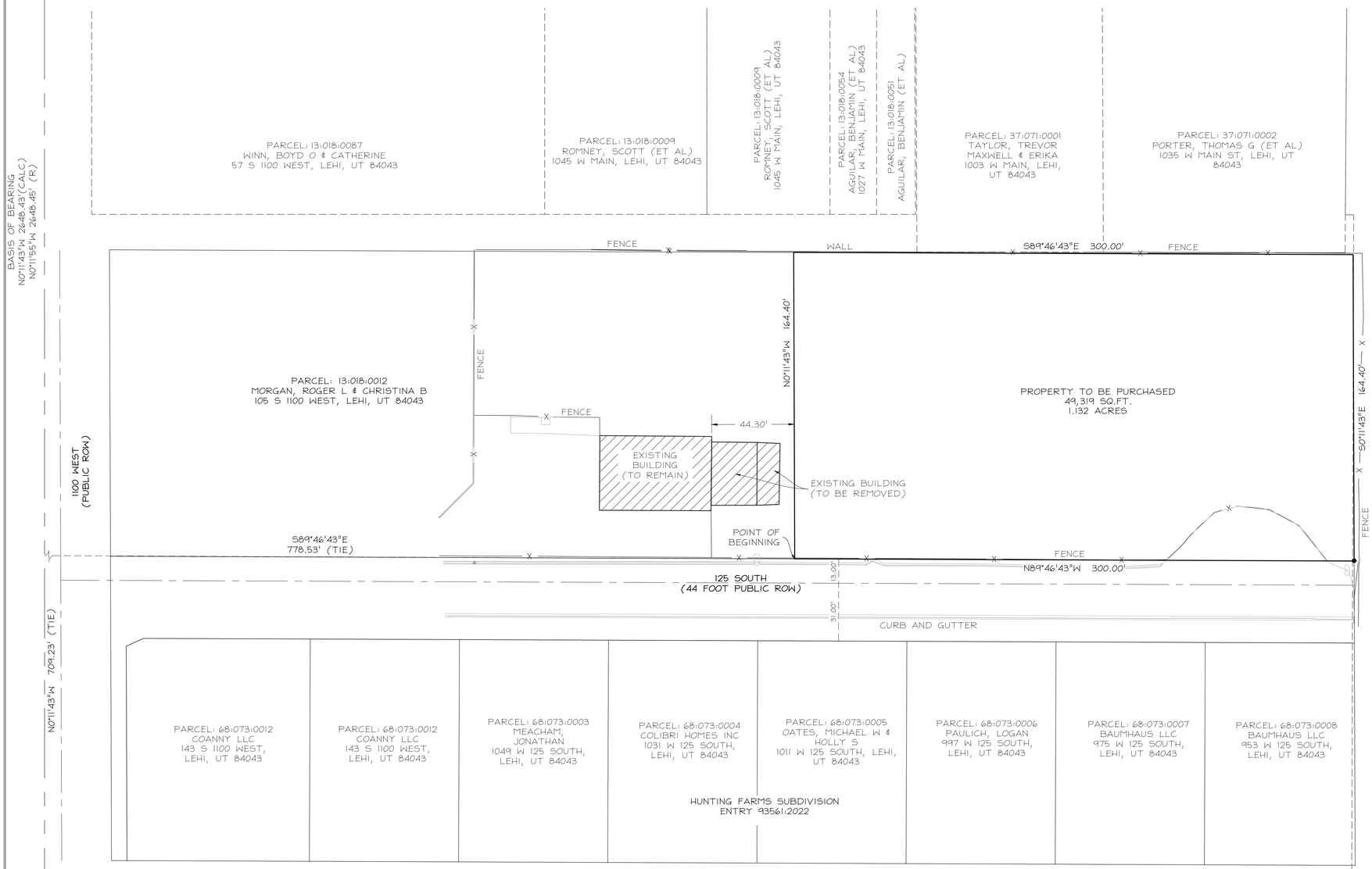
Zoning

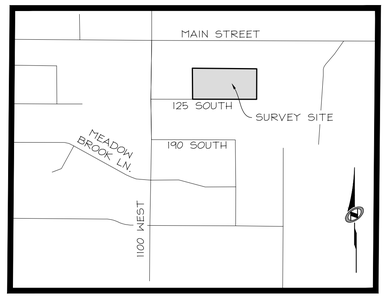


LEHI CITY

PROPOSED PARCEL EXHIBIT

SOUTHWEST 1/4 OF SECTION 17, T5S, RIE, SLB&M
105 SOUTH 1100 WEST, LEHI CITY, UTAH
MAY 2025





VICINITY MAP
N.T.S

LEGEND

- STREET MONUMENT
- LOT CORNER FOUND (NOTED)
- LOT CORNER (SET, REBAR AND CAP STAMPED "TALISMAN")
- EM ELECTRICAL METER
- GM GAS METER
- WM WATER METER
- SC IRRIGATION BOX
- TL TELEPHONE BOX
- TV CABLE TV BOX
- W WELL
- (R) RECORD
- (M) MEASURED
- (CALC) CALCULATED
- BOUNDARY LINE
- ADJACENT PARCEL BOUNDARY
- CENTERLINE
- RIGHT OF WAY LINE
- BOUNDARY AGREEMENT LINE
- FENCE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT

SURVEYOR'S CERTIFICATE

I, NATHAN G. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10175991, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY I HAVE COMPILED AN ACCURATE MAP OF THE LAND TO BE TRUE AND CORRECT BASED ON DATA COMPILED, AND SURVEY MADE HEREON.

NATHAN CHRISTENSEN
PLS 10175991

DATE OF SURVEY

PROFESSIONAL LAND SURVEYOR
NATHAN CHRISTENSEN
No. 10175991
STATE OF UTAH

SURVEY NARRATIVE:

THE PURPOSE OF THIS SURVEY IS LOCATE THE SUBJECT PROPERTY AND PROVIDE A BOUNDARY SURVEY, AND SUBDIVIDE THE SAID PROPERTY. THIS SURVEY WAS PREFORMED IN FEBRUARY OF 2023

SUBJECT PROPERTY 105 S 1100 WEST, LEHI, UT 84043

THE BASIS OF BEARING IS NORTH 0°11'43" WEST, 2648.43 FEET MEASURED BETWEEN THE CALCULATED MONUMENT AT THE WEST QUARTER CORNER, AND THE FOUND MONUMENT AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. (THE CALCULATED WEST QUARTER CORNER OF SECTION 17 IS NORTH 2°03'22" EAST 103.44 FEET FROM A FOUND REFERENCE CORNER)

BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THEY WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

LEGAL DESCRIPTION

PROPERTY TO BE PURCHASED:

BEGINNING AT A POINT WHICH IS ON THE NORTHERLY ROW LINE OF 125 SOUTH STREET, SAID POINT BEING NORTH 0°11'43" WEST, 709.23 FEET ALONG THE SECTION LINE AND SOUTH 89°46'43" EAST, 778.53 FEET, MORE OR LESS, FROM THE CALCULATED WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. AND RUNNING, THENCE NORTH 0°11'43" WEST, 164.40 FEET; THENCE SOUTH 89°46'43" EAST, 300.00 FEET; THENCE SOUTH 0°11'43" EAST, 164.40 FEET, TO THE SAID NORTHERLY ROW OF 125 SOUTH STREET; THENCE ALONG SAID NORTHERLY ROW LINE, NORTH 89°46'43" WEST, 300.00 FEET, THE POINT OF THE BEGINNING.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST

49,319 S.F. OR 1.1322 ACRES.

REFERENCED DOCUMENTS

WARRENTY DEED - UTAH COUNTY, OCTOBER 1991, ENTRY 42092-1991, BOOK: 2847, PAGE 206, AS RECORDER IN THE OFFICE OF THE UTAH COUNTY RECORDER.

RECORD OF SURVEY, JOHNSON ENGINEERING, 2019-12-09, PRIVATE SURVYE NO. 19-372, AS RECORDER IN THE OFFICE OF THE UTAH COUNTY SURVEYOR.

HUNTING FARM SUBDIVISION , 2022-08-23, ENTRY 93561:2022, MAP #: 18463, AS RECORDER IN THE OFFICE OF THE UTAH COUNTY SURVEYOR.

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS:

PARCEL EXHIBIT
105 SOUTH 1100 WEST, LEHI CITY, UTAH
SOUTHWEST 1/4 OF SECTION 17, T5S, RIE, SLB&M

TCC JOB NUMBER: 25-XXX - Grow Development - Lehi 4 Lot
DATE SUBMITTED: 2025-05-14

SCALE
HORIZONTAL: 1" = 30
0 7.5' 15' 30' 45'

SHEET NUMBER
1
OF

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: June 12, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

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

Suggested Action:

Attachments:

Harding 1.pdf

Harding 2.pdf

HARDING 10-FOOT FENCE CONDITIONAL USE

PLANNING COMMISSION REPORT

Applicant	Roger Harding		
Meeting Date	June 12, 2025		
Requested Action/Purpose	Public hearing and approval of a proposed conditional use		
Decision Type	Administrative		
Location	2693 North 1200 East		
Existing Zoning	RA-1		
General Plan Designation	Environmentally Sensitive Area (ESA)		
Existing Land Use	Single Family Home		
Adjacent Zoning and Land Use	*North*	RA-1	Single Family Homes
	South	RA-1	Single Family Homes
	East	Highland	Single Family Homes
	West	RA-1	Single Family Homes
Date of DRC Review	June 4, 2025		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

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

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

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

Section 12.070. Compatibility Assessment.

A. Fences, Walls and Hedges**.**

1. Fences, walls, and hedges shall not exceed six feet in height, unless otherwise required by Code, approval by the Land Use Authority, or an exception is granted according to the following:

(a) An exception will be granted if a fence higher than six feet and no more than eight feet in height is needed to enjoy a similar level of privacy a six-foot fence would normally provide but does not suffice due to differences in grade or if safety conditions require a taller fence. The exception will be reviewed by the reviewing departments and approved by the Zoning Administrator.

(b) An exception can also be granted for other reasons, but the applicant bears the burden of proof that extra height is justified and shall be reviewed by the reviewing departments and may be approved by the Planning Commission following a public hearing.

2 Any fence, wall, hedge, or other material serving as a fence shall not create a sight distance hazard to vehicular or pedestrian traffic as determined by the Zoning Administrator or City Engineer, regardless of whether the fence, wall, or hedge meets the requirements of this section.

PROPERTY HISTORY

June 25, 1979 Property came into the City as part of the Jones Annexation

REPORT ANALYSIS

The applicant requests approval of a 10-foot fence on the east side of their property at 2693 North 1200 East. With their property next to 1200 East, they experience a lot of noise. They want to put up a 10-foot sound wall to reduce the noise and also to prevent people from trespassing on their property.

There is a lot of grade difference in this area. The applicant expressed their intent to put in a retaining wall with the fence on top where there is significant grade, so the bottom of the fence will be roughly at the same grade as the roadway.

The Reviewing Departments main concern with the sound wall would be too close of a proximity to the roadway or future sidewalk. The applicant did express their intent to set it back from both, and their property line is approximately 12 to 21 feet away from the edge of asphalt. As long as they keep it on their property, it should not cause any problems.

The engineering department recommended a sound study to ensure that the wall would provide the sound reduction that the applicant desires.

SCOPE OF APPROVAL

Conditional uses are administrative items which allow the Planning Commission to make the final decision. This means there is a little bit of discretion but still the use must be approved unless there are reasonable health, safety, and welfare concerns that cannot be mitigated against with reasonable conditions.

The public can also speak to concerns about health, safety, welfare and the impact on the aesthetics of the area. Comments with specific concerns and ways that the concerns could be addressed are the most helpful.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or approve with conditions the proposed 10-foot fence. Any motion should include findings. Possible findings include:

1. The proposed fence may/may not help mitigate noise for the property owner and will/will not have a negative impact on surrounding properties.
2. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity.
3. 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.
4. 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.
5. Additional findings based upon information presented during the public hearing.

Harding Fence
DRC Redline Comments

Roger Harding- requests review of a conditional use for the Harding 10-foot fence/sound wall at 2693 North 1200 East.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: none
Date of Plans Reviewed: 05/28/25
Time Start: 2:53pm
Time End: 2:56pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:
1. Staff recommends allowing an 8-foot fence. The proposed 10-foot height of the fence seems drastic. If approved, the proposed fence would definitely change the serene look and feel of this area. Adding a narrow landscaping buffer in front of the fence could soften and buffer the industrial look of the proposed extreme.

Gary S. – Building/Inspections:
2. Fences over 7-feet tall require a building permit, if approved a building permit will be required.

Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic:
3. Recommend doing a sound study to make sure the wall will do what you want it to.

Kim – Planning:
4. Recommend that the wall be placed in a location that takes into account the future 7' planter strip and 5' sidewalk along 1200 E. Otherwise the wall would need to be relocated in the future if the property is subdivided.

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON JUNE 12th

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.

Proposed Fence at Harding Residence

2693 N !200 E
Lehi, UT

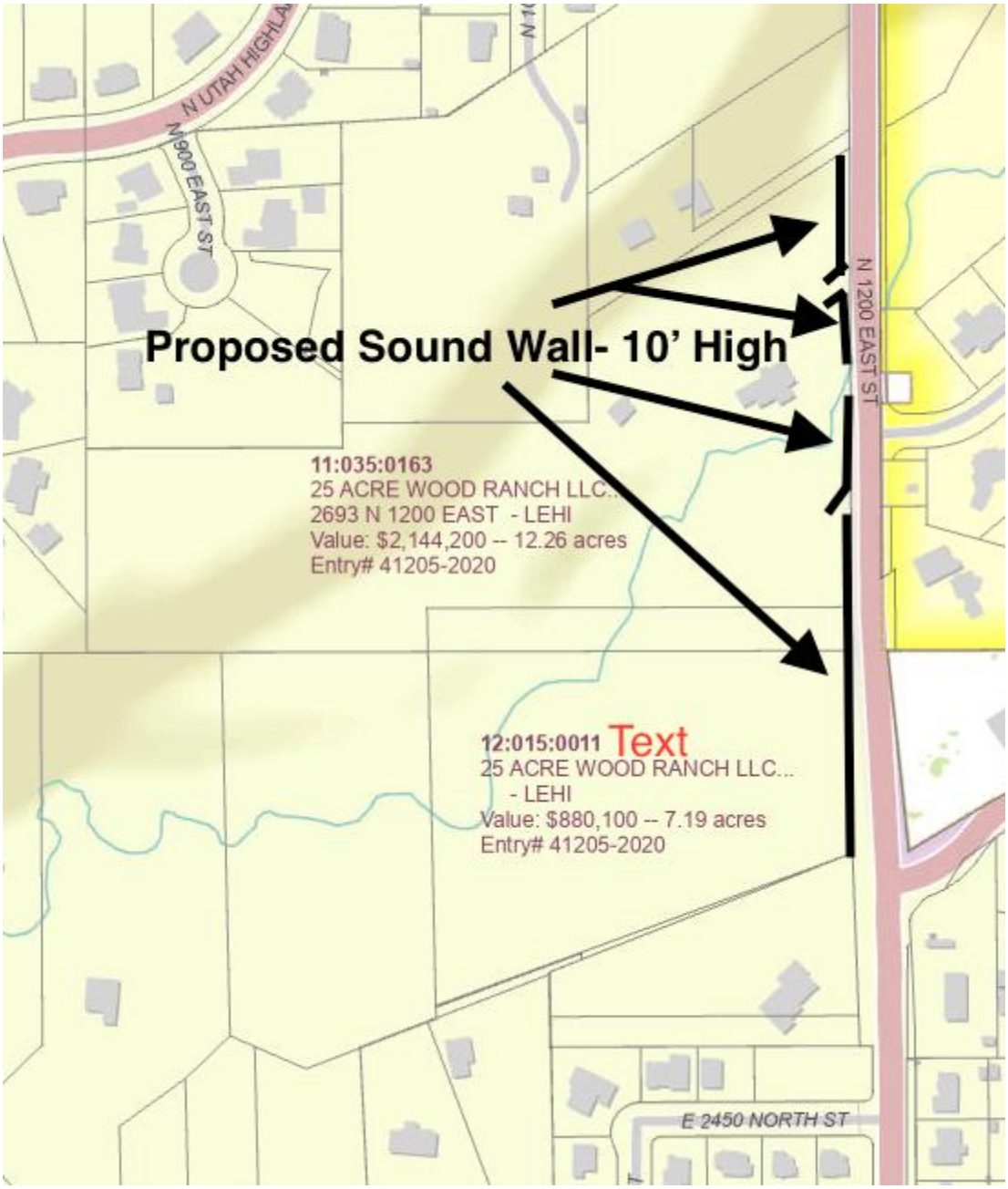
It is our desire to install a sound wall along 1200 E to mitigate the excessive noise from the road. As you are probably aware, nearly everyone speeds up and down this road and it is very noisy. We ask for a permit to install a 10' high wall.

Our house faces north, so this would be on the east side of the house, See Attached map/diagram. Note that the breaks in the fence are at access points to the different parcels, and one where Dry Creek goes under 1200E and enters our property.

The wall would look something like this, but 10' high instead of 6' as is shown here.



Thank You,
Roger Harding


N UTAH HIGHLA
N 900 EAST ST
N 1200 EAST ST
Proposed Sound Wall- 10' High
11:035:0163
25 ACRE WOOD RANCH LLC...
2693 N 1200 EAST - LEHI
Value: $2,144,200 -- 12.26 acres
Entry# 41205-2020
12:015:0011 Text
25 ACRE WOOD RANCH LLC...
- LEHI
Value: $880,100 -- 7.19 acres
Entry# 41205-2020
E 2450 NORTH ST

PUBLIC
HEARING

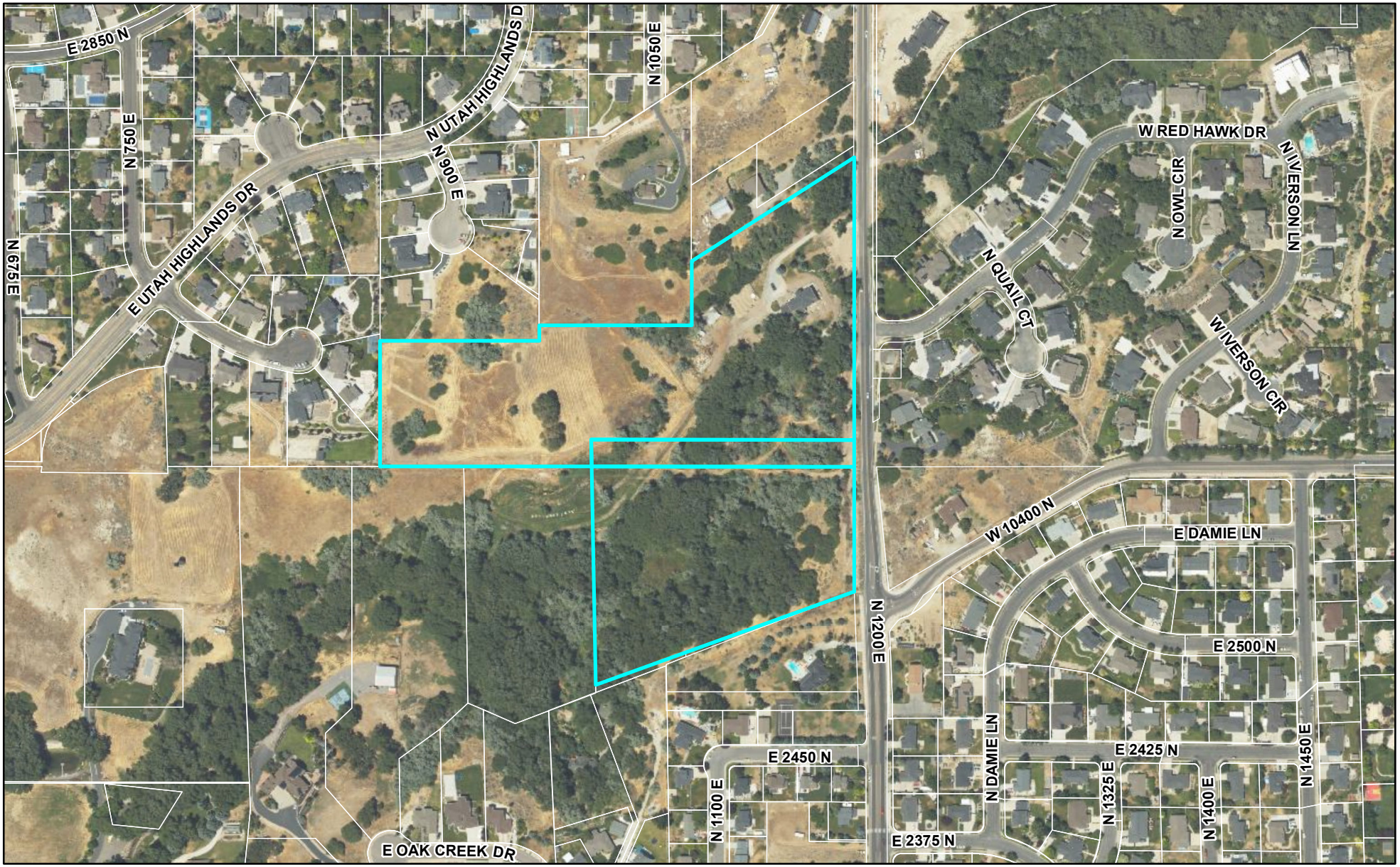
CONDITIONAL USE


PUBLIC
HEARING


PUBLIC
HEARING

Harding 10-Foot Fence

Aerial



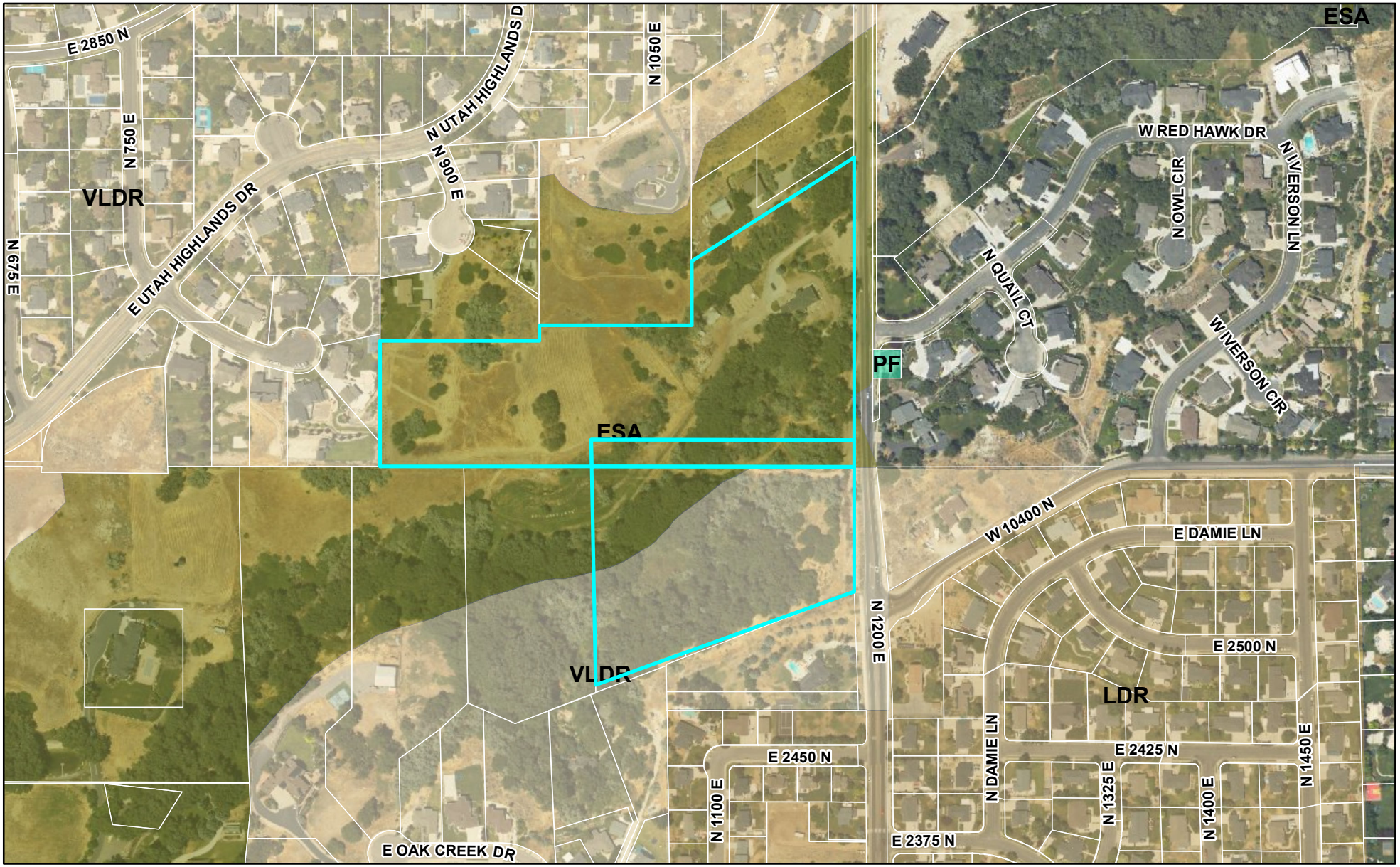
Feet

0 440 880

LEHI CITY

Harding 10-Foot Fence

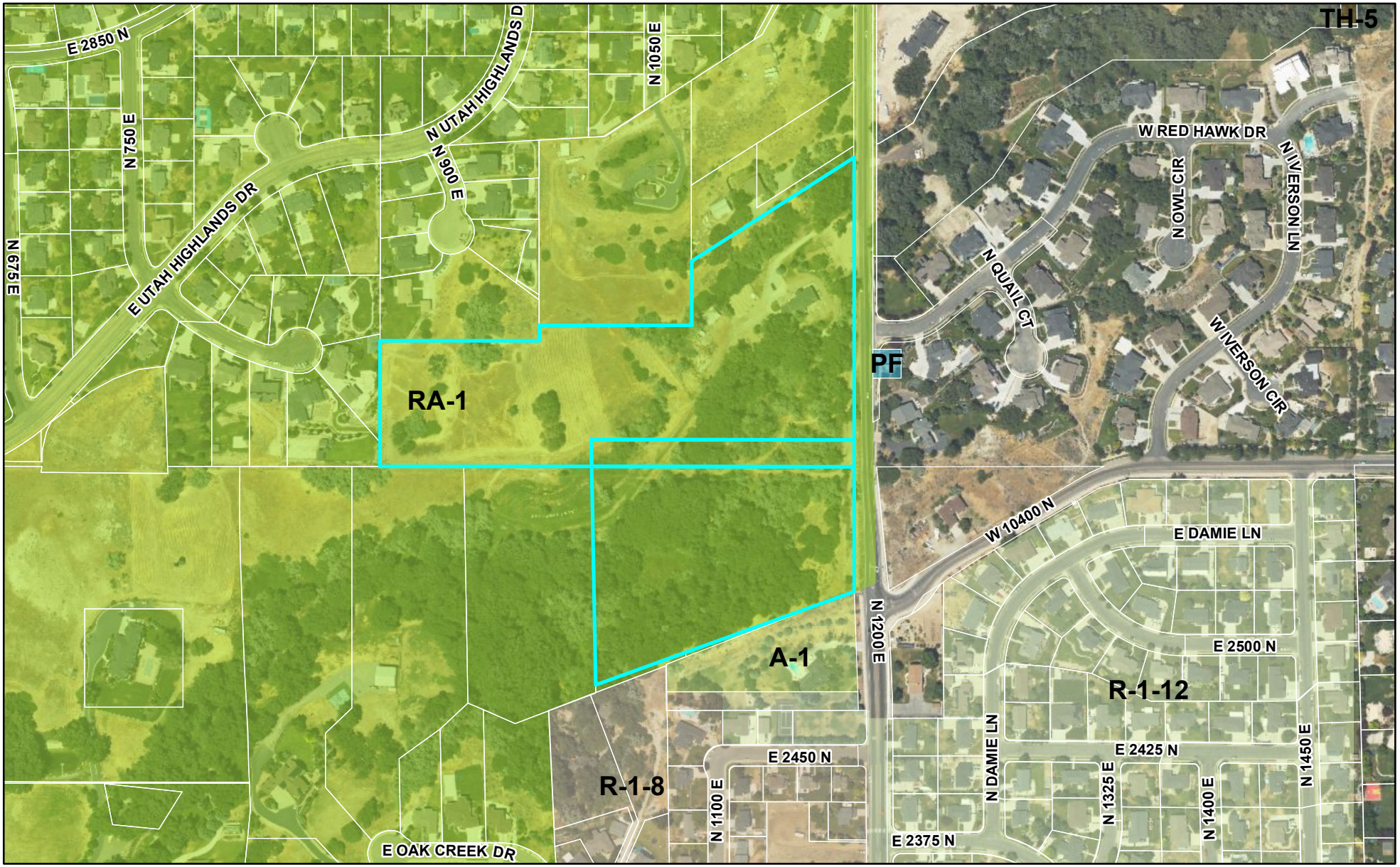
General Plan



LEHI CITY

Harding 10-Foot Fence

Zoning



Feet

0 440 880

LEHI CITY

Agenda Item No: 3.5

Planning Commission Agenda Item Report

Meeting Date: June 12, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
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.

Suggested Action:

Attachments:

Strap Tank.pdf

STRAP TANK TRAVERSE MOUNTAIN AREA PLAN AMENDMENT

PLANNING COMMISSION REPORT

Applicant	Strap Tank
Meeting Date	June 12, 2025
Requested Action/Purpose	Review and recommendation for an amendment to the Traverse Mountain Area Plan
Decision Type	Legislative
Existing Zoning	Planned Community
Date of DRC Review	June 4, 2025
Assigned Planner	Brittney Harris

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 15.010. Intent.
The intent of this Chapter is to provide for the efficient and orderly implementation of the Lehi City General Plan by allowing for the formulation of Area and Land Use Plans and providing a development review process for multi-phased development proposals to prevent the waste of public and private resources. This Chapter provides a framework for the processing of preliminary and final subdivision plats, and preliminary and final site plans pursuant to this Code and allows the City to make necessary refinements to the General Plan Land Use Map.

REPORT ANALYSIS

The applicant requests review and recommendation of a proposed amendment to the Traverse Mountain Area Plan allowing as a permitted use the "manufacture, processing, or packaging of food and beverage products" in the High-way Commercial Planning District. The Area Plan currently does not allow it at all.

The one DRC comment was to consider it as a conditional use instead of permitted. The description in the Area Plan already includes a lot of requirements.

> Manufacture, processing or packaging of food and beverage products, personal hygiene products and cosmetics, drugs and pharmaceuticals and which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials process, product, or waste and where all activities are conducted within a completely enclosed building and where all equipment, compressors, and other ancillary equipment is enclosed.

The applicant has expressed they do not have any concerns if the proposal was changed to a conditional use instead of permitted.

SCOPE OF APPROVAL

Area Plan Amendments are legislative items which give the Planning Commission a lot of discretion. They can

recommend approval or denial and also recommend including additional language or changes. The final decision will be made by the City Council.

The public can also express support or concern with the proposed changes. Comments focused on the potential impacts and how any negative impacts can be addressed are the most helpful.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may provide a positive or negative recommendation to City Council on the proposed Traverse Mountain Area Plan Amendment. Any motion should include findings. Possible findings include:

1. The proposed area plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. The proposed area plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
3. The proposed area plan amendment will/will not have a substantial adverse effect on surrounding property.
4. Additional findings based upon information presented during the public hearing.

Strap Tank Traverse Mountain Area Plan Amendment
DRC Redline Comments

Strap Tank- requests review of an amendment to the Traverse Mountain Area Plan allowing the Manufacturing, processing, or packing of food and beverage products as a permitted 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: Brittney Harris
Representatives of the Applicant Present:
Date of Plans Reviewed: 05/14/25
Time Start: 2:49pm
Time End: 2:52pm

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:
1. Seems that this would be better to be a conditional use, rather than permitted.

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

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON JUNE 12th

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.

May 14, 2025

ATTN: Lehi City

Strap Tank Restaurant and Brewery

Application for Area Plan Amendment – Traverse Mountain

We are asking for an amendment to allow the manufacture, processing, or packaging of food and beverage products at our Traverse Mountain location.

The result of this request would change the Traverse Mountain Table of Uses in the Highway Commercial Planning District from N = Not Allowed, to P = Permitted Use.

We want to can and bottle the beverages we make and sell in our restaurant so we can transport them to other locations. No altercations to the building would be necessary other than the addition of the canning equipment to the interior of the brewery.

Please let me know if you have any questions.

Sincerely,

Michael Leifson

Salsibury Developers

801.372.4700

Traverse Mountain

Table of Uses

HIGHWAY COMMERCIAL PLANNING DISTRICT

	Traverse Mountain Area Plan
P = Permitted Use, C = Conditional Use, N = Not Allowed	
Residential Uses	
Bed and Breakfast Inn	P
Dwelling unit for caretaker/security guard (must be within primary structure and not as an accessory unit)	C
Juvenile Group Home [See Sec. 12-180]	N
Rehabilitation and Treatment Facilities [See Section 12-190]	N
Modular Home	N
Mixed-use residential and commercial uses which may include residential built above commercial. This is only a Permitted Use in the 27.3 acre parcel east of Morning Glory Road.	P
Nursing Home	C
Residential Facilities for Elderly Persons [See Sec. 12-170]	C
Residential Facilities for Persons with Disabilities [Sec. 12-160]	C
Retirement Home/Retirement Center	C
Single-Family Dwelling	N
Public/Civic Uses	
Church (places of worship)	P
Cultural and artistic uses, such as museums, galleries, performing arts studios	P
Golf Courses, Country Clubs, and Putting Greens	P
Parks, playgrounds, Open space, trails and greenways	P
Public/Civic Buildings	P
Schools	C
Sporting Facilities, Areas, Municipal	P
Sporting Facilities, Areas, Non-Municipal	C
Sports Fields	P
Communication & Utilities	
Communication facilities and towers [See sec. 12-150]	C
Electrical substations, transmission lines, Municipal	P
Electrical substations, transmission lines, Non-Municipal	C
Oil & gas transmission lines	C
Public Utility Buildings, lines, structures and rights of way, Municipal	P
Public Utility Buildings, lines, structures and rights of way, Non- Municipal	P
Commercial/Nonresidential Uses	
Accessory buildings and uses incidental to an authorized use	P
Adult day care	C
Athletic Instruction, including dance, gymnastics, and martial arts	C
Automobile sales/rental sites less than 1 acre	N
Automobile sales/rental sites 1 acre or larger	C
Automobile service and repair	C
Building maintenance services	C
Building materials supply store with no outside storage	P
Building materials supply store with outside storage	C
Campground	N
Car wash	P
Check Cashing, Title Loans & Other Credit Services	C
Commercial Laundries, Linen Service, Diaper Service	C
Commercial Parking Lot/Structure	C
Commercial Recreational Facility	P

Traverse Mountain

Table of Uses

HIGHWAY COMMERCIAL PLANNING DISTRICT

	Traverse Mountain Area Plan
Conference Center, Convention Center	P
Convenience store, with or without gasoline sales	P
Child day-care (in home)	N
Child day-care (commercial)	P
Construction sales and service	C
Construction service	C
Equipment sales and rental	C
Financial Institutions and Services	P
Financial Institutions and Services with drive through facilities	P
Funeral Home	P
Furniture Repair	C
Hardware Store with no outside storage	P
Hardware Store with outside storage	C
Health Care Facility	P
Health Club	P
Heliport	C
Hotels and Motels	P
Hospital (small animal)	C
Junk Yards and Salvage Yards	N
Laboratory, medical, dental, optical	P
Launderette, Laundromat	P
Liquor Store/Bar/Private club	C
Manufactured home sales and service	N
Medical Research Facility	P
Medical and Dental Clinics	P
Model Home [See Sec. 09.070]	P
Moving and storage facilities	N
Offices, professional	P
Offices/Warehouse	C
Outdoor sales, display and storage (excluding junk yards and salvage yards)	C
Outdoor storage of materials, products and equipment incidental to an allowed use	C
Pawn Shops	C
Personal services	P
Personal services including a body art facility (see Definitions Chapter 36)	C
Photofinishing lab	P
Plant nursery with outside display	C
Portable Storage Container [see Sec. 12.140-D]	N
Portable Storage Container Sales [see Sec. 12.140-D]	N
Public Dance Hall	C
Race tracks for go-carts ATV and motocross or other motorized sports recreational facilities (includes private or commercial)	N
Recreations vehicle sales and services	N
Regional Commercial/Retail Sales (minimum 20 acre site)	P
Neighborhood commercial/Retail Sales including general retail and pharmacies (maximum 5,000 square foot bld. Footprint or as approved by Planning Commission	P
Restaurant	P
Restaurant, fast food with drive up window(s)	P
Research and development facilities	P

Traverse Mountain

Table of Uses

HIGHWAY COMMERCIAL PLANNING DISTRICT

	Traverse Mountain Area Plan
Retail facilities and services accessory to a principal use	P
Retail facilities and services with drive-up window(s)	P
Retail sales, general and goods establishments including general retail, department store, grocery store, drug store, variety store	P
Schools - Vocational and Technical	P
Service station	P
Storage-Mini (Storage units) [See Sec. 12.140A]	C
Body Art Facility	N
Temporary construction buildings & yards (12 months maximum)	P
Temporary sales office (12 months maximum)	P
Theater	P
Veterinary office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	C
Manufacturing	
Brick manufacture	N
Building materials storage and wholesaling	N
Cabinet and woodworking shop	C
Commercial storage or distribution (excluding junkyards and salvage yards)	N
Concrete block manufacture	N
Concrete manufacture	N
Contractor's storage yard	N
Food Processing including the slaughtering, processing and packaging of livestock (excluding feed lots, outdoor corrals or pens for the keeping of livestock, and animal rendering)	N
Gasoline and oil storage (wholesale)	N
Heavy industrial assembly	N
Light manufacturing and assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste, and which: a Do not process animal, vegetable or fish products or the rendering and refining of fats and oils; b. Encloses all equipment, compressors, generators and other ancillary equipment within a building or structure.	C
Lumberyard	N
Manufacture, processing or packaging of food and beverage products, personal hygiene products and cosmetics, drugs and pharmaceuticals and which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials process, product, or waste and where all activities are conducted within a completely enclosed building and where all equipment, compressors, and other ancillary equipment is enclosed.	P
Printing and publishing facilities	P
Repair shop, with no outside storage	P
Recycling center	N
Recycling collection station	C
Rock, sand and gravel storage and distribution	N
Rock, sand and gravel and topsoil commercial screening and sales	N
Rock crushers, screening, and blasting	C
Truck and large equipment sales and rental	N
Tradesmen shops with no outside storage	P
Truck and large equipment repair	N

Traverse Mountain

Table of Uses

HIGHWAY COMMERCIAL PLANNING DISTRICT

	Traverse Mountain Area Plan
Truck freight terminal	N
Warehousing and wholesale distribution with outside storage	N
Warehousing and wholesale distribution without outside storage	C
Welding shop	N
Resource Production	
Agriculture (horticulture	P

Agenda Item No: 3.6

Planning Commission Agenda Item Report

Meeting Date: June 12, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
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.

Suggested Action:

Attachments:

K2 Electric 1.pdf

K2 Electric 2.pdf

K2 ELECTRIC CONDITIONAL USE AND SITE PLAN

PLANNING COMMISSION REPORT

Applicant	CORE Architecture		
Meeting Date	June 12, 2025		
Requested Action/Purpose	Public hearing and approval of a proposed conditional use and site plan		
Decision Type	Administrative		
Location	1655 North Boston Street		
Project Area	1.05 acres		
Existing Zoning	Light Industrial (LI)		
General Plan Designation	Light Industrial (LI)		
Existing Land Use	Vacant		
Adjacent Zoning and Land Use	*North*	LI	Vacant
	South	LI	Concrete manufacturing
	East	LI	Caliber Collision
	West	Saratoga Springs	Single-family residential
Date of DRC Review	May 28, 2025		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Public hearing and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

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

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

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

PROPERTY HISTORY

March 5, 2025 K2 Electric Concept plan reviewed by the DRC.

August 29, 2024 Property was recorded as part of the Skyline Properties Subdivision.

REPORT ANALYSIS

The applicant is requesting approval of the K2 Electric Conditional Use and site plan. K2 Electric is designated as Office/Warehouse, which is a permitted use in the Light Industrial zone. However, K2 Electric has expressed interest in storing equipment outside of their building, which would therefore be considered a conditional use in the Light Industrial zone. City Staff has no concerns with the outside storage as there is adequate space set aside on their lot for it in addition to their required parking.

K2 Electric will cover approximately one acre on Boston Street. They will provide 30 parking stalls, which meets the Development Code's parking requirements. The applicant is not asking for any exceptions to the Development Code. The applicant has submitted architectural elevations with this site plan, and while they currently do not meet the design requirements of the Code, the City will continue to work with the applicant to update the architectural elevations to meet Code requirements before issuing a Building permit.

DRC Comments
There were 19 comments from the DRC. However, many of these pertained to the architectural elevations of the building, and staff will continue to work with the applicant to meet the architectural design requirements. Some of note include:

1. Add plant material to planter beds to satisfy Development Code requirements.
2. Update traffic impact study to reflect current square footage of the building.
3. North building elevation needs at least one more architectural feature.
4. West building elevation needs at least one more architectural feature.

Please include all DRC comments in your motion.

SCOPE OF APPROVAL

Conditional uses are allowed uses that may have conditions placed upon them. The conditions are to mitigate against any potential negative impacts the proposal may have on surrounding properties. The Planning Commission may consider reasonable conditions to place upon the use.

Conditional use items are subject to a public hearing. Comments should focus on potential negative impacts of the use and solutions to mitigate those impacts.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity.
2. The proposed use will/will not be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.

3. That the property on which the use, building, or other structure is proposed to be established is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it will not be detrimental to adjoining properties and the area.
4. Additional findings based upon information presented during the public hearing.

K2 Electrical Site Plan and Conditional Use
DRC Redline Comments

Core Architecture- requests review of the K2 Electric Site Plan and Conditional use, located on 1 acre at 1667 North Boston 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: Chris Huntsman, Nathan Brown
Date of Plans Reviewed: 05/15/25
Time Start: 3:15 PM
Time End: 3:30 PM

DRC REDLINE COMMENTS:

Glade – Power:
1. Relocate SDMH to be outside of the PUE space. Show and label PUE&RCE
2. Indicate power service size on both the Site Plan and Utilities Plan.

Brad – Fiber: No comments

Garion – Fire: No comments

Ryan – Water/Sewer:
3. Franson Engineering and approval will be required to ensure there is no conflict with the ULDC canal company requirements shown on the skyline properties commercial properties subdivision plat.

James – Parks:
4. Add plant material (shrubs and/or perennials) to the West boundary landscaping. The landscaping buffering requirement applies to the proposed landscaped area on the West boundary.
   Section 12.080-At least 25% of the landscaping shall be evergreen. Deciduous trees shall have a minimum caliper of two inch evergreen trees shall have a minimum height of six feet. Shrubs shall be a minimum of five-gallon size
5. Show 6' privacy fence
6. Add plant material to planter beds to satisfy Development Code requirement.
   See Chapter 35.220.D.3
   3. At maturity, landscapes shall have enough plant material (perrenials, shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
7. Add plant material to this planter strip to satisfy code requirement. Add at minimum 18 plants
8. Make it more clear what is sod and what is native grass on the landscaping plan.

Gary S. – Building/Inspections: No comments.

Shelbey – Public Works:
A. Prior to precon
   a. SWPPP will be required prior to precon
   b. SSOMP will be required prior to precon
   c. UIC permit will be required for underground detention chambers prior to precon

Gary E. – Engineering:
9. Storm water cannot be released into the storm drain system in the street. This lot needs to retain on site its own storm water.
10. Revise storm drain calculations showing no release rate.
11. Add note to drawing:
    Permanent stormwater retention facility to be owned and maintained by the owner(s) of the property and not to be altered without approval by Lehi City Council and City Engineer

Luke – Traffic:
12. Update traffic impact study to reflect current square footage of the building.

Kim – Planning:
13. What is note 22? Not listed in the notes.
14. Include percentages of the building materials used. Stucco and EIFS may be used up to 40% of each wall area excluding windows and doors and as a secondary material only.

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.

15. Each building facade shall include at least three of the following features:
    a. columns or pilasters
    b. decorative cornice
    c. awnings or canopies
    d. covered walkways
    e. decorative lighting
    f. string course of differing color or material
    g. wainscot of a minimum 30 inches in height except for under windows
    h. other comparable architectural features as approved by the Zoning Administrator or Planning Commission.

16. North elevation needs at least one more architectural feature.
17. West elevation needs at least one more architectural feature.
18. A minimum of 20% of the facade area on the first floor facing the street shall consist of glass.
19. Provide documentation that the Canal Company is okay with building within the no-build area of the canal.

PRECON MEETING REQUIRED? (FULL, TAILGATE, NONE)

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. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com). More information available at https://www.lehi-ut.gov/departments/water/storm-water/
7. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
8. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Shelbey Brewer at lehicitystormwater@gmail.com and CC Planner) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
9. Provide approval letter from the State (UDEQ) for Class V UIC Injection Well.

STAFF

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

DRC GENERAL COMMENTS:

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to purchase, move or remove any existing RMP facilities.
3. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
4. Once approved by the Planning Commission or City Council (whichever is applicable) plans may be submitted for check-off. Check-off plans consist of one 24x36 set of plans submitted to the Planning Department. When changes need to be

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.

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/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 JUNE 12TH. (NEED ENVELOPES BEFORE SCHEDULING IF CONDITIONAL USE)
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.

May 14, 2025

Lehi City Planning Division
153 North 100 East
Lehi, UT 84043

RE: K2 Electric Office Building Conditional Use for Outdoor Storage Narrative

Lehi City Planning Division,

In compliance with the Application for Conditional Use Permit Approval Application, I would like to provide a narrative of the proposed use of outdoor storage on the K2 Electric Office Building site.

The main use of the site will be as an office/warehouse building. This use requires 22 parking stalls, and 30 stalls have been provided on the site plan. The hours of operation for this building are expected to be 8:00am to 5:00pm. Employes are expected to park on site, while very few patrons are expected.

K2 Electric proposes a conditional use permit for outdoor storage to be located on the West side of the property, screened by the building when viewed from the road, and behind a 6'-0" tall privacy fence and gate. When viewing the site from the road, it will be very difficult to see anything that is stored on the property, with the building blocking the majority of the storage area and a privacy fence blocking the rest. A 6'-0" tall privacy fence is also planned to surround the property from the north, west, and south sides.

As a commercial electrical company, the items that will be stored outside will include: PVC and metal EMT conduit, wire pulling trailers, wooden wire spools, junction boxes, and other similar electrical items. Specifically, no items of hazardous material or of material that may create a nuisance to properties in the vicinity will be stored.

This use will not be detrimental or injurious to property or improvements in the vicinity of the site and, likewise, not detrimental to public health, safety, general welfare or convenience. Located at the rear of the site away from public view, this use is in compliance with the goals and policies of the Lehi City General Plan and the purposes of the development code. This site is also of adequate size and dimensions to allow for the construction of this use (namely paving, concrete, and landscape work) in such a way that it will not be detrimental to adjoining properties and the area.

May 14, 2025

Lehi City Planning Division
153 North 100 East
Lehi, UT 84043

RE: K2 Electric Office Building Site Plan Narrative

Lehi City Planning Division,

We request your consideration for site plan approval for the K2 Electric Office Building project located at 1655 North Boston Street, Lehi, Utah 84043. The site comprises a 15,051 square foot footprint building with 18,264 SF of floor space over (2) levels. This building has (2) tenants, each with office space and a warehouse space.

At the rear of the property is a proposed outdoor storage space behind a privacy fence to shield the storage area from view from the road and neighbors. A conditional use application has been submitted along with this site application.

This site requires (22) parking stalls and (30) stalls have been provided. While cross-access is not desired by either property at this time, future access is possible through the parking area to the south, and through the paved area at the rear of the building to the north.

Thank you for your consideration of this site plan application.

Chris Huntsman
CORE Architecture
Principal Architect


PUBLIC
HEARING
CONDITIONAL USE


PUBLIC
HEARING
CONDITIONAL USE



K2 Electric

Aerial



0 100 200 Feet

LEHI CITY

K2 Electric

General Plan



0 100 200 Feet

LEHI CITY

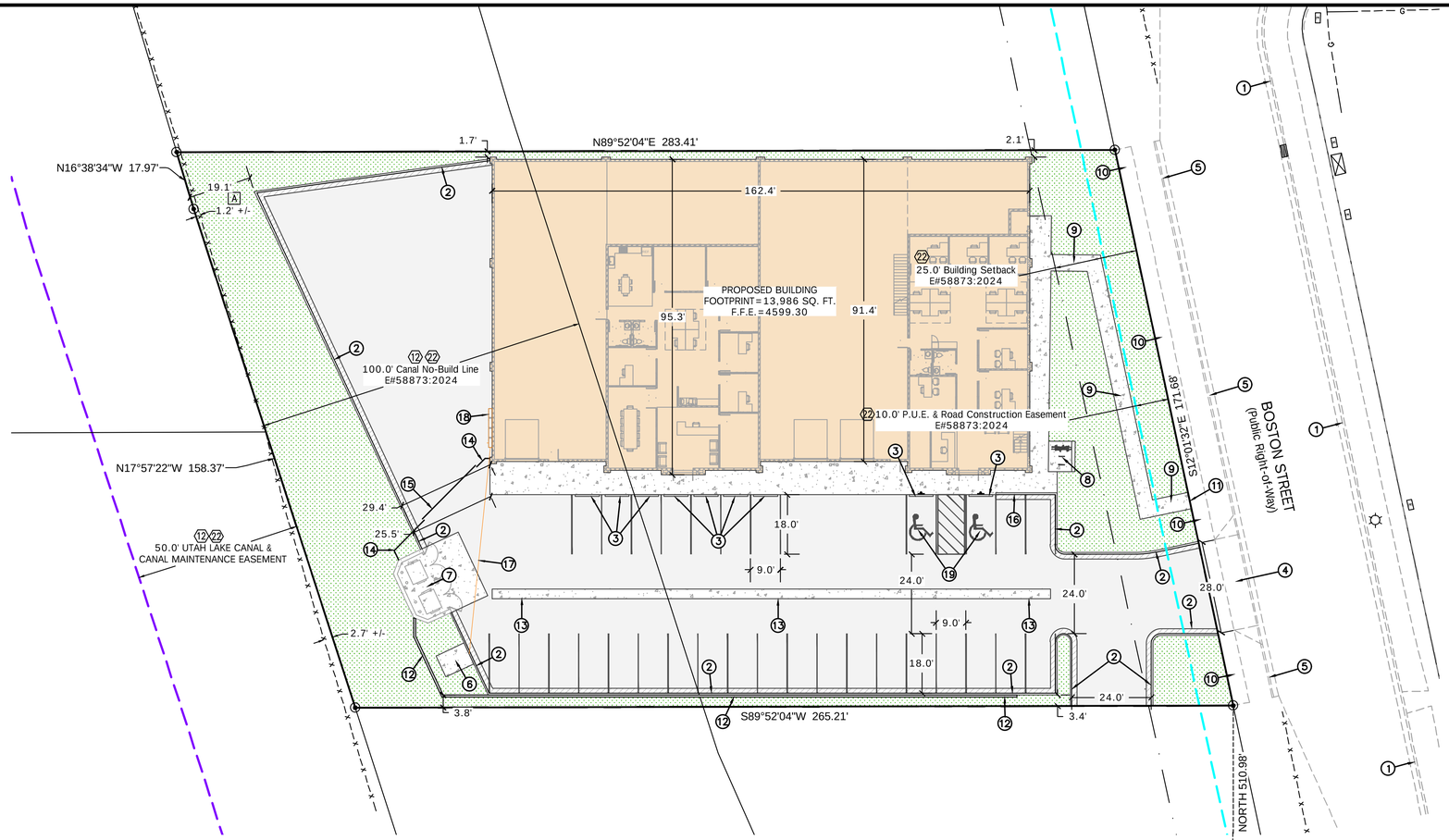
K2 Electric

Zoning



0 100 200 Feet

LEHI CITY



Found Southwest Corner
Section 2, T.2S., R.1W., SLB&M
3" Utah county Brass Cap
Tie No. 32-14
2002

Found South Quarter Corner
Section 2 T.5S., R.1W., SLB&M
Utah County Monument
3" Brass Cap
Tie No. 33-14
2023

Benchmark Info

The Benchmark for the project is the South Quarter Corner of Section 2, T.5S. R.1W., SLB&M
Elevation= 4580.44'
Datum is NAVD 88 derived from UTAH TURN GPS System

UTILITY CONNECTION NOTE:
SEWER: 6 INCH
CULINARY WATER: 1-1/2 INCH
IRRIGATION: 1-1/2 INCH
FIRE PROTECTION: 8 INCH

N

0 20 40 60
Scale in Feet
SEE COVER SHEET FOR PROJECT LEGEND

LOT AREAS:

	SQ. FT. / ACRES
LOT	46,117 SQ. FT. / 1.06 ACRES
BUILDING FOOTPRINT	15,115 SQ. FT. / 0.35 ACRES
ASPHALT	16,084 SQ. FT. / 0.37 ACRES
LANDSCAPING	10,306 SQ. FT. / 0.24 ACRES
CONCRETE	4,612 SQ. FT. / 0.11 ACRES

LOT LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
TOTAL LANDSCAPING	10,306 SQ. FT.	(10% REQUIRED: 22.35% PROVIDED)

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'MT	
OFFICE	5,522	18	(1/300)
WAREHOUSE	9,593	4	(1/EMPLOYEE)
TOTAL REQUIRED:		22	
TOTAL PROVIDED:		30	
ACCESSIBLE SPACES		2 (2 REQ'D 26 TO 50)	
TOTAL PROVIDED SHORT-TERM BICYCLE SPACES		6	
OFFICE SHORT-TERM BICYCLE SPACES		1 (1/10,000 SQ. FT.)	
OFFICE LONG-TERM BICYCLE SPACES		4 (1/3,000 SQ. FT.)	
TOTAL PROVIDED LONG-TERM BICYCLE SPACES		5	
WAREHOUSE SHORT-TERM BICYCLE SPACES		4 (4 SPACES PER BLDG.)	
WAREHOUSE LONG-TERM BICYCLE SPACES		1 (1 PER 5 EMPLOYEES)	

SITE PLAN NOTES:

1. EXISTING CURB & GUTTER.
2. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 3/C4.0.
3. PROPOSED CONCRETE WHEEL STOP.
4. DRIVE APPROACH INSTALLED AS PART OF ROAD IMPROVEMENT PLANS.
5. CURB & GUTTER INSTALLED AS PART OF ROAD IMPROVEMENT PLANS.
6. PROPOSED TRANSFORMER PAD. SEE ELECTRICAL PLANS AND SHEET C4.8 FOR DETAILS.
7. PROPOSED TRASH ENCLOSURE PER LEHI CITY STANDARDS. SEE DETAIL TE-01/C4.6. BACK OF TRASH ENCLOSURE TO BE UTILIZED AS A RETAINING WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS.
8. PROPOSED BIKE RACK. SEE DETAIL 4/C4.0. BIKE RACK TO BE PLACED ON CONCRETE
9. PROPOSED 5' SIDEWALK PER LEHI CITY STANDARDS. SEE DETAIL RD-05/C4.7.
10. 5' SIDEWALK INSTALLED AS PART OF ROAD IMPROVEMENT PLANS.
11. MATCH PROPOSED SIDEWALK TO SIDEWALK INSTALLED AS PART OF ROAD IMPROVEMENT PLANS.
12. PROPOSED RETAINING WALL. SEE STRUCTURAL DRAWINGS FOR RETAINING WALL SCHEDULE.
13. PROPOSED 3' WIDE ROLL GUTTER. SEE DETAIL 6/C4.0.
14. PROPOSED FENCE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
15. PROPOSED GATE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
16. TAPER CURB TO ASPHALT. SEE DETAIL 5/C4.0 AND SHEET C2.0 FOR ELEVATIONS..
17. PROPOSED CONDUIT. SEE ELECTRICAL PLANS FOR DETAILS.
18. PROPOSED CT/METER/DISCONNECT. SEE ELECTRICAL PLANS AND SHEET C4.8 FOR DETAILS. 1200 AMP 3 PHASE 120/208 VOLT SERVICE W/MAIN BREAKER
19. ALL ADA STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAILS 11 AND 12/C4.0. FOR HANDICAPPED PARKING SIGN AND ACCESSIBLE PARKING STALL DETAILS. ALL ADA STALLS ARE VAN ACCESSIBLE.

Blue Stakes of UTAH 811 Bluestakes.org

NO.	REVISIONS	BY	DATE
DESIGNER: TLH	PROJECT ENGINEER: TLH		

CIVIL ENGINEERING +SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

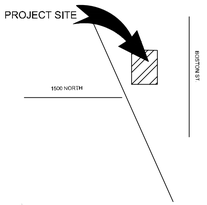
K2 ELECTRIC BUILDING
1700 NORTH BOSTON STREET, LEHI, UT 84043

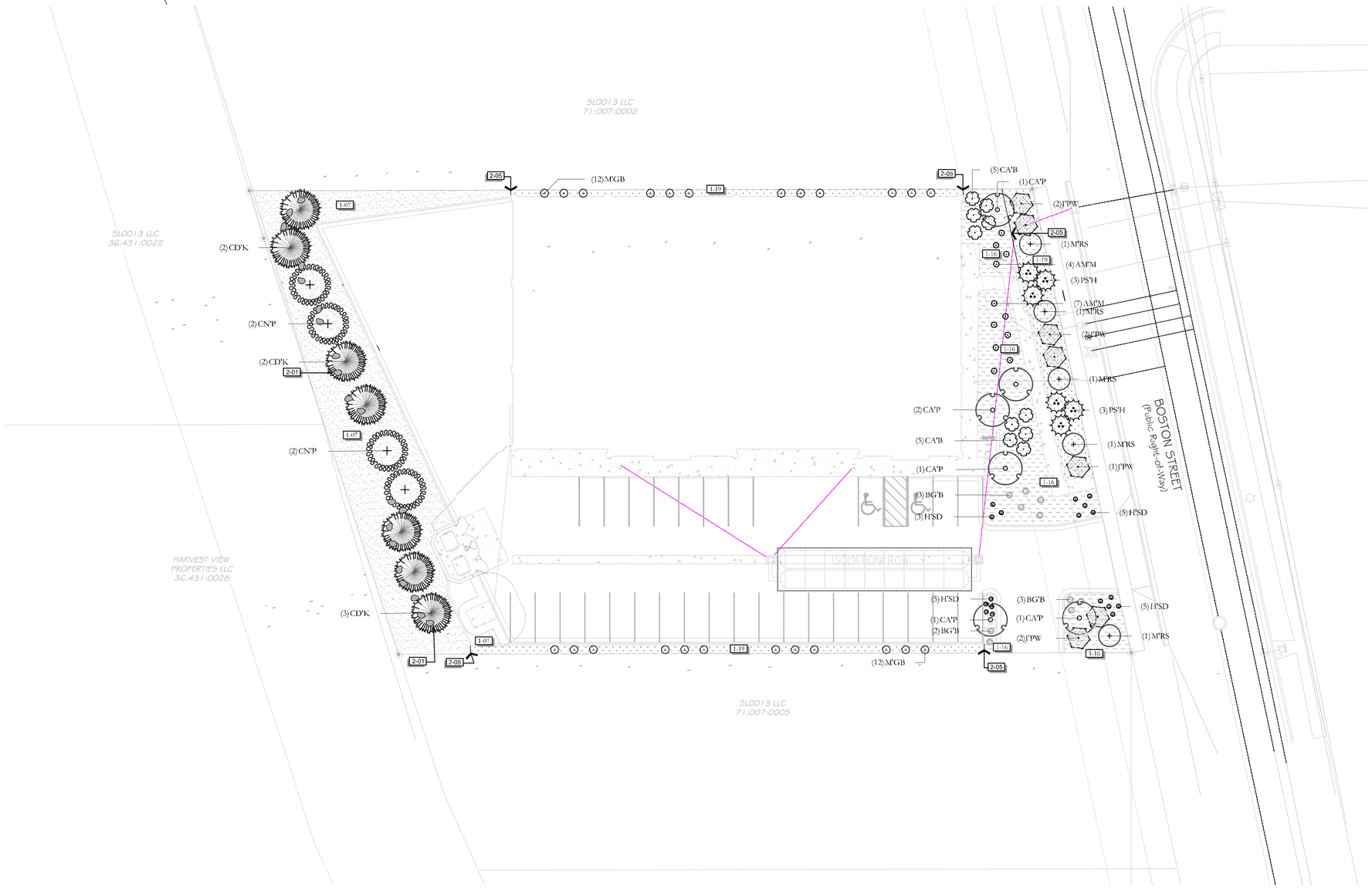
SITE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L HODGSON
STATE OF UTAH

SHEET NO.	
C1.0	
PROJECT ID	DATE:
E24-109	05/13/25
FILE NAME: PRJ-K2L	SCALE: 1"=20'

VICINITY MAP





PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	CA'P	6	Cedrus atlantica glauca 'Pendula` Weeping Blue Atlas Cedar low to moderate; size varies; sun to part shade; z6; Utah Lake water tolerant	B & B		5`-6`
	CD'K	7	Cedrus deodara 'Karl Fuchs' Karl Fuchs Deodar Cedar Moderate; 35x15; sun to part sun; z6-9	B & B		6`-7`
	CN'P	4	Chamaecyparis nootkatensis `Pendula` Weeping Nootka False Cypress moderate; 35-50' x15-20'; sun; z4; Utah Lake water tolerant	B & B		7`-9`
DECIDUOUS TREES						
	M'RS	5	Malus x `Raspberry Spear' Raspberry Spear Crabapple low; 20x8; sun; z4; Utah Lake water tolerant	B & B	2"Cal	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	AM'M	11	Aronia melanocarpa `Low Scape Mound' Low Scape Mound Chokeberry Sd3; 2x2; AV 28; sun to part shade; Z3; Utah Lake Water Tolerant	5 gal
	CA'B	10	Cornus alba `Bailhalo` TM Ivory Halo Dogwood moderate; 5x5; sun to part shade; z4	5 gal
EVERGREEN SHRUBS				
	J'PW	7	Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper 6-8" x 3-10'; low water; sun; z3; Utah Lake water tolerant	5 gal
	PS'H	6	Pinus sylvestris `Hillside Creeper` Hillside Creeper Scotch Pine moderate; 2x8; sun; z3	5 gal
GRASSES				
	BG'B	10	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama Tw0; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal
	M'GB	24	Miscanthus sinensis `Gold Bar` Gold Bar Maiden Grass Tw2; 5x3; AV 9; sun; z5, Utah Lake water tolerant	1 gal
PERENNIALS				
	H'SD	18	Hemerocallis x `Stella de Oro` Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

1 LANDSCAPE

	1-07	DESERT GOLD SODDED LAWN AREA. LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DESERT GOLD WATER-WISE SOD. MOW ONCE TO 6" IN FALL. ENSURE 15" OF WATER ANNUALLY. SEE CHANSHARE.COM OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	4,968 sf
	1-16	1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	2,803 sf
	1-19	2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	2,123 sf

2 HARDSCAPE

	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	20
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	43 lf

ISSUE DATE	PROJECT NUMBER
5/7/2025	UT25059

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 05/06/25

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

K2 ELECTRIC
1655 N. BOSTON ST.
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

CORE ARCHITECTURE
ATT: CHRIS HUNTSMAN
801-769-3000
CHRIS@COREARCH.COM

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PKJ DESIGN GROUP

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

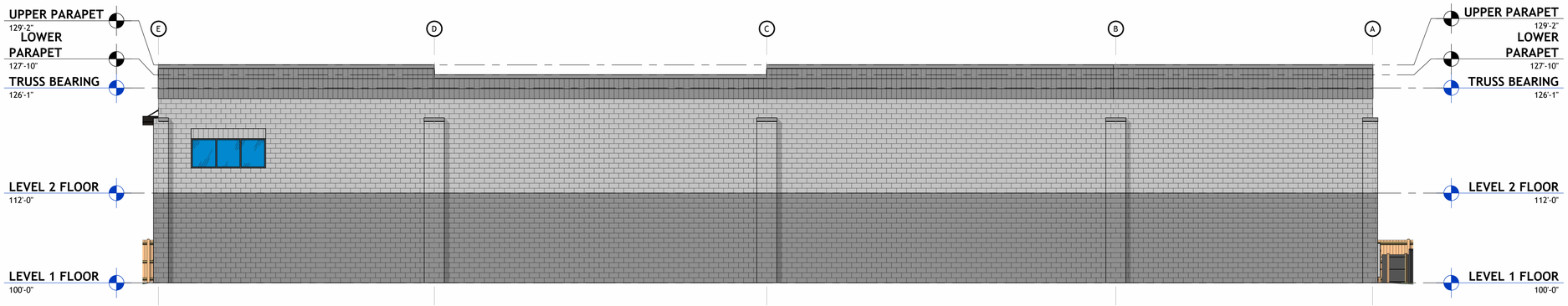
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW HAWKINS
8128121-5301
5/7/2025
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	5/7/2025

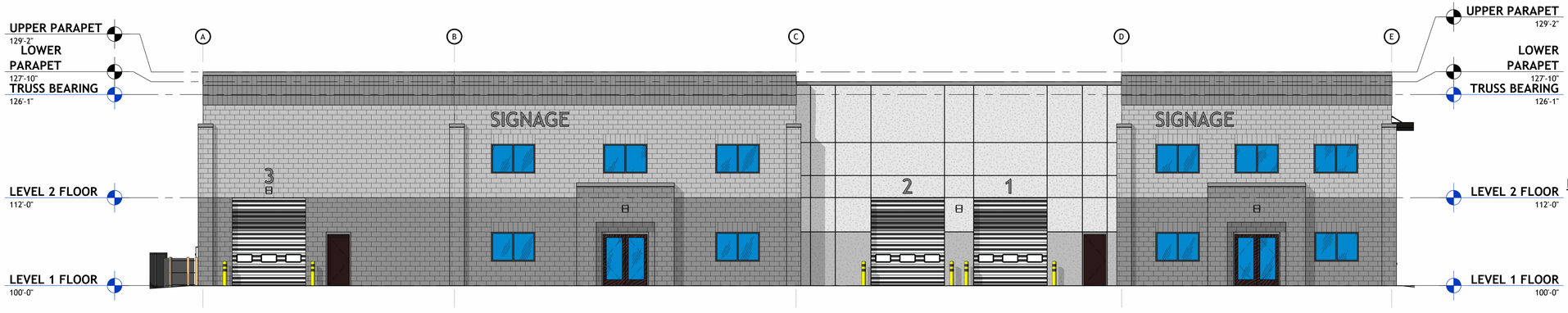
LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100



B1 NORTH ELEVATION
A201 | SCALE: 1/8" = 1'-0"



D1 SOUTH ELEVATION
A201 | SCALE: 1/8" = 1'-0"

KEYNOTES

EXTERIOR MATERIAL LEGEND

EM1	8" SPLITFACE CMU - #16U OXFORD-U RUNNING BOND (SOLDIER AT HEADER) - LIGHT GRAY
EM2	8" SPLITFACE CMU - #16U OXFORD-U RUNNING BOND (SOLDIER AT HEADER) - DARK GRAY
EM3	STUCCO - LIGHT GRAY
EM4	STUCCO - DARK GRAY

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
G. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
H. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
I. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

CORE ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@corearch.com

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PROFESSIONAL STAMP

NOT FOR CONSTRUCTION

CONSULTANT INFORMATION

PROJECT TITLE AND ADDRESS
K2 ELECTRIC OFFICE WAREHOUSE
1655 NORTH BOSTON STREET
LEHI, UTAH 84043

REVISIONS

△	DESCRIPTION	DATE

PROJECT INFORMATION

DATE:	14 MAY 2025
PROJECT #:	24-128
DRAWN BY:	MJ
PM / PA:	BCH

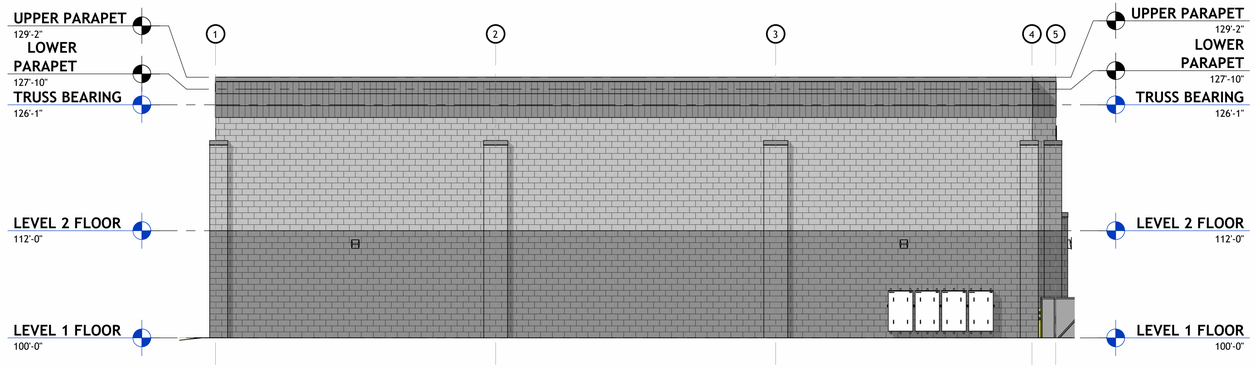
DRAWING SET STATUS
SCHEMATIC DESIGN DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE
EXTERIOR ELEVATIONS

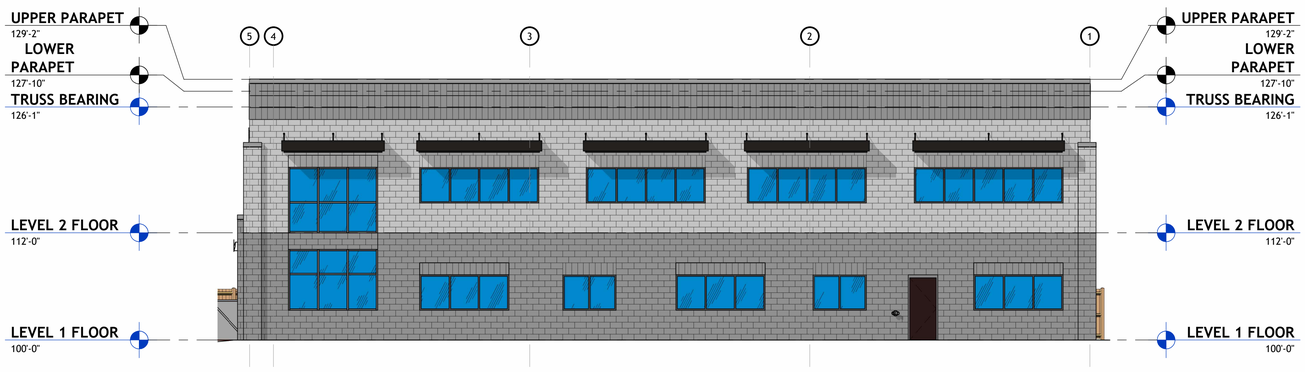
SHEET NUMBER
A201

Autodesk Docs://24-128 K2 Electric/24-128 K2 Electric.rvt
5/14/2025 3:05:23 PM



B1 WEST ELEVATION

A202 | SCALE: 1/8" = 1'-0"



D1 EAST ELEVATION

A202 | SCALE: 1/8" = 1'-0"

KEYNOTES

EXTERIOR MATERIAL LEGEND

EM1	8" SPLITFACE CMU - #16U OXFORD-U RUNNING BOND (SOLDIER AT HEADER) - LIGHT GRAY
EM2	8" SPLITFACE CMU - #16U OXFORD-U RUNNING BOND (SOLDIER AT HEADER) - DARK GRAY
EM3	STUCCO - LIGHT GRAY
EM4	STUCCO - DARK GRAY

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
D. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
G. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
H. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
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DRAWING SET STATUS

SCHEMATIC DESIGN DRAWINGS

THIS DRAWING SET IS INTENDED TO BE PRINTED IN COLOR

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A202

Autodesk Docs://24-128 K2 Electric/24-128 K2 Electric.rvt
5/14/2025 3:05:38 PM

Agenda Item No: 3.7

Planning Commission Agenda Item Report

Meeting Date: June 12, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
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.

Suggested Action:

Attachments:

Holbrook K 1.pdf

Holbrook K 2.pdf

HOLBROOK PLAT K PLAT AMENDMENT

PLANNING COMMISSION REPORT

Applicant	Boyer		
Meeting Date	June 12, 2025		
Requested Action/Purpose	Approval of a proposed plat amendment		
Location	Approximately 2100 North 3600 West		
Existing General Plan Designation	Commercial		
Existing Zoning	Planned Community (PC) and Commercial (C)		
Existing Land Use	Vacant		
Number of Lots/Units	5 lots		
Adjacent Zoning and Land Use	*North*	PC	Townhomes
	South	Commercial	2100 North
	East	PC	Primary Children's Hospital
	West	Commercial	McDonald's, Medical Office
Date of DRC Review	May 14, 2025		
Assigned Planner	Katie Bussell		

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

March 7, 2025 Property was recorded as part of Holbrook Farms Plat K, a 3-lot commercial subdivision.

REPORT ANALYSIS

The applicant is requesting approval of the Holbrook Farms Plat K plat amendment. This amendment is to help facilitate the creation of future commercial development. The original Holbrook Farms Plat K subdivision designated a large remainder parcel as Lot 104. This plat amendment is proposing to create five additional lots from Lot 104. State regulations require that any subdivision that changes the number of lots within it must amend the subdivision plat.

All proposed lots meet the requirements of the Commercial zone in the Holbrook Farms Area Plan and the Lehi City Development Code. The Commercial zone in the Holbrook Farms Area Plan does not have a minimum lot size requirement, nor does the Lehi City Development Code. There are also no minimum frontage requirements.

DRC Comments

There were 10 redline comments, many of which were relating to small utility updates. Some of note include:

1. Show irrigation easement straight to the ROW line.

2. Use standard city plat template. See Bluebeam for template.

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.

Holbrook Plat K Plat Amendment
DRC Redline Comments

Boyer- requests review of the Holbrook Plat K Plat Amendment, adding 5 lots for phase 2, located at approximately Miller Campus Drive and Waterbury Drive.

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: Ben Duzett, Kaitlyn Jones, Spencer Moffat
Date of Plans Reviewed: 05/06/25
Time Start: 1:05 PM
Time End: 1:20 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. Call out entry number for existing easement at 2100 N. Show width per that easement. Assure new irrigation easement does not encroach power easement.

Brad – Fiber: No comments.
Garion – Fire: No comments
Ryan – Water/Sewer:
2. Show piping of irrigation ditch for Scott Holbrook on all sheets.
3. 400' max per Lehi City standards add MH with access road.
4. Fire hydrants will conflict with storm drain. install hydrants to the north on short side of mains.
5. Install hydrant to the north conflicts with sewer and storm drain
6. 5.35 FL Lehi city standards is 5'6" to top of pipe adjust road grade.
7. Install Blow off to the north conflicts with storm drain.
8. Move MH to catch Scott Holbrooks ditch to many cores in existing storm drain MH

James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works:
A. Prior to precon
   a. Update maps in LTSWMP to reflect changes. I can provide the original LTSWMP if needed.
   b. Update SWPPP prior to precon.

Gary E. – Engineering:
9. Show irrigation easement straight to the ROW line

Luke – Traffic: No comments.
Kim – Planning:
10. Use standard city plat template. See bluebeam for template.

THIS ITEM WILL SUBMIT FOR CHECK-OFF'S.

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)
PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. 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)
2. 10% Warranty 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).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.

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.

4. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Show lot addresses on the final plat (must coordinate with Planning Division).
7. Provide a recordable easement document for all necessary off-site easements (temp. turnarounds, utilities, power, etc).
8. Update Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Contact Shelbey Brewer at sbrewer@lehi-ut.gov).
9. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
10. Update Long Term Storm Water Management Plan and Agreement to reflect changes and send Planning Division and Public Works (Shelbey Brewer at sbrewer@lehi-ut.gov) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
11. 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.
12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

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.
3. Submit a title report to be reviewed by Lehi City Attorney.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
7. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

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
PLAT AMENDMENT


PUBLIC
HEARING


PUBLIC
HEARING

Holbrook Farms Plat K

Aerial

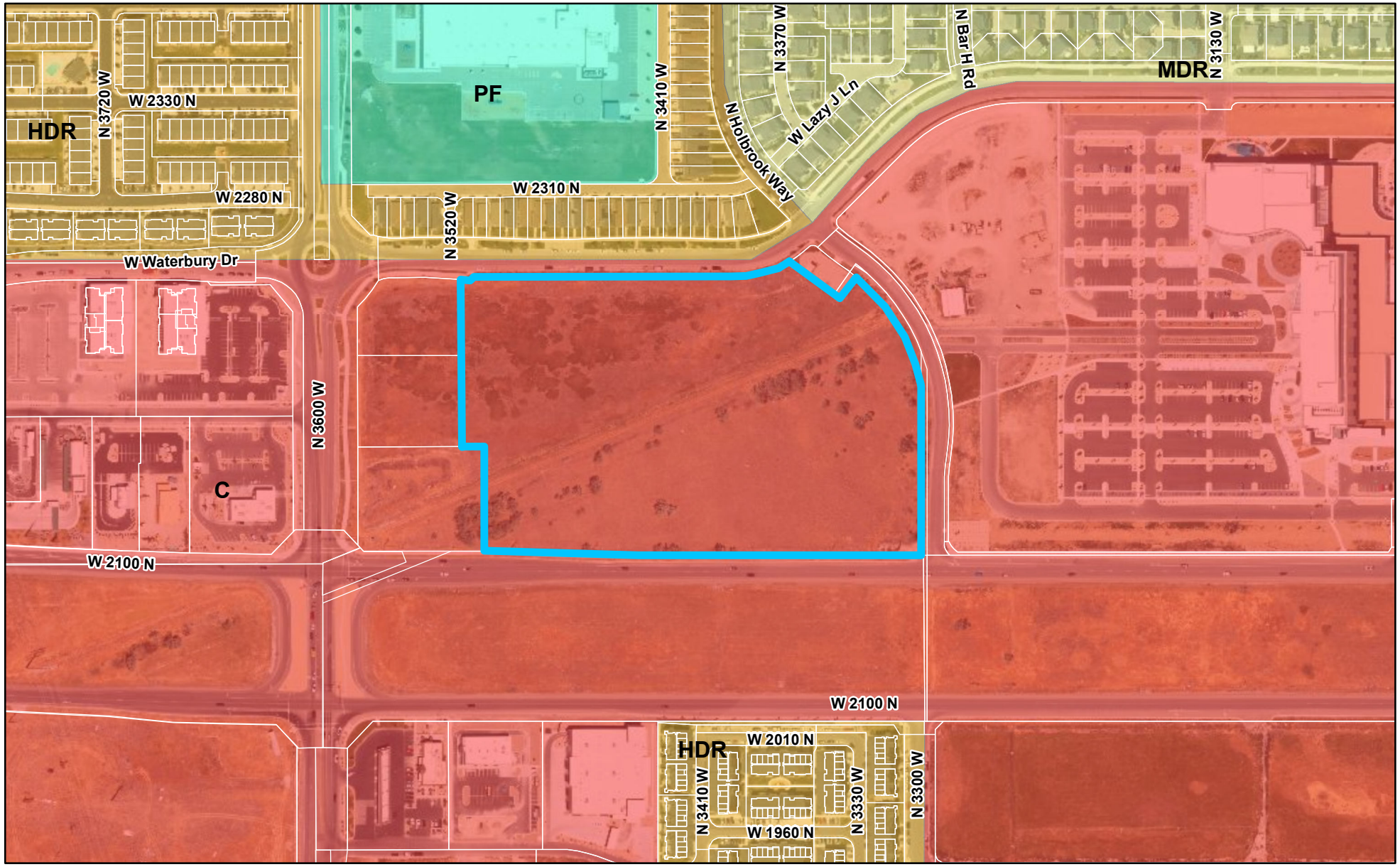


0 360 720 Feet

LEHI CITY

Holbrook Farms Plat K

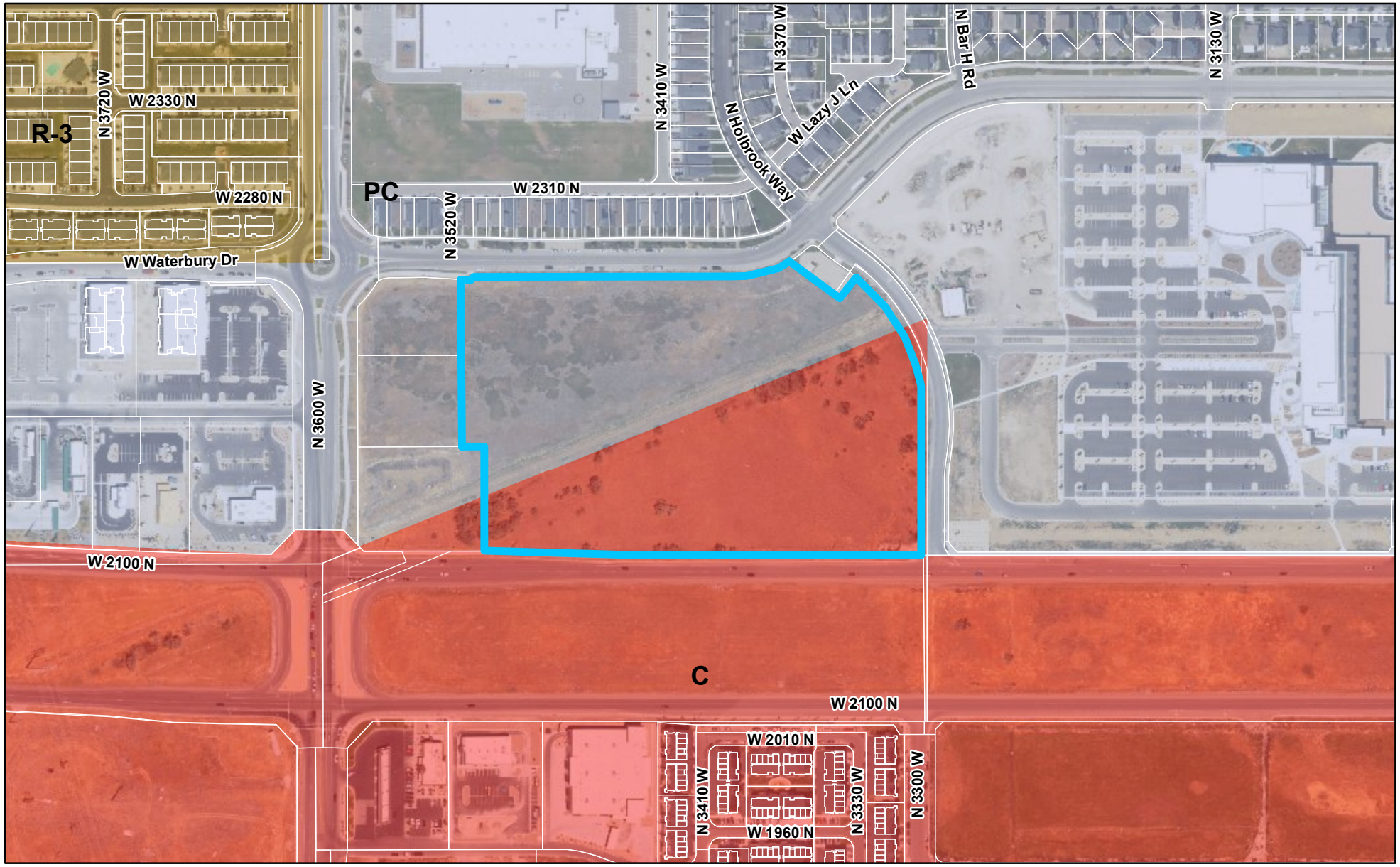
General Plan



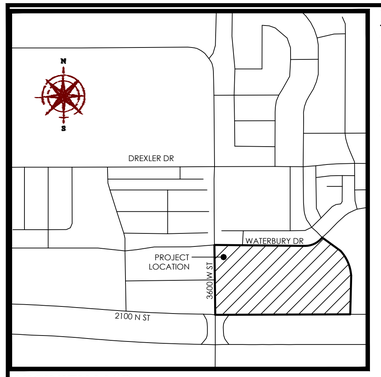
LEHI CITY

Holbrook Farms Plat K

Zoning



LEHI CITY



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- WATER EASEMENT
- ACCESS EASEMENT
- (XX°XX'XX" XX.XX') EASEMENT BEARING AND DISTANCE

NOTES:

1. THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. A 10' PUBLIC UTILITY AND ROADWAY CONSTRUCTION EASEMENT HAS BEEN PROVIDED ALONG ALL STREET FRONTAGES.
4. #5 REBAR AND CAP TO BE SET AT ALL FRONT LOT CORNERS. PLUG OR NAIL TO BE SET IN CURB AT PROJECTION OF SIDE LOT LINES.
5. HOLBROOK FARMS PLAT "K" IS LOCATED IN LAND USE AREA #13 (COMMERICAL OFFICE) OF THE HOLBROOK FARMS AREA PLAN.
6. LAND DRAIN LATERALS ARE NOT REQUIRED PER GEO-TECHNICAL RECOMMENDATION BY IGES, PROJECT NO. 00145-018, DATED SEPTEMBER 19, 2019.
7. EACH PROPERTY OWNER WILL BE REQUIRED TO INSTALL LANDSCAPING AND MAINTAIN PROPERTY FRONTAGE AND ADJACENT PROPERTY.
8. ROAD DEDICATION AREA TO BE DEDICATED TO LEHI CITY AS A PUBLIC RIGHT-OF-WAY.
9. ALL COMMERCIAL SITES DEVELOPED WITHIN THESE LOTS SHALL BE REQUIRED TO PROVIDE RECIPROCAL CROSS ACCESS-WAYS AND UTILITY ACCESS TO ADJOINING LOTS.

TABULATIONS:

CURRENT ZONE:	PC
VILLAGES:	VILLAGE 14
TOTAL AREA:	17.19 ACRES
LOTS:	6
OPEN SPACE:	0.00 ACRES
DENSITY:	0.35 LOT/ACRE
ROADWAY AREA:	0.00 ACRES
ROADWAY LENGTH:	0.00 FEET
DEVELOPMENT TYPE:	COMMERCIAL

LAND USE TABULATION:

TOTAL ERU'S AVAILABLE	
-GHGP LC	21
-BOYER LC	29
ERU'S USED WITH HOLBROOK FARMS PLAT K	
-GHGP LC	1
-BOYER LC	3
ERU'S REMAINING	
-GHGP LC	20
-BOYER LC	26

GRAPHIC SCALE

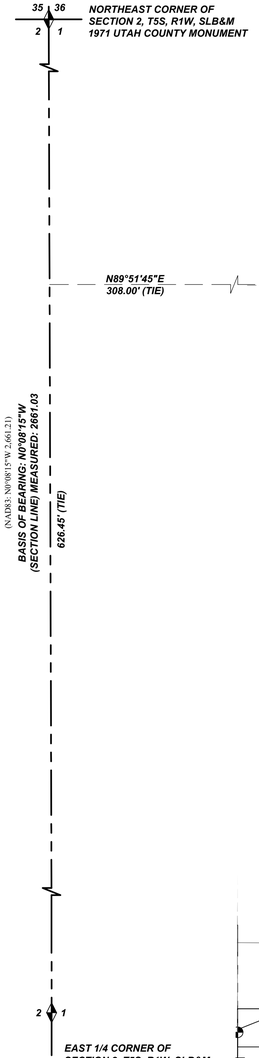
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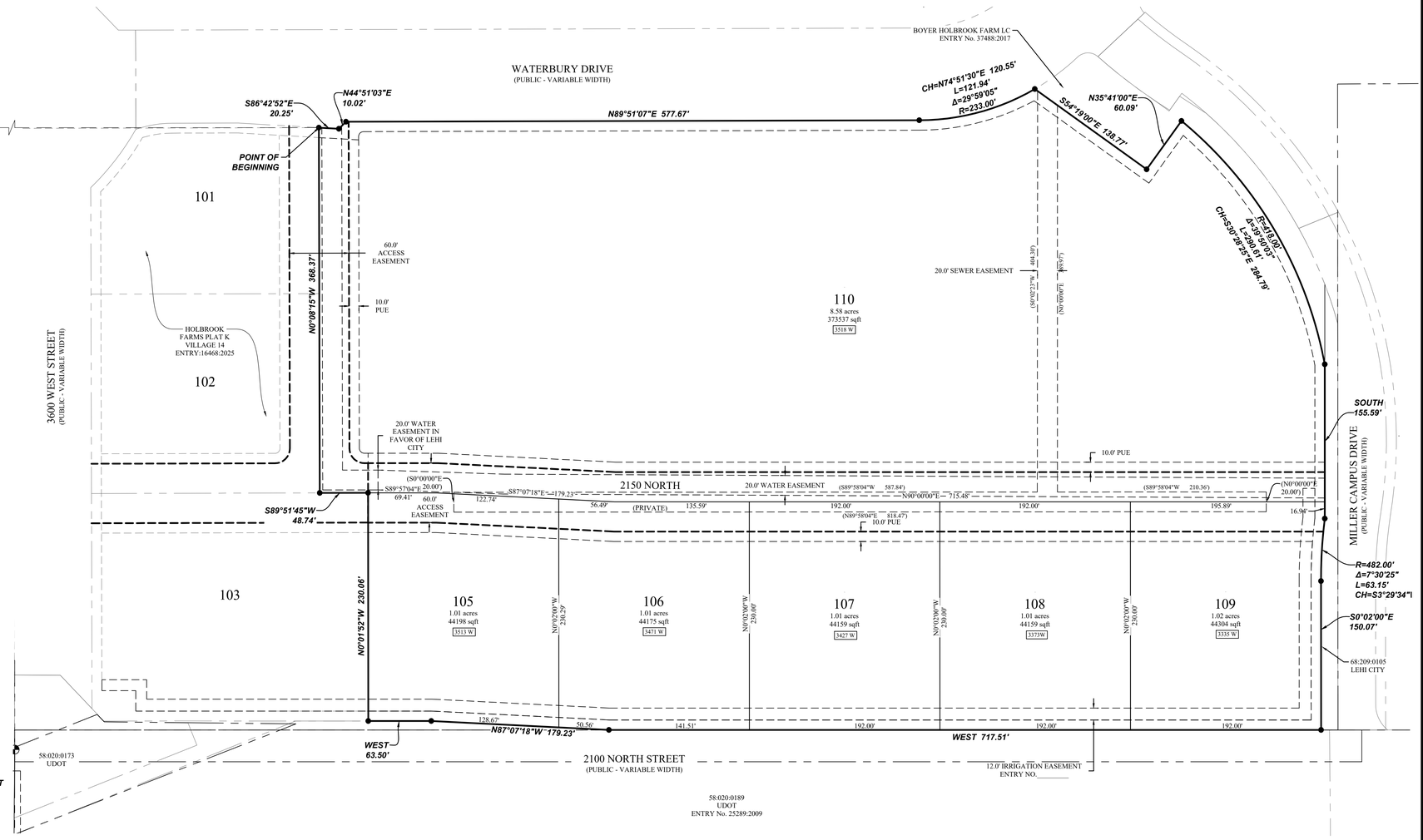
(IN FEET)
1 inch = 60 ft.



VICINITY MAP

N.T.S





PREPARED BY

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

OWNER/DEVELOPER
BOYER HOLBROOK COMMERCIAL
101 S 200 E #200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

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 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, parcels, and streets, together with easements, to be hereafter known as Holbrook Farms PLat K Amendment, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

Justin Lundberg
Professional Land Surveyor
License No. 12554439

Date

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follow:

Beginning at point located at a Southerly right-of-way line of Waterbury Drive, also being situate N00°08'15"W 626.45 feet along the Section Line and N89°51'45"E 308.00 feet from the East Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said right-of-way the following four (4) courses: (1) S86°42'52"E 20.25 feet; thence (2) N44°51'03"E 10.02 feet; thence (3) N89°51'07"E 577.67 feet; thence (4) Easterly along the arc of a non-tangent curve to the left having a radius of 233.00 feet (radius bears: N00°08'57"W) a distance of 121.94 feet through a central angle of 29°59'05" Chord: N74°51'30"E 120.55 feet to the westerly deed line of that Warranty Deed thereof recorded April 19, 2017 as Entry No. 37488-2017 in the Utah County Recorder's Office; thence along said deed line the following two (2) courses; (1) S54°19'00"E 138.77 feet; thence (2) N35°41'00"E 60.09 feet to a Westerly boundary line of Holbrook Way, according to the official plat thereof recorded May 21, 2018 as Entry No. 47330:2018, in the Utah County Recorder's office; thence along said plat the following four (4) courses ; (1) Southeasterly along the arc of a non-tangent curve to the right having a radius of 418.00 feet (radius bears: S39°36'33"W) a distance of 290.61 feet through a central angle of 39°50'03" Chord: S30°28'25"E 284.79 feet; (2) thence South 155.59 feet; (3) thence Southerly along the arc of a non-tangent curve to the left having a radius of 482.00 feet (radius bears: S82°45'14"E) a distance of 63.15 feet through a central angle of 07°30'25" Chord: S03°29'34"W 63.11 feet; (4) thence S00°02'00"E 150.07 feet to the northerly Deed line of that Special Warranty Deed thereof record March 10, 2009 as Entry No. 25289:2009 in the Utah County Recorder's Office; thence along said Deed line the following three (3) courses: (1) West 717.51 feet; thence (2) N87°07'18"W 179.23 feet; thence (3) West 63.50 feet; thence N00°01'52"W 230.06 feet; thence S89°51'45"W 48.73 feet; thence N00°08'15"W 368.31 feet to the point of beginning.

Containing 13.65 acres, +/-.

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, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

BG 3600 WEST RETAIL, L.C., A UTAH LIMITED LIABILITY COMPANY, BY ITS MANAGER

THE BOYER COMPANY, L.C., A UTAH LIMITED LIABILITY COMPANY

BY: _____

NAME:_____

TITLE:

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.C., A UTAH 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

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 BY ENGINEER
(SEE SEAL BELOW)

ATTEST_____
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

VILLAGE 14

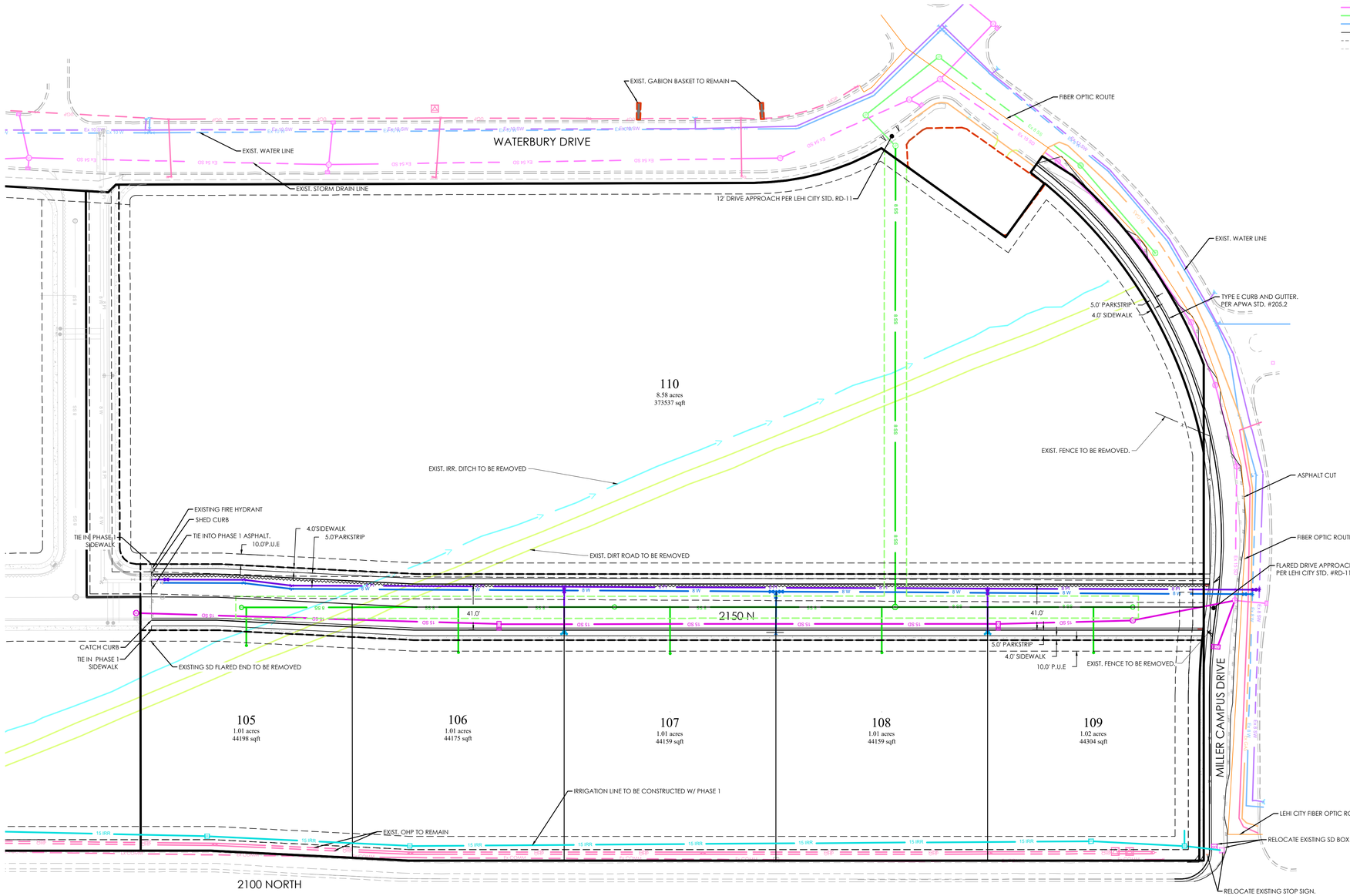
AMENDING LOT 104 OF HOLBROOK FARMS PLAT K

THE NORTHWEST 1/4 OF SECTION 1, T5S, R1W, SLB&M

A COMMERCIAL SUBDIVISION

LEHI, UTAH COUNTY, UTAH

SURVEYOR'S PUBLIC SEAL	NOTARY PUBLIC SEAL	LEHI CITY ENGINEER SEAL	LEHI CITY RECORDER SEAL



LEGEND

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

N

S

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

HOLBROOK FARMS PLAT K AMENDED

LEHI UT

SITE PLAN

REVISION BLOCK

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

SITE PLAN

Scale:	1"=50'	Drawn:	KJ
Date:	05/06/2025	Job #:	24-0389
Sheet:	C3.0		

Z:_2024\24-0389 Holbrook Plat K Phase 2\design 24-0389\dwg\sheets\C3.0 SITE PLAN.dwg

Agenda Item No: 3.8

Planning Commission Agenda Item Report

Meeting Date: June 12, 2025
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Regular Agenda

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

Suggested Action:

Attachments:

Roller Mills 1.pdf

Roller Mills 2.pdf

ROLLER MILLS LOFTS CONCEPT
PLANNING COMMISSION REPORT

Applicant	Castle Properties- Adam Maher		
Meeting Date	June 12, 2025		
Requested Action/Purpose	Review and consideration of a concept plan		
Location	160 N 850 E		
Project Area	0.28 acres		
Existing Zoning	Commercial		
General Plan Land Use Designation	Commercial		
Adjacent Zoning and Land Use	*North*	C	Parking lot
	South	C	Restaurant
	East	N/A	I-15
	West	C	Credit Union
Date of DRC Review	June 4, 2025		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	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.

REPORT ANALYSIS

The applicant requests review and approval of the Roller Mills Lofts Concept plan, a retail/commercial project located at 160 North 850 East. The applicant desires to receive feedback on the proposed concept. There is a potential exception that will be needed for a landscaped parking lot island, but the applicant will request that if needed at the time of site plan.

There are a handful of constraints with the site (UDOT, Power, Sewer) that made it so the applicant asked for this item to move forward to Planning Commission to get approval on the overall layout. The proposed concept plan is a permitted use in the commercial zone.

They will need to provide final elevations for review with the site plan submittal to verify they meet the requirements of the Roller Mills Design District. The possible elevations submitted do not meet those design district requirements.

The DRC had four redline comments, including the following:
1. These parking stalls would require permission and coordination with the adjacent property owner.
2. Site will need to meet the minimum landscaping requirements of 10% of the site and 10% of the parking lot area. Bike parking will also be required.
3. This end stall would need to be switched to a landscaped peninsula to meet City Code for parking lot landscaping or an exception would need to be granted.

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

As a concept plan this is an administrative item. If it meets the Code it must be approved.

This is a public hearing item. Comments focused on specific concerns and ways to mitigate them are the most beneficial. The public should also be aware that the Planning Commission can only require those items listed in the Development Code.

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.

Roller Mills Lofts Concept
DRC Redline Comments

*Castle Properties- requests review of the **Roller Mills Lofts Concept** plan, a retail/commercial project located at 160 North 850 East.*

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: Adam Maher
Date of Plans Reviewed: 05/22/25
Time Start: 1:30 pm
Time End: 1:57 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:
1. Please provide additional information with submission to show what the proposed concept is.

Luke – Traffic: No comments
Kim – Planning:
2. These parking stalls would require permission and coordination with the adjacent property owner.
3. Site will need to meet the minimum landscaping requirements of 10% of the site and 10% of the parking lot area. Bike parking will also be required.
4. This end stall would need to be switched to a landscaped peninsula to meet City Code for parking lot landscaping or an exception would need to be granted.

DRC GENERAL COMMENTS:
1. The concept plan shall not constitute a development permit. (Does not vest).
2. At time of site plan, the building will need to meet the Roller Mills Design District standards.
3. Informational for site plan: There is a existing 6" floor drain line from exist well to existing 36" storm drain. This will have to be re-routed in 20' easement.
4. If this moves past concept a landscaping plan will be required.

THIS ITEM IS REQUESTING AN EXCEPTION.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 12, 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.

To Whom It May Concern,

The following is a project description for the proposed Lehi Roller Lofts project at 160 east 850 north. We deliver a premium retail/commercial shell with the opportunity for ownership in a market that is normally only for lease. The project would consist of ~~two~~ a commercial condominium~~s each~~ with a footprint between 1,800-2,200 sq ft and approximately 35 ft high. ~~Each~~ unit will be separately owned and be built as a warm shell with a separate Tenant Improvement package once the units are leased.

I have included the elevation of our recently completed project in Heber to illustrate the type of finishes. We deliver a high quality retail grade elevation that appeals to a wide range of commerical tenants. The ground floor would be masonry with the upper elevations of textured siding, commerical grade windows and a parapet roof.

Amenities will include landscaping, commerical lighting and freeway facing illuminated signage. Floor plans will be provided once the building is leased but will most likely be open storage on the main floor with an office or two above.

We are happy to work with staff on any suggestion planning has.

Regards,

Adam Maher

Castle Properties

801-244-5340

Roller Mills Loft Concept

Aerial

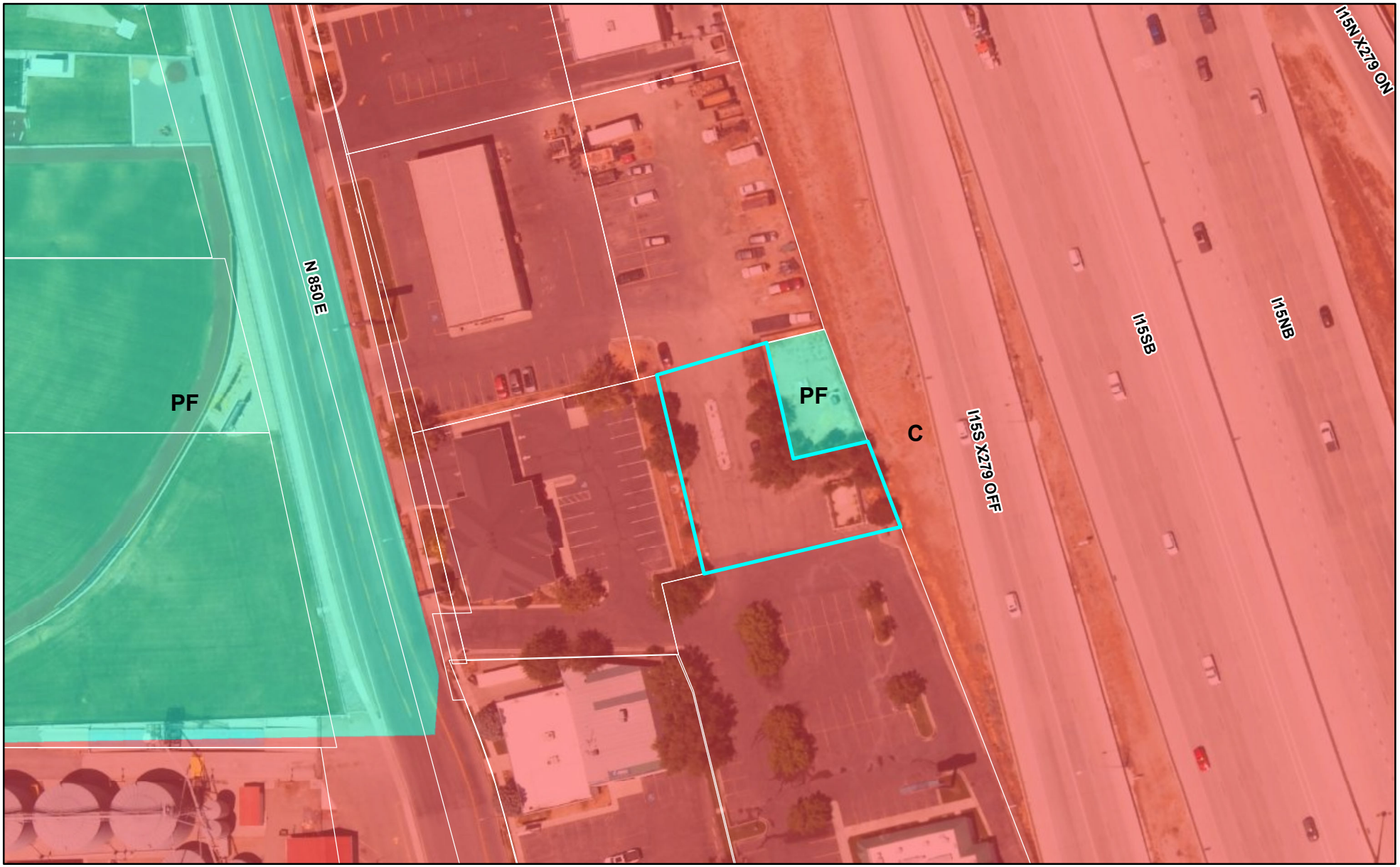


0 100 200 Feet

LEHI CITY

Roller Mills Loft Concept

General Plan

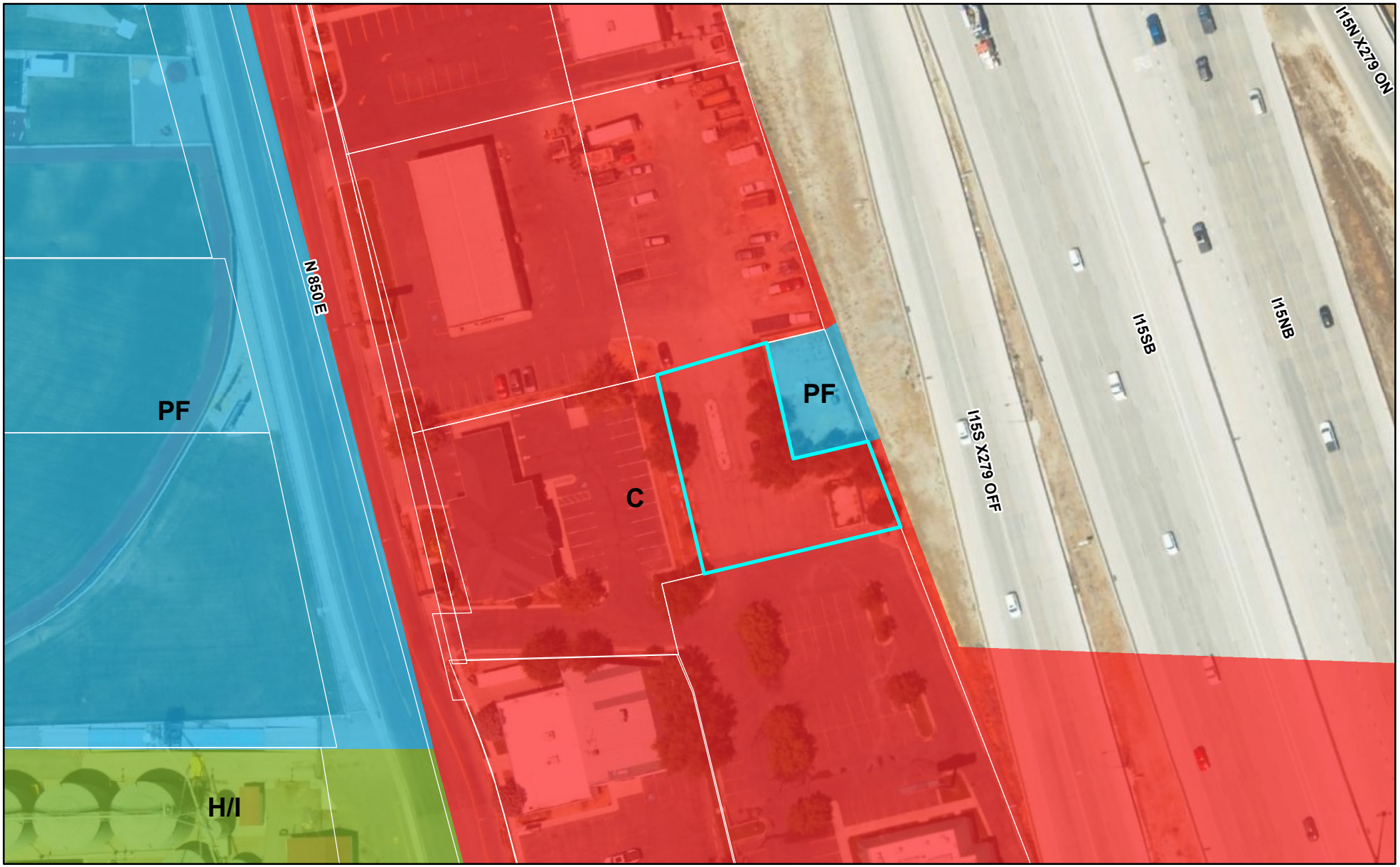


0 100 200 Feet

LEHI CITY

Roller Mills Loft Concept

Zoning



0 100 200 Feet

LEHI CITY



LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- SETBACK LINE
- EXISTING FENCE
- LANDSCAPE AREA
- CONCRETE AREA



VICINITY MAP (NOT TO SCALE)

Please provide all drawings and additional information with submission to show what the proposed concept is.

Site will need to meet the mimimum landscaping requirements of 10% of the site and 10% of the parking lot area. Bike parking will also be required.

N

0 10 20 30
1" = 10'
Scale in Feet

NO.	REVISIONS	BY	DATE
	ENGINEER: LR	CHECKED BY: LR	

LEGEND ENGINEERING
82 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

ALCAZAR FLEX
SITE PLAN
LOT 4 LEHI CITY PLAZA SUB, LEHI, UTAH 84043

SHEET: C-1

SUBMITTAL_PURPOSE

DATE: 5/16/2025

L:\Castle – 850 E Lehi_Sheet Files\LEGEND SHEET.dwg – – May 16, 2025–1:31pm

No Comment

