Lehi Planning Commission Meeting
Agenda
March 26, 2026

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 March 5, 2026 meeting.

   pz ws 03.05.26.docx

3. Regular Agenda

   3.1. Public hearing and recommendation of X Development's request for review of a Development Code Amendment to Table 05.030-B and Chapter 39 adding a Flex Commercial Building use. (Tabled from the March 12th meeting)
   X Development Dev Code Amend.pdf

   3.2. Public hearing and recommendation of Slay Holdings LLC's request for R-1-Flex (residential) zoning on the Slay Holdings Annexation, 4 acres of property located at approximately 2300 West 300 South.
   Slay Holdings 1.pdf
   Slay Holdings 2.pdf

   3.3. Public hearing and recommendation of Gary Cooper's request for R-1-Flex (residential) zoning on the Cedar Hollow Holdings Annexation, 15.31 acres of property located at approximately 400 South Center Street.
   Cedar Hollow Holdings 1.pdf
   Cedar Hollow Holdings 2.pdf

   3.4. Public hearing and consideration of Dan Beavers' request for approval of the LifeTime Fitness Site Plan exception to the 40% maximum EIFS/Stucco requirement located at 240 East Traverse Terrace Drive.
   LifeTime 1.pdf
   LifeTime 2.pdf

3.5. Public hearing and recommendation of Terry Bishop's request for a General Plan Amendment on 7.1 acres located at 2424 West 900 North changing the designation from Very-Low Density Residential Agriculture (VLDRA) to Very-Low Density Residential (VLDR).
Bishop GP 1.pdf
Bishop GP 2.pdf

3.6. Public hearing and recommendation of Georgetown Development's request for a General Plan Amendment on 2.8-acres located at 41 East 900 North changing the designation from Low Density Residential (LDR) to Mixed-Use (MU).
Heritage Glenn GP 1.pdf
Heritage Glenn GP 2.pdf

4. City Business

5. Adjournment

- Public is invited to attend all open meetings
- In compliance with the Americans with Disabilities Act, the City of Lehi will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 385-201-2269
- This Agenda has been posted in accordance with Utah Code §§ 63G-30-102
- Agendas may be amended up to 24 hours prior to a meeting
- A Closed Meeting may be called to order pursuant to Utah Code §§ 52-4-204 & 52-4-205
- The order of agenda items may change to accommodate the needs of the legislative body, staff, or the public
- Electronic participation may be permitted for one or more members of the legislative body and staff

Agenda Item No: 2.1

Planning Commission Agenda Item Report

Meeting Date: March 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:

Approval of minutes from the March 5, 2026 meeting.

Suggested Action:

Attachments:

pz ws 03.05.26.docx

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

Minutes of the **Work Session** of the **Planning Commission Meeting** held Thursday, **March 5, 2025**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Tyson Eyre, Commission Chair
Nicole Kunze, Commission Vice Chair
Gregory Jackson, Commissioner
Beau Jones, Commissioner
Ken Roberts, Commissioner
Lindsay Gehman, Commission Alternate

Members Absent: Stephen Su'a-Filo, Commission Alternate

Others Present: Kim Struthers, Community Development Director; Gary Ellis, City Engineer; Brittney Harris, Planner; Jacob Curtis, Planner; Craig Chambers, City Attorney; Kate Morgan, Deputy City Recorder.

Regular Work Session, 5:30 p.m.

1) Call to Order

Commission Chair Eyre welcomed everyone to the meeting. The Commission noted that the order of items had been rearranged on the agenda to better work with employee schedules.

3) Utah Open and Public Meetings Act training

Craig Chambers presented the training to the Commission. He began with an overview of the policy. He discussed the differences between public meetings and public hearings, explaining that for any public comment period, the Chair may set parameters, but they must be consistent. The Chair may allow public hearings on items that do not require them. Chambers presented the legal definitions for a "meeting," a "body," and a "quorum," and followed them with examples.

Commissioner Jackson arrived at approximately 5:45 P.M.

Chambers went over legal requirements for meeting noticing and agendas. He briefly covered closed meetings, explaining that they are a very rare occurrence in Planning Commission. He explained that Lehi City allows for electronic meetings in their code. Chambers discussed records of meetings, which include minutes, recordings, and any texts or emails sent by commissioners about items in or out of session.

Commissioner Kunze arrived at approximately 5:51 P.M.

DRAFT

Chambers concluded his presentation with a review of the penalties of violating the Utah Open and Public Meetings Act. It qualifies at a Class B Misdemeanor and can result in personal penalties as well as a potential voiding of any decisions made within the meeting.

6) Walkthrough of new City Hall

Kim Struthers took those gathered on a tour of the new Lehi Civic Center.

2) State training requirements for Planning Commissioners

Brittney Harris presented the item. She briefly went over the type and amount of training required of Planning Commissioners by State Code, and how that is determined.

4) Review the application process, DRC, etc.

Jacob Curtis gave a brief overview of the development process that items go through before coming before the Planning Commission. Applications can be found on the city website and can be submitted digitally or in person. Items will then go through DRC, where all relevant departments in the city will provide input on the project. DRC is made up of city employees. Curtis discussed administrative vs. legislative decisions and displayed the approval process for various types of projects. Curtis concluded this portion of his presentation with some statistics on density in lieu and its usage in Lehi City.

5) Review of DRC and Planning Commission meeting statistics

Jacob Curtis shared his statistical analysis of the Planning Commission and DRC for 2025.

7)Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Jackson moved to adjourn the meeting. Commissioner Roberts seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 6:58 p.m.

Approved: March 26, 2026 Attest:

_____ _____

Commissioner Tyson Eyre Kate Morgan, Deputy City Recorder
Commission Chair

DRAFT

Agenda Item No: 3.1

Planning Commission Agenda Item Report

Meeting Date: March 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of X Development's request for review of a Development Code Amendment to Table 05.030-B and Chapter 39 adding a Flex Commercial Building use. (Tabled from the March 12th meeting)

Suggested Action:

Attachments:

X Development Dev Code Amend.pdf

X DEVELOPMENT- FLEX COMMERCIAL BUILDING DEVELOPMENT CODE AMENDMENT

PLANNING COMMISSION REPORT

Applicant	X Development
Meeting Date	March 26, 2026
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	February 18, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The applicant requests review and recommendation of their proposed amendments to Table 05.030.B. and Chapter 39 Definitions. The applicant would like to add a new use “Flex Commercial Building”. They originally wanted to amend “Light Office Warehouse” but the use is different enough, Staff recommended they create a new use.

The use is intended to include a small portion (15 percent minimum) of retail, services or office space. This area will look like a regular retail space. The rest of the building will include warehouse space. Typical businesses might include those who primarily do internet sales but also want a retail front.

The applicant proposes designating “Flex Commercial Building” as a permitted use in the Commercial, Heavy Commercial, Regional Commercial, Light Industrial, Mixed Use, and Technical Manufacturing zones.

The Reviewing Departments (DRC) reviewed the proposed Development Code Amendment and had the following

comments:

1. Might need examples or measurable standards (windows, transparency percentage, entry design) to reduce subjective interpretation
2. Clarify if the15% is calculated on the entire building, or each unit.
3. Recommend removing this use from Mixed-Use.
4. Possible alternative: Flex Commercial Building – A commercial building designed for flexible interior use of retail, office, warehouse, or service functions. At least 15% of the building's gross floor area shall be occupied by office, retail, or service uses. Street-facing facades shall have a retail or office storefront appearance, including windows, entries, and architectural features consistent with pedestrian-oriented design. Interior layouts may be modified without structural changes to accommodate different tenant needs.

Please consider including all DRC comments in your motion.

SCOPE OF APPROVAL

Development Code Amendments are legislative items. This means the Planning Commission has full discretion to give a positive or negative recommendation and the City Council can choose to approve, approve with any changes, or deny the proposed amendment.

The public can share any concerns or changes. The Planning Commission or City Council would need to include a change in their motion. Different perspectives help make Code Amendments better.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Code Amendment will provide more commercial opportunity in the City.
2. The proposed Development Code Amendment will/ will not preserve the character of the commercial areas in the City.
3. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
4. Additional findings based upon information presented during the public hearing.

X Development—Development Code Amendment
DRC Redline Comments

X Development- requests review of a Development Code Amendment to Table 05.030-B. And Chapter 39 Definitions adding a Flex Commercial Building 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: Karla Mata, Eric Towner and Jason Boal
Date of Plans Reviewed: 02/11/26
Time Start: 2:17pm
Time End: 2:20pm

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering: No comments.
Luke – Traffic: No comments.
Kim – Planning:

1. Might need examples or measurable standards (windows, transparency percentage, entry design) to reduce subjective interpretation
2. Clarify if the 15% is calculated on the entire building, or each unit.
3. Recommend removing this use from Mixed-Use.
4. Possible alternative:
   Flex Commercial Building – A commercial building designed for flexible interior use of retail, office, warehouse, or service functions. At least 15% of the building's gross floor area shall be occupied by office, retail, or service uses. Street-facing facades shall have a retail or office storefront appearance, including windows, entries, and architectural features consistent with pedestrian-oriented design. Interior layouts may be modified without structural changes to accommodate different tenant needs.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 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.

Purpose and Intent

The purpose of this proposed text amendment is to modernize the Lehi City zoning code through the addition of a new land use definition, “Flex Commercial Building.” This new definition is intended to address the evolution of contemporary flex commercial and employment-oriented development while maintaining compatibility with surrounding land uses.

The introduction of a Flex Commercial Building category provides a distinct regulatory framework for a development type that is increasingly common in today’s market but not adequately captured by existing definitions in the city of Lehi. The proposed amendment aligns Lehi City’s zoning standards with current development patterns, tenant demands, and nationally recognized best practices for flex space design, while preserving established community expectations related to building orientation, façade treatment, and operational impacts.

Limitations of Existing Definitions

While Lehi’s existing land use definitions have served traditional office and warehouse development well, they are not structured to accommodate modern flex building typologies. Current classifications rely on fixed internal use ratios, particularly office-heavy requirements, that do not reflect how contemporary flex buildings are designed, leased, or operated.

Today’s flex users, which include entertainment concepts, athletic events and training, ecommerce businesses with showroom components, small start-ups, technology firms, contractors, research and development tenants, and service-oriented businesses, require adaptable space configurations. These uses often emphasize showroom, display, staging, light assembly, or storage functions, supported by a smaller but still meaningful office or customer-facing component. Existing definitions do not provide a clear pathway for these low-impact, commercially oriented uses, despite their compatibility with commercial and employment districts.

Industry research indicates that rigid internal use thresholds can unintentionally discourage reinvestment, reduce tenant flexibility, and push otherwise appropriate uses into heavier industrial zoning districts, even when their operational impacts remain low-intensity and suitable for customer-facing environments.

Rationale for the Proposed Definition

The proposed Flex Commercial Building definition establishes a separate, purpose-built category that recognizes flexibility as a defining characteristic rather than an exception. By requiring a minimum of 15 percent commercial, office, or retail space, the definition ensures that buildings maintain an active, professional presence and support customer interaction, while allowing the

remaining floor area to accommodate a broad range of low-impact employment and commercial activities.

This approach reflects best practices identified in flex space research and zoning studies, which consistently emphasize adaptability as critical to long-term project viability. Flex Commercial Buildings are intentionally designed to evolve over time in response to changing business models, technology, and workforce needs—without requiring repeated zoning amendments or variances.

Planning literature also demonstrates that neighborhood compatibility is driven less by internal space allocation and more by external design, site layout, access management, and operational controls. These factors are directly addressed and reinforced through the standards associated with the proposed definition.

Compatibility and Design Safeguards

The proposed amendment incorporates clear design and operational safeguards to ensure compatibility with adjacent land uses and public streets, including:

- Building facades fronting roadways must maintain an office or storefront appearance.
- Roll-up doors are limited to facades not facing public streets, preserving a pedestrian-oriented and professional streetscape.
- Individual suite or unit sizes are capped at 30,000 square feet, preventing large-scale industrial operations that would be inconsistent with commercial district character.

These standards are consistent with national flex development guidance and regional zoning practices, which identify high-quality façade design and controlled loading access as key tools for mitigating perceived industrial impacts in commercial settings.

Economic Development and Local Context

From an economic development standpoint, the addition of a Flex Commercial Building definition supports small and mid-sized businesses that are increasingly underserved by traditional zoning categories. In Utah and similar high-growth markets, flex commercial projects have emerged as significant employment generators, providing space for entrepreneurs and growing firms that do not fit neatly into “office-only” or “warehouse-only” classifications.

Importantly, the proposed flex commercial framework is intended to function as a customer-facing, employment-oriented environment rather than a traditional industrial area. By emphasizing building design, site layout, and operational characteristics that support client interaction, employee accessibility, and compatibility with surrounding uses, this zoning approach creates a more inviting and commercially oriented experience for customers and the public.

Establishing a clear flex definition improves regulatory clarity, enhances project feasibility, and encourages reinvestment in commercial employment areas, while maintaining expectations for high-quality development, customer-oriented design, and community compatibility.

Conclusion

The proposed text amendment represents a targeted, policy-consistent update that reflects current development realities while preserving Lehi City's community character and design standards. By adding a new Flex Commercial Building definition, the zoning code will more effectively support economic diversification, adaptive reuse, and long-term flexibility, while continuing to protect the public realm through strong design and operational controls.

Chapter 39: Definitions

(new definition)

Flex Commercial Building - A commercial building designed to accommodate flexibility in the internal arrangement of retail, office, warehouse and service. At least fifteen percent (15%) of the building square footage shall consist of office, retail or service area. As a retail focused building, facades fronting roadways shall have an office/storefront appearance.

TABLE 05-030-B

TABLE OF USES – NONRESIDENTIAL ZONES

USE	DISTRICT										
	NC	C	C-H	CR	C-1	BP	LI	MU	T/M	PF	HI
COMMERCIAL/NONRESIDENTIAL USES											
Financial Institutions and Services	P	P		P	P	P		P	P		
Flex Commercial Building		**P**	**P**	**P**			**P**	**P**	**P**		
Funeral Home	P	P	P	P			P	P			

Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: March 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Slay Holdings LLC's request for R-1-Flex (residential) zoning on the Slay Holdings Annexation, 4 acres of property located at approximately 2300 West 300 South.

Suggested Action:

Attachments:

Slay Holdings 1.pdf

Slay Holdings 2.pdf

SLAY HOLDINGS ANNEXATION
PLANNING COMMISSION REPORT

Applicant	Slay Holdings, LLC		
Meeting Date	March 26, 2026		
Requested Action/Purpose	Review and recommendation of proposed zoning on property to be annexed		
Decision Type	Legislative		
Location	Approximately 2300 West 300 South		
Requested Zoning	R-1-Flex		
General Plan Land Use Designation	Low-Density Residential		
Acreage	4.00 acres		
Existing Land Use	Vacant		
Adjacent Zoning and Land Use	*North*	County island	Single-family residential
	South	County island	Utah Power and Light
	East	Planned Community	Single-family residential
	West	R-1-15	Single-family residential
Date of DRC Review	February 11, 2026		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

REPORT ANALYSIS

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

The General Plan designates this property as Low-Density Residential (LDR). The applicant requests review of their proposal to annex 4.00 acres of property located at approximately 2300 West 300 South with proposed R-1-Flex zoning. The proposed annexation will resolve a portion of an existing county island. This area has a general plan land use designation with the intent that it would annex into Lehi at some point.

The DRC reviewed the proposed annexation and had no critical issue concerns. The DRC comments were informative for the applicant.

PLANNING DIVISION RECOMMENDATION

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

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

Slay Holdings Annexation
DRC Redline Comments

Trane- requests review of the Slay Holdings Annexation, 4 acres of property located at approximately 2300 West 300 South with R-1-Flex zoning. NEED ENVELOPES

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller
Representatives of the Applicant Present: Tony Trane
Assigned Planner: Katie Bussell
Date of Plans Reviewed: 02/03/26
Time Start: 3:00 PM
Time End: 3:10 pm

DRC REPORT:

1. **Critical Issues:**

2. **Location of existing and proposed City facilities:**
    a. 2300 W for City facilities

3. **Zoning required or recommended**
    a. R-1-Flex meets General Plan Designation of LDR

4. **Distances to schools/parks/shopping**
    a. Willow Creek Junior High
    b. Snow Springs Elementary
    c. Lehi High

5. **Transportation**
    a. 2300 W is an arterial
    b. Current funding through MAG to complete widening of 2300 W
    c. Planned signal at 2300 W and Grey's Drive
    d. Grey's Drive will be require to connect to future Auburn Springs subdivision

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks:
A. Just a quick note-a future master planned trial will cross through this property.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering: No comments.
Luke – Traffic: No comments.
Kim – Planning:
1. Use standard plat template.
2. Clearly show existing Lehi City Boundaries. Usually a hatched line or something could help with that.
3. Indicate proposed zoning on the annexation plat.
4. General comments:
    a. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.

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.

b. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
c. As a condition of recording the annexation plat, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the R-1-Flex Zone is 1.58 acre feet per acre of culinary water and 2.11 acre feet per acre of irrigation water.

DRC GENERAL COMMENTS:

THIS ITEM WILL BE SCHEUDLED FOR CITY COUNCIL ON MARCH 10TH.
NEED ENVELOPES
(PLANNING STAFF - REMEMBER TO SEND AN ELECTRONIC COPY OF THE ANNEXATION PLAT TO THE COUNTY SURVEYOR'S OFFICE FOR THEIR "PRE CHECK" AND REMEMBER TO CHECK NAME ON ANNEXATION PLAT THAT IT STAYS THE SAME THROUGHOUT THE PROCESS AND ON ALL LEGAL DOCUMENTS)

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

Narrative

Lehi City
Attn: City Council and Staff

Subject: Slay Holdings LLC Annexation

The property owner of approximately 4.0 acres located at 300 South 2300 West desires to annex into Lehi City. This annexation is requesting to be annexed under the R1-Flex zoning. We feel this is an appropriate request based on the criteria below:

(a) In general, what is the topography, vegetation, and other natural features present on the property proposed to be annexed? Flat Farm Land with a power line corridor through the property.

(b) What is the existing land use(s) of the property proposed for annexation and those requested by the owners? Existing Open Field proposed to be single family with open space along the power corridor.

(c) What is the current and potential (if the property were developed) population and residential density of the proposed area? The intent would be to create buildable lots in the area of the annexation. With 4 acres, the maximum would be 14 lots however there is a power transmission line going through the property which would need to be worked around as part of the project

(d) How will the proposed annexation comply with and achieve Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan? The request is in line with the land use goals of this area. A residential use with some open space and trail space is the general plan for the area.

(e) What are the current and potential (if the property were developed) demands for City provided facilities and services to the area proposed for annexation, including culinary water, irrigation water, wastewater,transportation facilities, drainage, fire protection, solid waste, parks and recreation, and police protection? The utilities are located in the area and with development happening to the west, this annexation would be helpful on connecting utilities and roadways.

(f) Are the water rights necessary for annexation, found in Section 27-040 of the Lehi Development Code available for dedication to Lehi City upon annexation? The owner is planning to purchase water for the water rights requirement with the city that are anticipated to be used with this annexation.

Thank you for your consideration of this matter.

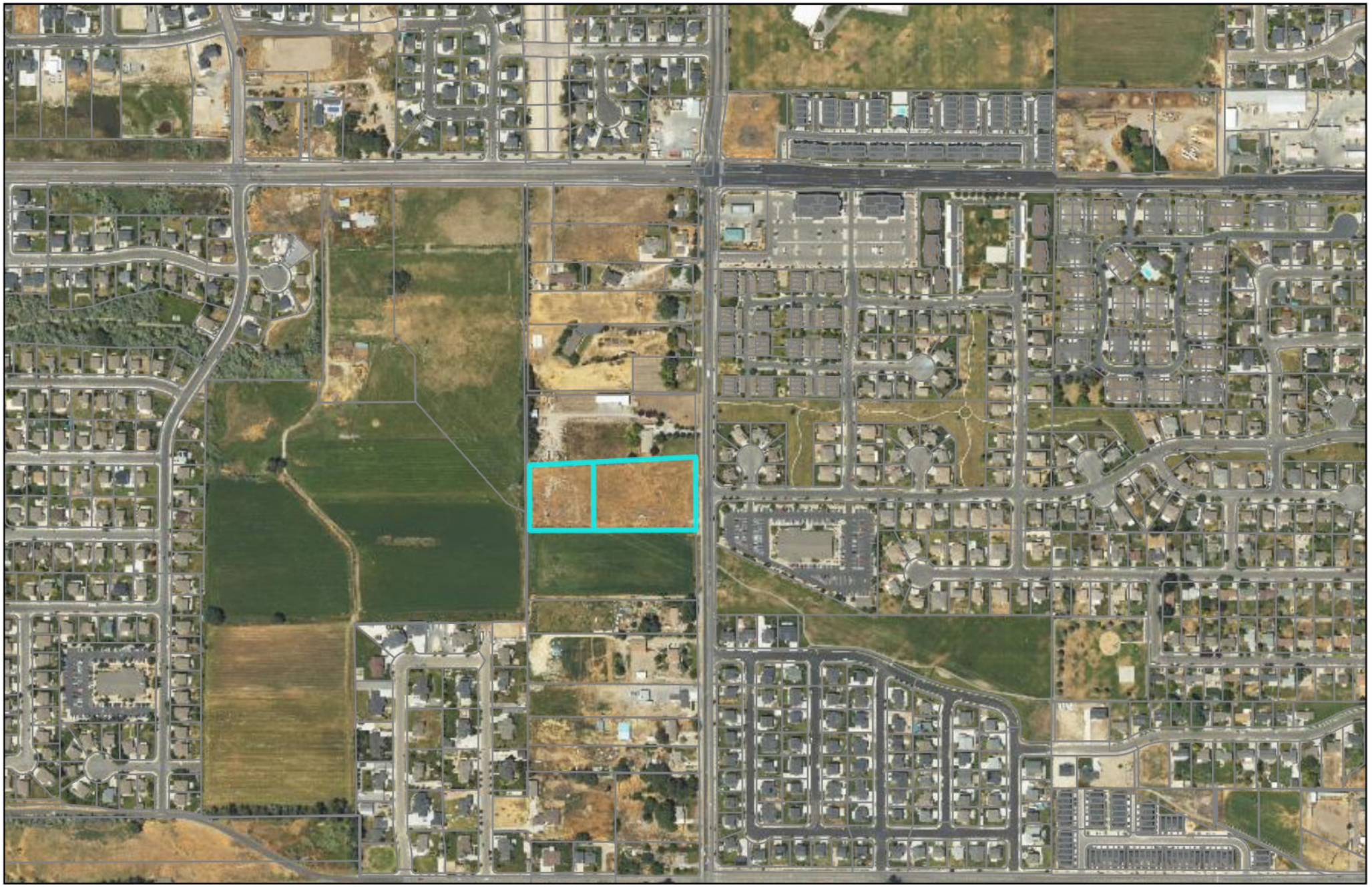

PUBLIC
HEARING


PUBLIC
HEARING


PUBLIC
HEARING
ANNEXATION

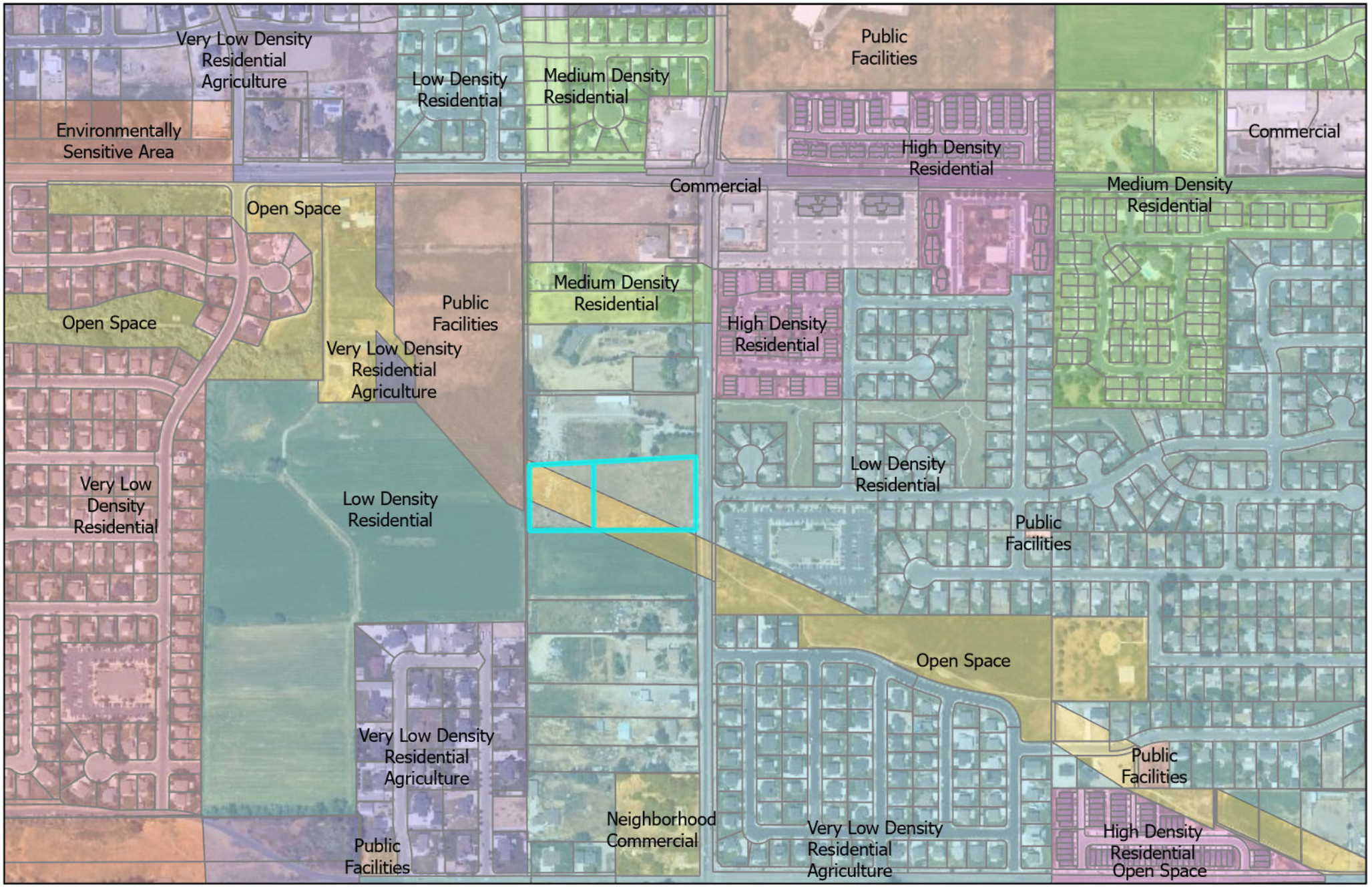
Slay Holdings Annexation

Aerial Map



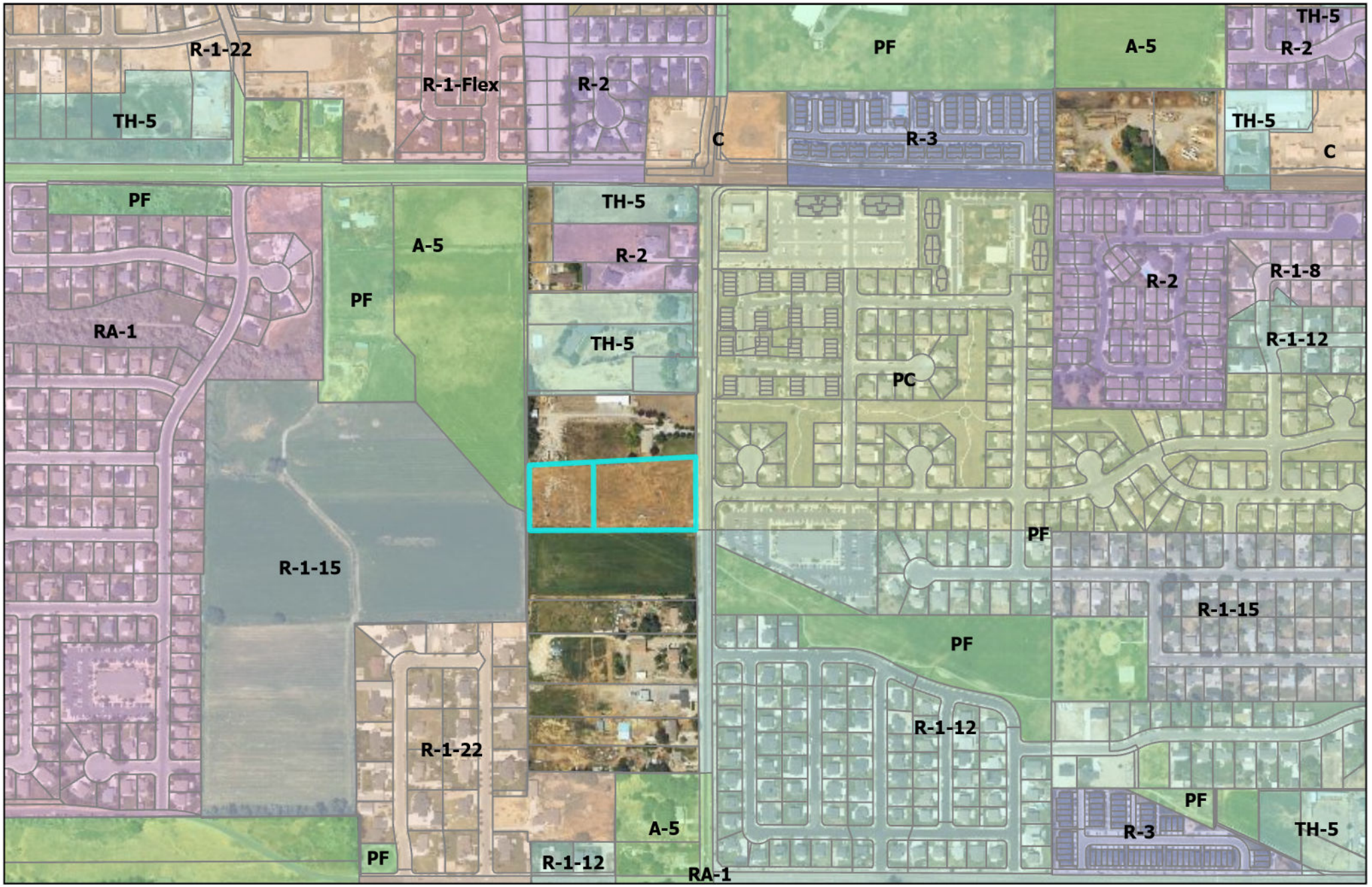
Slay Holdings Annexation

General Plan Map



Slay Holdings Annexation

Zoning



SLAY HOLDINGS ANNEXATION

LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST AND THE EAST HALF OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

0 60 120 180

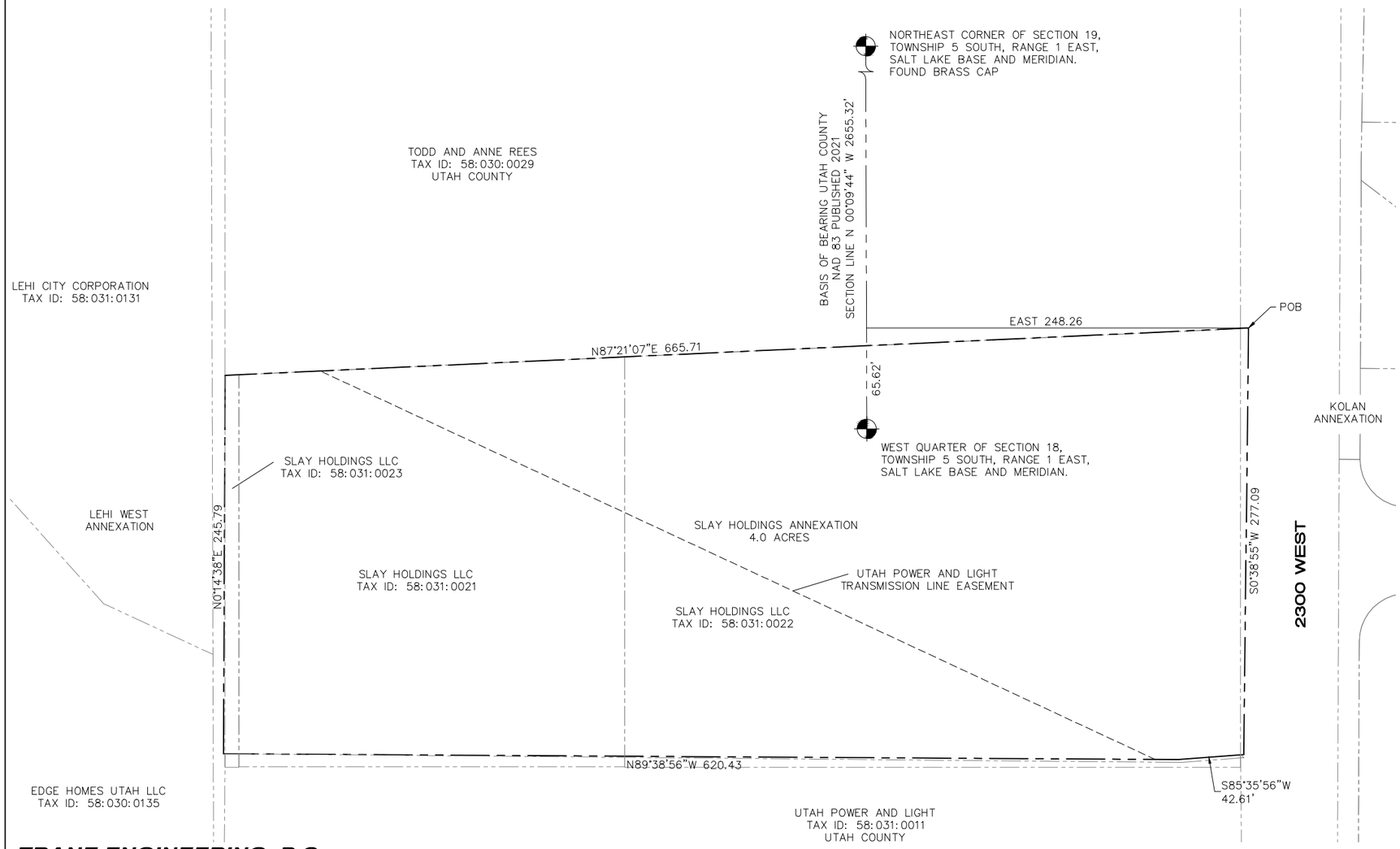
SCALE: 1" = 60'

LEGEND

- SECTION CORNER
- SECTION LINE
- ANNEXATION BOUNDARY
- EXISTING PARCELS



VICINITY MAP



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

SURVEYOR'S CERTIFICATE

I, Travis Trane, do hereby certify that I am a Professional Land Surveyor and that I hold licence No. 5152741 in accordance with title 58, chapter 22 of the Professional Engineers and Land Surveyors licensing act, Utah code annotated, 1953 amended, I further certify that this is a true and accurate map of the tract of land to be annexed to Lehi City, Utah County, Utah.

ANNEXATION DESCRIPTION

Beginning at a point on West line of Kolan Annexation which is North 00°09'44" West 65.62 feet along the section line and East 248.26 feet from West Quarter Corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence South 00°38'55" West 277.09 feet along Kolan Annexation; thence along Warranty Deed 49956:1978 the following two courses 1) South 85°35'56" West 42.61 feet; 2) North 89°38'56" West 620.43 feet; thence North 00°14'38" East 245.79 feet along Lehi West Annexation; thence North 87°21'07" East 665.71 feet along General Warranty Deed Entry No. 58658:2025 to the point of beginning.

SURVEYOR

DATE

SURVEYOR'S SEAL

This plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah Code Ann. 17-23-20 as amended

COUNTY SURVEYOR

DATE

COUNTY SURVEYOR'S SEAL

ACCEPTANCE BY LEGISLATIVE BODY

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

DATED THIS _____ DAY OF _____, 2021.

Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

City Recorder

RECORDER'S SEAL

FINAL LOCAL ENTITY PLAT

SLAY HOLDINGS ANNEXATION

LEHI CITY, UTAH COUNTY, UTAH

SCALE 1" = 40 FEET

RECORDING INFORMATION

Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: March 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Gary Cooper's request for R-1-Flex (residential) zoning on the Cedar Hollow Holdings Annexation, 15.31 acres of property located at approximately 400 South Center Street.

Suggested Action:

Attachments:

Cedar Hollow Holdings 1.pdf

Cedar Hollow Holdings 2.pdf

CEDAR HOLLOW HOLDINGS ANNEXATION

PLANNING COMMISSION REPORT

Applicant	Gary Cooper		
Meeting Date	March 26, 2026		
Requested Action/Purpose	Review and recommendation of proposed zoning on property to be annexed		
Decision Type	Legislative		
Location	Approximately 400 South Center Street		
Requested Zoning	R-1-Flex		
General Plan Land Use Designation	LDR		
Acreage	15.31 acres		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	RA-1/R-1-8	Single family residential
	South	R-1-Flex	Rail Line
	East	R-1-Flex/R-1-8	Single family residential
	West	RA-1	Single family residential
Date of DRC Review	February 18, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

REPORT ANALYSIS

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

The General Plan designates this property as Low Density Residential (LDR). The applicant requests review of their proposal to annex 15.31 acres of property located at approximately 400 S Center Street with proposed R-1-Flex zoning. The proposed annexation resolves a portion of an existing county island. This area has a general plan land use designation with the intent that it would annex into Lehi at some point.

The DRC reviewed the proposed annexation and had no critical issue concerns. The DRC comments were informative for the applicant.

PLANNING DIVISION RECOMMENDATION

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

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

Cedar Hollow Holdings Annexation
DRC Redline Comments

Gary Cooper- requests review of the Cedar Hollow Holdings Annexation on 15.31 acres located at approximately 400 South Center Street with proposed R-1-Flex zoning. Need envelopes

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller
Representatives of the Applicant Present: Tony Trane
Assigned Planner: Jacob Curtis
Date of Plans Reviewed: 02/10/26
Time Start: 3:23 pm
Time End: 3:32 pm

DRC REPORT:

1. **Critical Issues: None**

2. **Location of existing and proposed City facilities- utilities in Center Street and 300 East**

3. **Zoning required or recommended- R-1-Flex**

4. **Distances to schools/parks/shopping- Meadow Elementary (.6 miles), Lehi High School (.8 miles), Lehi Junior High School (1.5 miles), Pioneer Market (.5 miles), Outdoor Pool (.5 miles)**

5. **Transportation- Center Street is a Minor Collector**

DRC GENERAL COMMENTS:

General comments:
a. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.
b. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
c. As a condition of recording the annexation plat, the applicant will need to provide water dedication per Chapter 27 of the Development Code. The rate for the R-1-Flex Zone is 1.58 acre feet per acre of culinary water and 2.11 acre feet per acre of irrigation water.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON MARCH 10TH 2026.

NEED ENVELOPES

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

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

Narrative

Lehi City
Attn: City Council and Staff

Subject: Cedar Hollow Holdings Annexation

The property owner of approximately 15.31 acres located at 300 South 2300 West desires to annex into Lehi City. This annexation is requesting to be annexed under the R1-Flex zoning. We feel this is an appropriate request based on the criteria below:

(a) In general, what is the topography, vegetation, and other natural features present on the property proposed to be annexed? Flat Farm Land with surrounded by single family homes.

(b) What is the existing land use(s) of the property proposed for annexation and those requested by the owners? Existing Open Field proposed to be single family with a potential church lot at the south side.

(c) What is the current and potential (if the property were developed) population and residential density of the proposed area? The intent would be to create buildable lots in the area of the annexation. With a approximate 5 acres church site, the remaining property would be approximately 37 lots base on conceptual ideas for the property.

(d) How will the proposed annexation comply with and achieve Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan? The request is in line with the land use goals of this area. A residential use with a potential church lot is in line with the general plan for the area.

(e) What are the current and potential (if the property were developed) demands for City provided facilities and services to the area proposed for annexation, including culinary water, irrigation water, wastewater,transportation facilities, drainage, fire protection, solid waste, parks and recreation, and police protection? The utilities are currently located in the area and with future development happening, this would be helpful on connecting utilities and roadways between Center Street and 300 East. It would also help with the needed church site for the area.

(f) Are the water rights necessary for annexation, found in Section 27-040 of the Lehi Development Code available for dedication to Lehi City upon annexation? There are currently water rights associated with this property that Lehi City has worked with the owner on a change application. The owner will purchase water for any remaining water rights requirement for the annexation.

Thank you for your consideration of this matter.

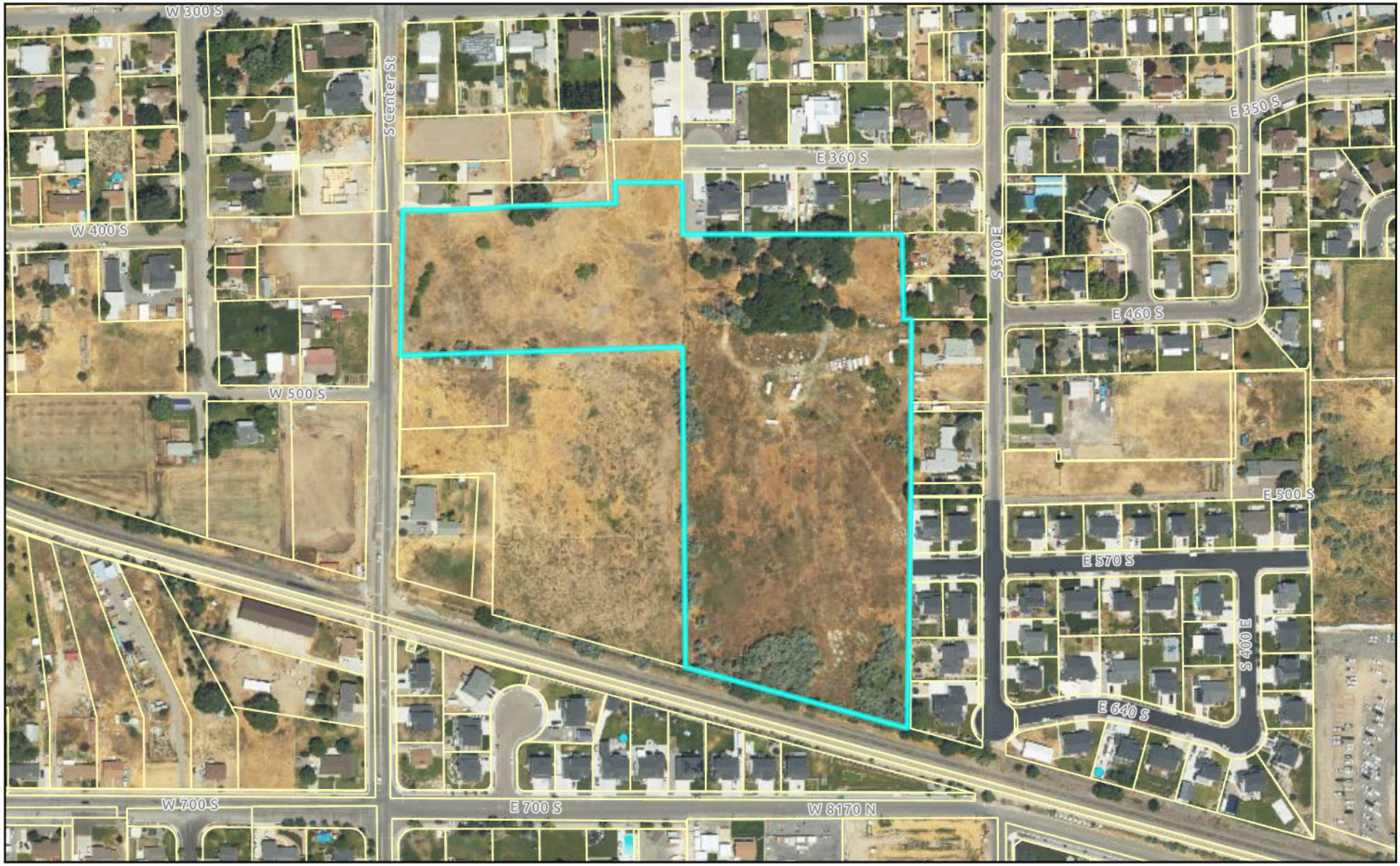

PUBLIC
HEARING


PUBLIC
HEARING
ANNEXATION



Cedar Hollow Holdings Annexation

Aerial

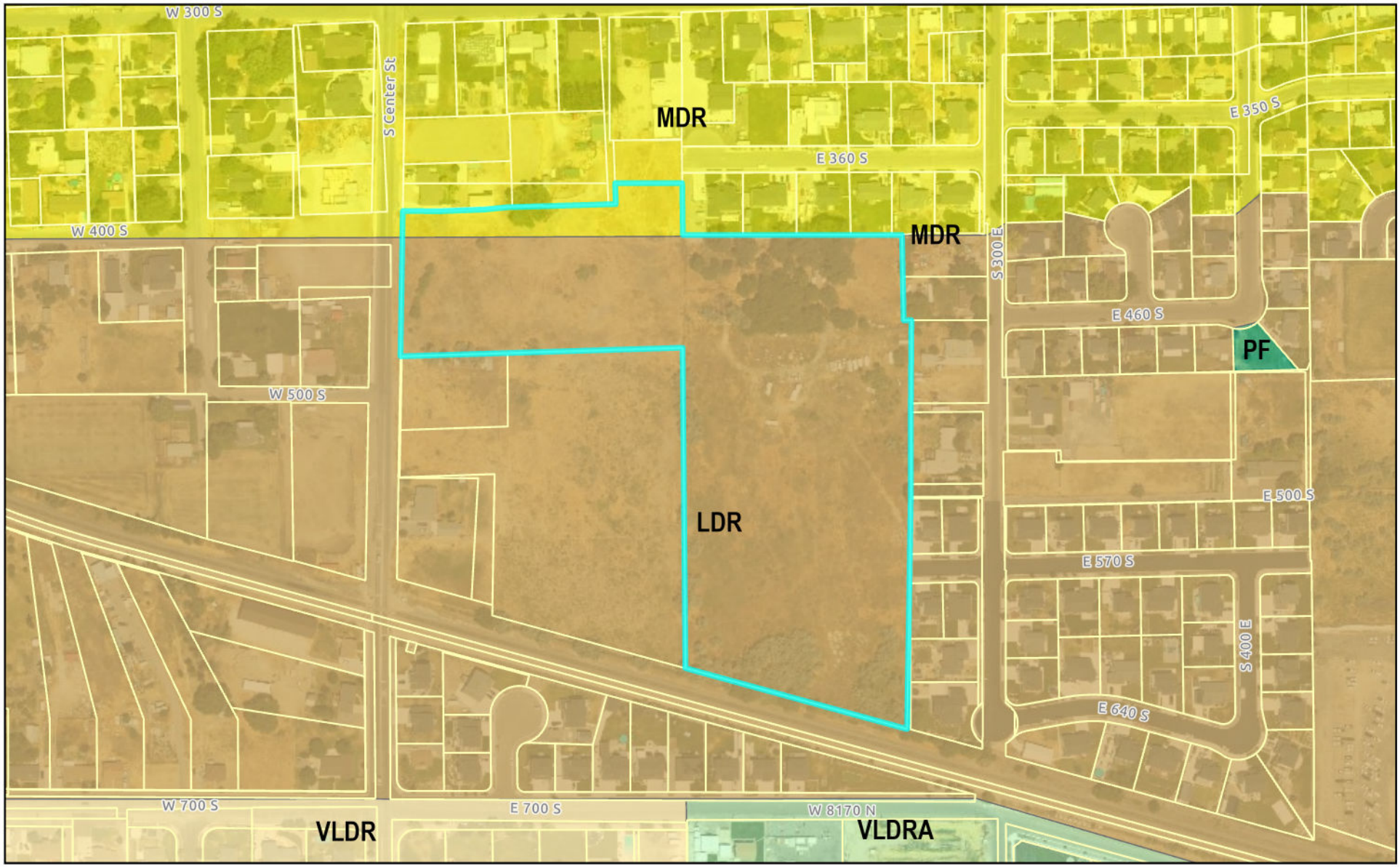


0 375 750 1,500 Feet

LEHI CITY

Cedar Hollow Holdings Annexation

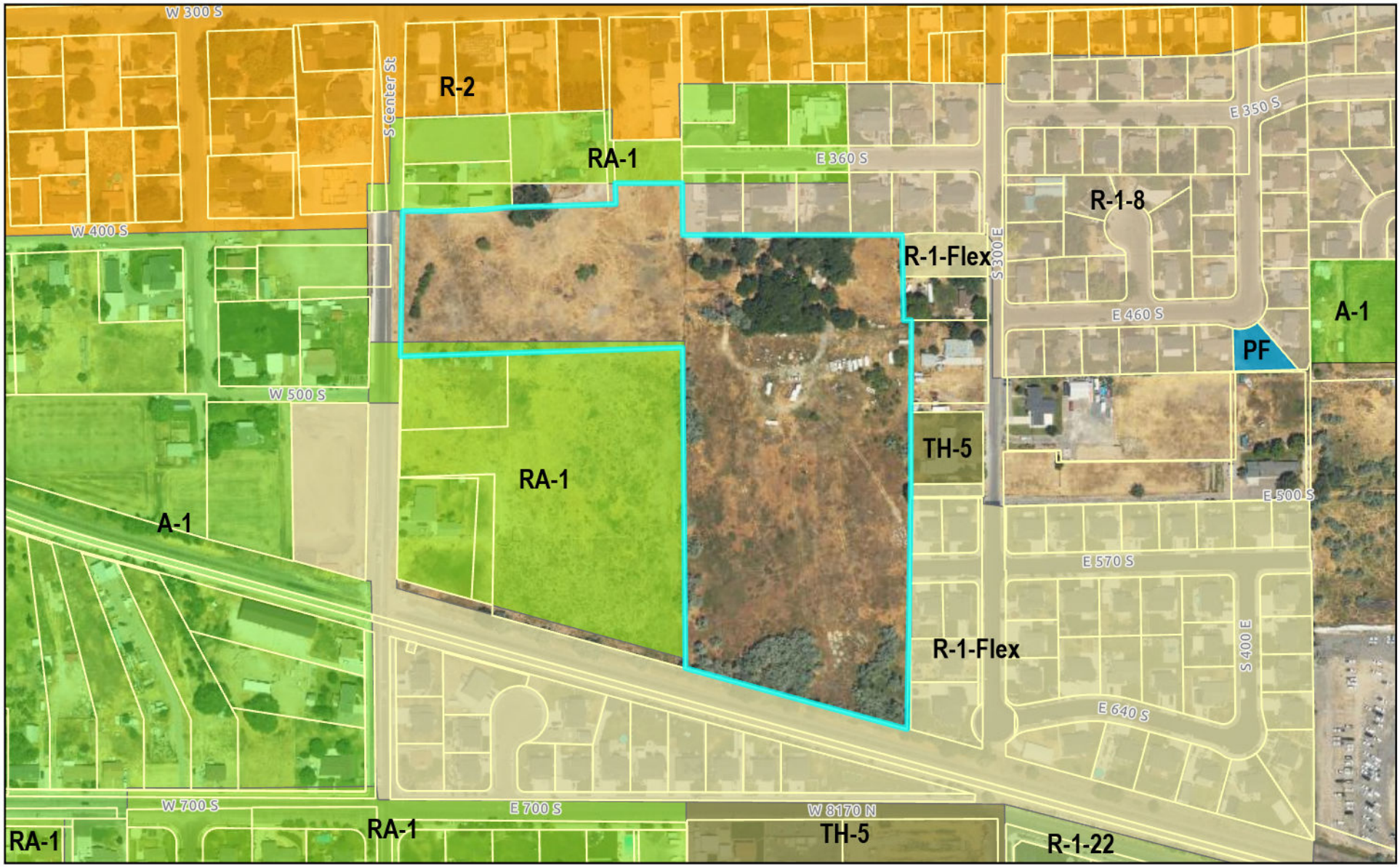
General Plan



LEHI CITY

Cedar Hollow Holdings Annexation

Zoning



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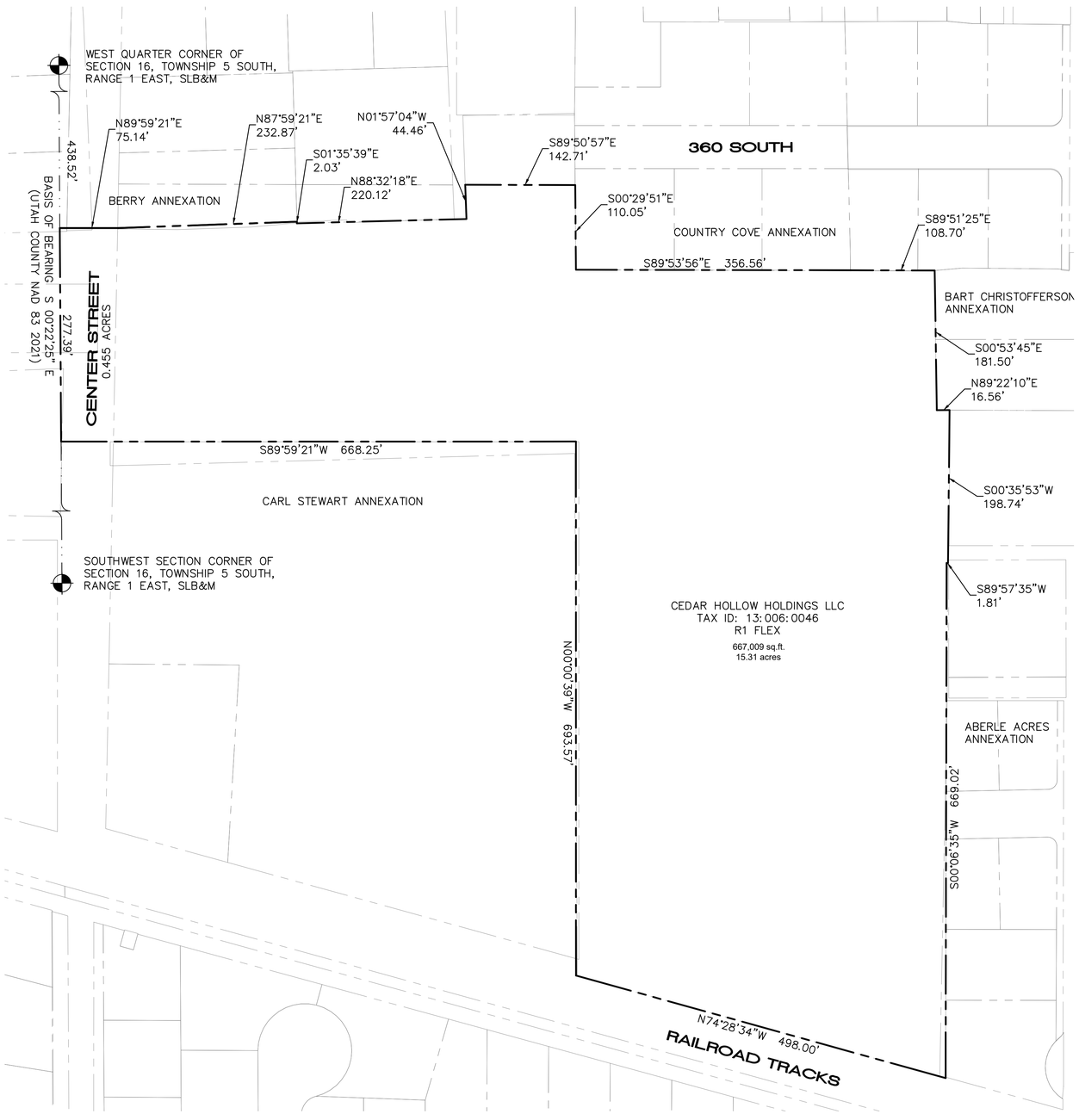
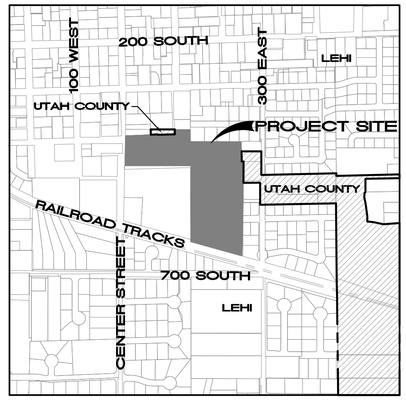
LEHI CITY

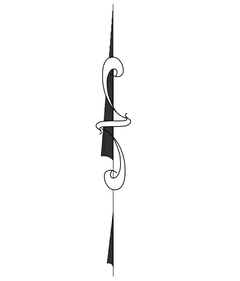
CEDAR HOLLOW HOLDINGS ANNEXATION

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN





VICINITY MAP



0 80 160 240

SCALE: 1" = 80'

LEGEND

- SECTION CORNER
- SECTION LINE
- ANNEXATION BOUNDARY
- EXISTING DEEDS

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

SURVEYOR'S CERTIFICATE

I, Travis Trane, do hereby certify that I am a Professional Land Surveyor and that I hold licence No. 5152741 in accordance with title 58, chapter 22 of the Professional Engineers and Land Surveyors licensing act, Utah code annotated, 1953 amended, I further certify that this is a true and accurate map of the tract of land to be annexed to Lehi City, Utah County, Utah.

ANNEXATION DESCRIPTION

Beginning at a point which is South 00°22'25" East 438.52 feet along the section line from the West Quarter Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence along Berry Annexation the following two courses 1) North 89°59'21" East 75.14 feet; 2) North 87°59'21" East 232.87 feet; thence South 01°35'39" East 2.03 feet; thence North 88°32'18" East 220.12 feet; thence North 01°57'04" West 44.46 feet; thence South 89°50'57" East 142.71 feet; thence along Country Cove Annexation the following two courses 1) South 00°29'51" East 110.05 feet; 2) South 89°53'56" East 356.56 feet; thence South 89°51'25" East 108.70 feet along Clay Peck Annexation; thence South 00°53'45" East 181.50 feet along Bart Christofferson Annexation and its extension thereof; thence North 89°22'10" East 16.56 feet; thence South 00°35'53" West 198.74 feet; thence along Aberle Acres Annexation the following two courses 1) South 89°57'35" West 1.81 feet; 2) South 00°06'35" West 669.02 feet; thence North 74°28'34" West 498.00 feet; thence along Carl Stewart Annexation the following two courses 1) North 00°00'39" West 693.57 feet; 2) South 89°59'21" West 668.25 feet; thence North 00°22'25" West 277.39 feet along the section line to the point of beginning.

Area: 15.31 acres

Basis of Bearing: the line between the West Quarter Corner and the Southwest Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian which bears South 00°22'25" East (NAD 83 bearing, Utah County Plat dated 2021)

SURVEYOR

DATE

SURVEYOR'S SEAL

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN. 17-23-20 AS AMENDED

SURVEYOR

DATE

COUNTY SURVEYOR'S SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE

CEDAR HOLLOW HOLDINGS ANNEXATION.

DATED THIS _____ DAY OF _____

RECORDER

RECORDER'S SEAL

ANNEXATION PLAT

CEDAR HOLLOW HOLDINGS ANNEXATION

LEHI CITY, UTAH COUNTY, UTAH

SCALE 1" = 80 FEET

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: March 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Dan Beavers' request for approval of the LifeTime Fitness Site Plan exception to the 40% maximum EIFS/Stucco requirement located at 240 East Traverse Terrace Drive.

Suggested Action:

Attachments:

LifeTime 1.pdf

LifeTime 2.pdf

LIFE TIME SITE PLAN EXCEPTION
PLANNING COMMISSION REPORT

Applicant	Dan Beavers		
Meeting Date	March 26, 2026		
Requested Action/Purpose	Approval of a proposed exception to the EIFS requirement on a site plan		
Decision Type	Administrative		
Location	240 East Traverse Terrace Drive		
Project Area	12.06 acres		
Existing Zoning	Planned Community (PC)		
General Plan Land Use Designation	Mixed-Use (MU)		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	PC (Mixed Use)	Future Apartments
	South	PC (Open Space)	Open Space
	East	PC (Open Space)	Texas Instruments Open Space
	West	PC (Mixed Use)	Retail Shopping Center
Date of DRC Review	March 18, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 37.010. General Nonresidential Design Standards.

a. Purpose and vision:

> The nonresidential areas of Lehi are intended to prioritize aesthetics and walkability which contribute to the long-term sustainability of the city. These standards shall apply to all nonresidential developments in the city that are not otherwise located within a designated design standards district. While these areas are not included as part a specific design standard district, new development should build upon an appropriate character for the area based on the existing and future land use types as depicted in the General Plan.

Stucco and EIFS may be used up to 40 percent of each wall area excluding windows and doors as a secondary material only. Stucco and EIFS shall not be used on hierarchal architectural features, pop-outs in a facade, or for wainscots, but shall be allowed on recessed wall areas, walls between entrances, and between hierarchal architectural features (see Figure 128).

Exceptions:

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

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

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

PROPERTY HISTORY

December 11, 2012	City Council approved the Micron Area Plan
April 8, 2022	This property came into Lehi as the Micron East Annexation
August 23, 2022	City Council approved the Skye Area Plan amending the Micron Area Plan
September 19, 2023	City Council approved the Skye Area Plan Second Amendment
June 4, 2025	The Reviewing Departments approved the Sky View East Plat A Subdivision
September 25, 2025	Planning Commission approved an exception for the building location.

REPORT ANALYSIS

The applicant requests approval of an exception to the maximum EIFs/Stucco requirement for the Life Time Site Plan located at 240 East Traverse Terrace Drive. The applicant received approval on September 25, 2025 for an exception to the building location on this site.

The applicant provided elevations that are primarily EIFS. The first floor of the full building is brick and windows. The upper floors are almost completely EIFS. The Development Code allows the Planning Commission to approve an exception to the design requirements. It does allow the applicant to justify that the proposal improves the design quality, and also how it fits into the vision for the design district.

EIFS can be a cheaper material that does not hold up well over time. It also can contribute to a large monolithic wall with little visual interest. These are the main reasons for limiting the amount of EIFs on a wall elevation.

The Reviewing Departments (DRC) had one redline comment related to the EIFS exception:

1. Each building elevation can have a maximum 40% EIFS in the General Nonresidential Design District. Please provide tabulations for each elevation of building materials.

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.

The public can also share any concerns or support for the exception. The rest of the site plan is not being considered by the Planning Commission.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed exception to the EIFS requirement does/does not still meet the vision and purpose of the General Nonresidential Design District.
2. The proposed exception has enough/ does not have enough justification to grant the exception.
3. Additional findings based upon information presented during the public meeting.

Life Time Fitness Site Plan
DRC Redline Comments

Dan Beavers- requests approval of the Life Time Site Plan located at 240 East Traverse Terrace Drive.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Ben Tuckett, Justin Schmidt and Dan Beavers
Date of Plans Reviewed: 03/10/26
Time Start: 2:26pm
Time End: 2:39pm

DRC REDLINE COMMENTS:
Glade – Power:
General comment: Approved plats and site plans have exceeded the allowed Power ERU number for this area. This Plat may be approved along with civil construction. However, a meeting with the Power department is required to work out a schedule for all vertical construction. (the way to resolve this is to talk to Gardner and DR Horton about ERUs)
1. No power conduit beneath permanent structures.

Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer:
2. 4" meter vault size is 7x7x7 add note to plans.
3. 8x4 tee with 4" valve flanged to tee.
4. 8x4 reducer with 4" valve.
5. 8" water main needs to end with a 4" permanent blow off in island.
6. Install hydrant on east side of storm drain box.
7. Private storm drain will not be allowed in water line easement. realign storm drain.
8. Provide profile sheets where storm drain crosses water mains.
9. Show proper bends on water and pi mains.
10. The Gardener group discussed installing a loop trail around the detention basin. It would be good for the fitness center to tie into it.
11. Valve Flanged to tee on 8" fire line.
12. Grease trap and sample MH will need TSSD approval.

James – Parks:
The Gardener group discussed installing a loop trail around the detention basin. It would be good for the fitness center to tie into it.
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: see prior to preconstruction comments
Gary E. – Engineering:
13. Add note to grading/drainage sheets: Storm drain system is privately owned and maintained.
14. Verify hydrant is included within the water easement in the west island.
15. Provide the TBC elevations at the curb cuts into pond.
16. Provide some information/detail for the drainage channels within the storm pond. (Dimensions, rip rap, etc...).

Luke – Traffic: No comments.
Kim – Planning:
17. Each building elevation can have a maximum 40% EIFS in the General Nonresidential Design District. Please provide tabulations for each elevation of building materials.
18. Include inverted U bike standard detail and spacing information.

PRECON MEETING REQUIRED? (FULL)

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.

ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

THE CHECK-OFF PROCESS WILL TAKE AT LEAST A MONTH FROM THE TIME PLANS AND COST ESTIMATE ARE RECEIVED. IT IS THE APPLICANTS RESPONSIBIILTY TO ALLOCATE AN APPROPRIATE AMOUNT OF TIME.

APPLICANT

1. For checkoff plans, a full plan submission is required including, where applicable: erosion control plan with BMPS, landscape plans, civil plans, building elevations, power plans, etc.
2. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs-Sdaggs@lehi-ut.gov or 385-201-2523)
3. Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
4. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
5. Surveyor's and engineer's stamps on construction drawings.
6. Provide signed easement verification sheet.
7. 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/
8. 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.
9. Provide a Storm System Operation 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.
10. 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

11. Address comments from Planning Commission approval.
12. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled.
13. 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.

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. 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 NEEDS TO RESUBMIT TO DRC AND IS SCHEDULED FOR PLANNING COMMISSION ON MARCH 26th FOR THE EXCEPTION
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.

Life Time Fitness

Aerial

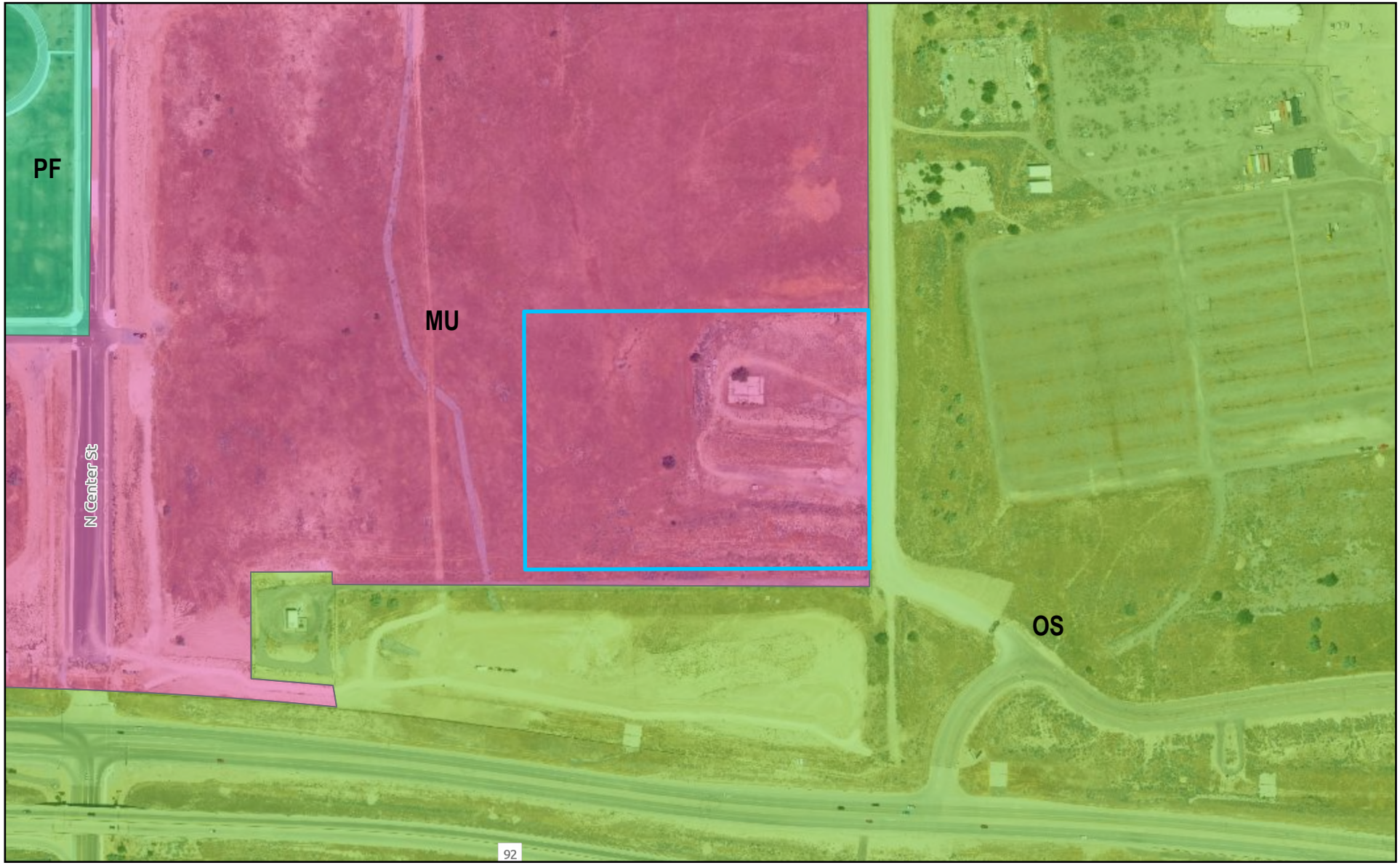


0 400 800 1,600 Feet

LEHI CITY

Life Time Fitness

General Plan



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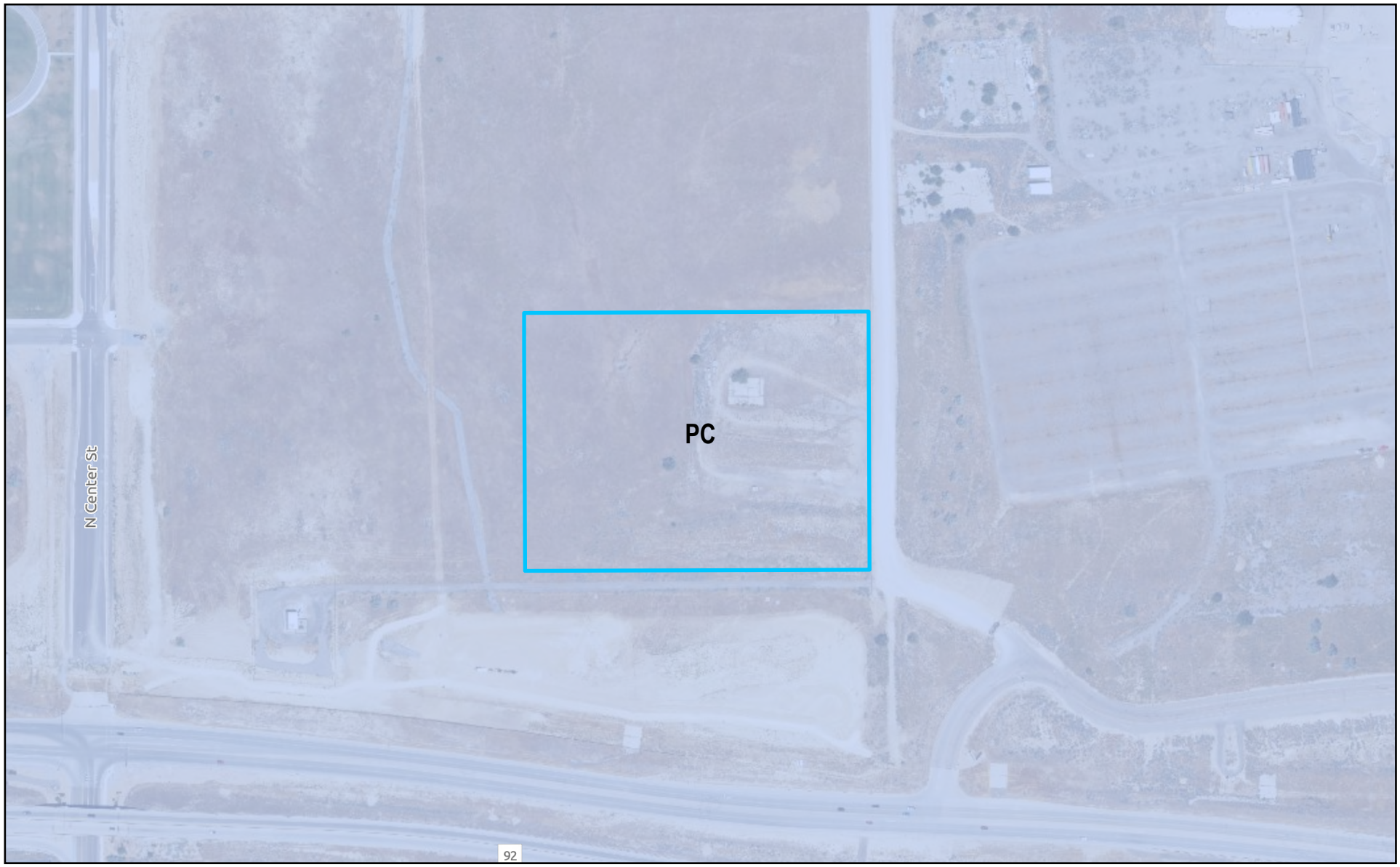
LEHI CITY

Life Time Fitness

Zoning



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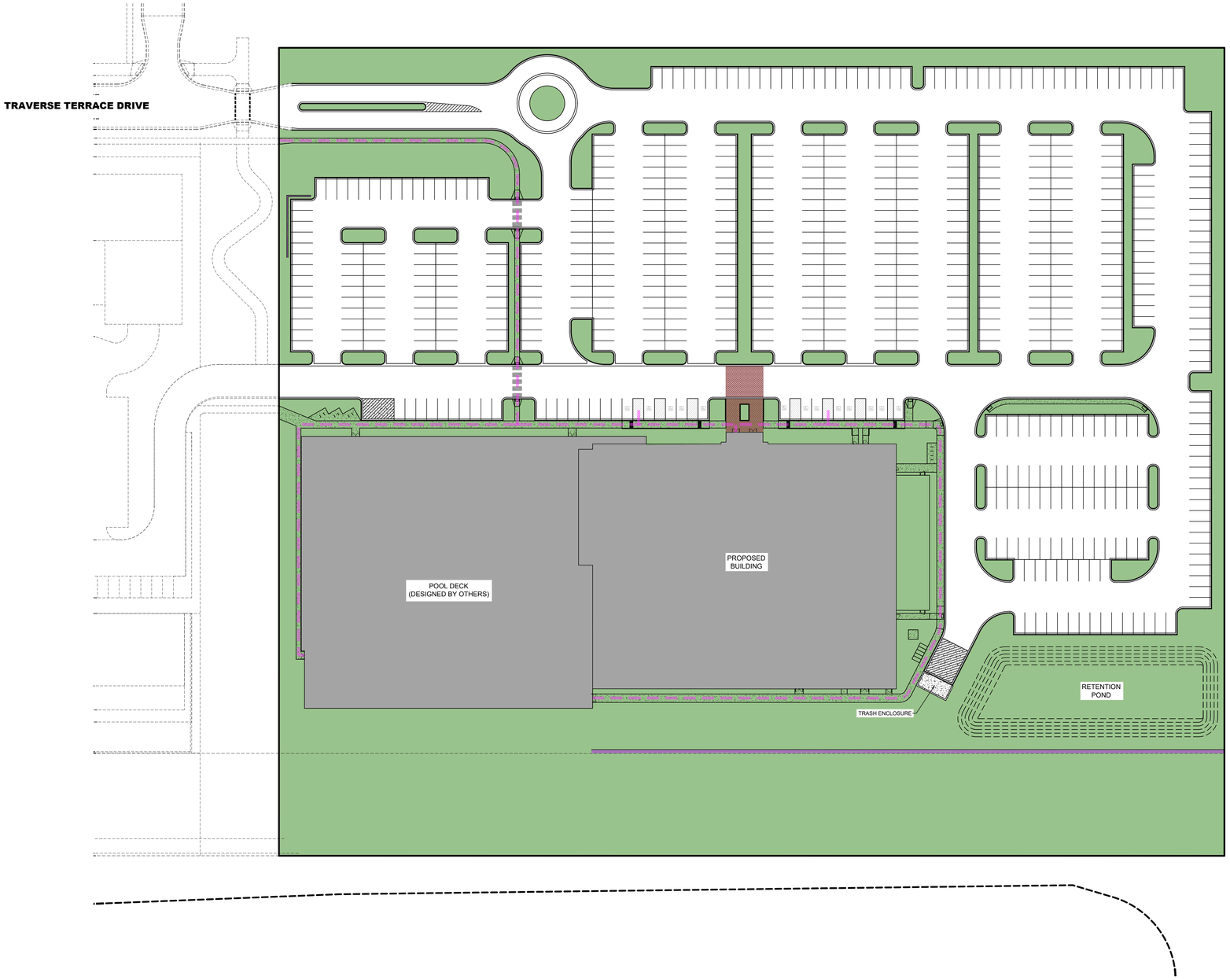
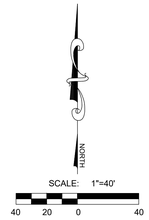
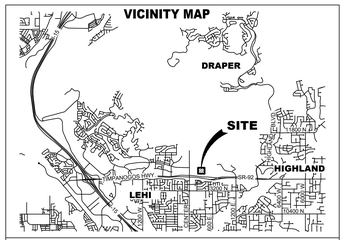
LEHI CITY







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C304	GRADING PLAN #3
C305	GRADING PLAN #4
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C501	DETAILS #1
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C701	EROSION CONTROL
C702	EROSION CONTROL DETAILS

TABULATIONS

ZONE: PC	
TOTAL AREA:	12.06 ACRES
PARKING AREA:	5.24 ACRES
BUILDING/POOL AREA:	2.40 ACRES
OPEN SPACE AREA:	4.28 ACRES
LANDSCAPING WITHIN PARKING LOT	18.11% (OF TOTAL PARKING LOT AREA)

PARKING REQUIREMENTS:
1 STALL PER 500 S.F. OF BUILDING AREA (@100,000 S.F.) = 200 STALLS
1 STALL PER 200 S.F. OF POOL AREA (11,300 S.F.) = 57 STALLS
TOTAL PARKING REQUIRED: 257 STALLS
TOTAL PARKING PROVIDED: 604 STALLS (591 STANDARD; 13 ADA INCLUDING 3 ADA/VAN STALLS)

TOTAL BIKE PARKING STALLS REQUIRED: 25 STALLS (1 STALL PER 5000 S.F. OF BLDG + 5 LONG TERM STALLS)
TOTAL BIKE PARKING STALLS PROVIDED: 20 INVERTED U STALLS AND 5 LONG-TERM STALLS

NOTES

1. ONE (1) ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH SECTION 3 OF THE 2016 EDITION OF LEHI CITY DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN AND POWER.
2. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND 2007 LEHI CITY POWER SPECIFICATIONS.
3. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
4. PRIOR TO THE COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
5. ALL CULINARY WATER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
6. ALL PRESSURIZED IRRIGATION LINES TO BE 10" IN DIAMETER UNLESS NOTED OTHERWISE.
7. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
8. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR OTHER APPROVED JOINT RESTRAINT.
9. ALL LEHI CITY SEWER, WATER & STORM DRAIN UTILITY TRENCHES REQUIRE A GRANULAR IMPORT MATERIAL AND SHALL MEET AASHTO A-1-A DESIGNATION ACCORDING TO SECTION 7.12 OF THE LATEST LEHI CITY DESIGN STANDARDS.
10. ALL STREET SIGNS/MARKINGS SHALL BE PER THE MUTCD.
11. ALL ELECTRICAL TRANSFORMERS, DOMES STREET LIGHTS, ETC. SHALL BE LOCATED IN THE PUARCE PER LEHI CITY POWER REQUIREMENTS.
12. ALL FILL AREAS WITHIN THIS SITE MUST BE FILLED AND COMPACTED TO SUBGRADE PRIOR TO INSTALLATION OF ANY UTILITY.
13. ALL MECHANICAL BENDS FOR LOOP OR HALF LOOP IN WATER OR PI MAIN MUST BE SOLID DI FLANGED SPOOLS AND FITTINGS. NO MECHANICAL JOINTS.
14. ALL RETAINING WALLS OVER 4' TALL SHALL REQUIRE A BUILDING PERMIT.
15. STORM DRAIN SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED.

LEGEND

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

DEVELOPER / OWNER

LIFE TIME
2900 CORPORATE PLACE
CHANHASSEN, MN 55317
(952) 229-7862

ENGINEER

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

PROJECT NAME

LIFE TIME LEHI

VCBO

SALT LAKE CITY, UT - HQ
ST. GEORGE, UT
LAIE, HI

524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

VCBO NUMBER: Project Number
DATE: 03/10/2026

LEI NUMBER: 2024-0062

STATE OF UTAH REGISTERED PROFESSIONAL ENGINEER
BENJAMIN C. TUCKETT
No. 9766726
03/10/26
COMMISSION

LEI
CIVIL
STRUCTURAL
SURVEY
801-798-0555
www.lei-eng.com

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REV	DATE	DESCRIPTION

LEHI, UT

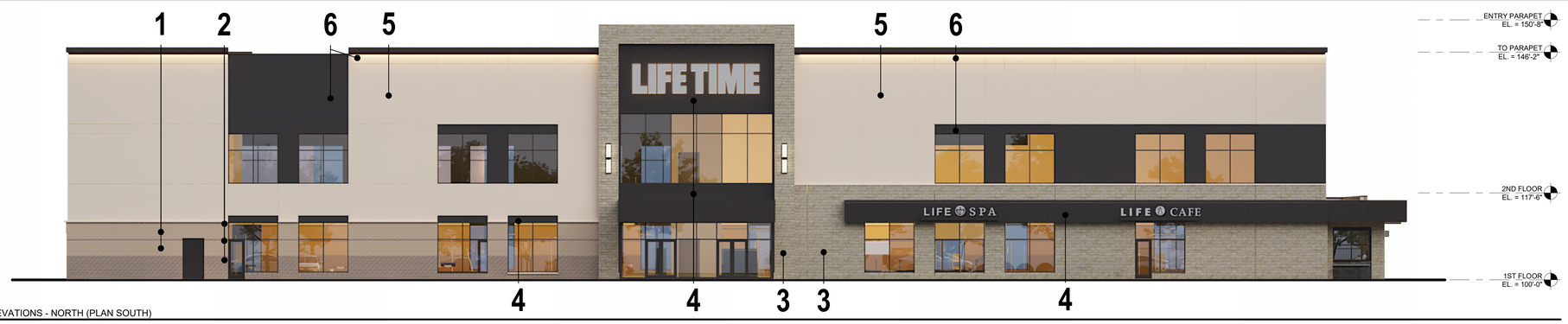
240 EAST TRAVERSE TERRACE DR.
LEHI, UT 84043

BID SET

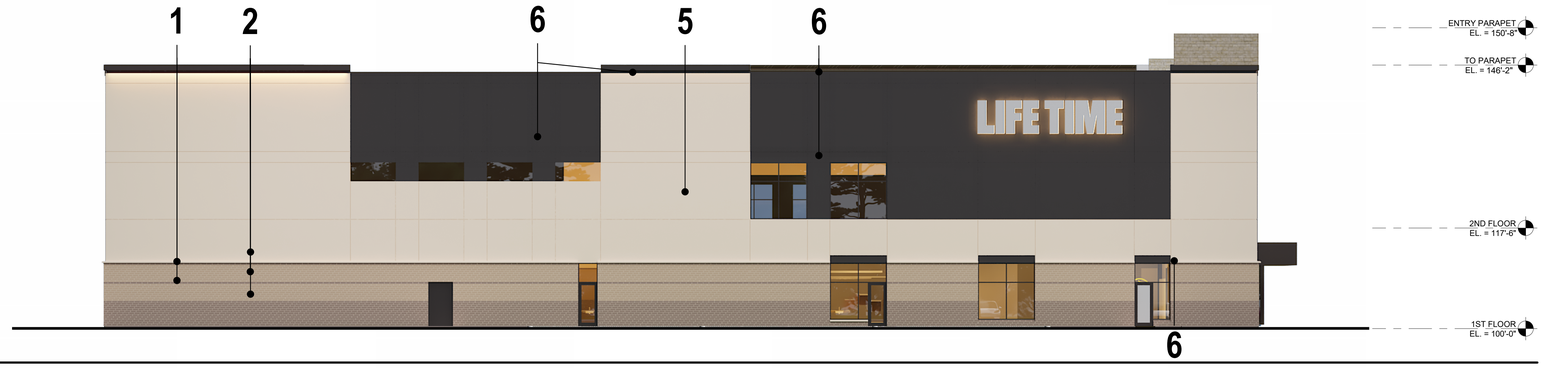
COVER SHEET

COVER

I:\0_LEI PROJECTS\2024\2062 LIFE TIME FACILITY LEHI\4-DWGS\FINAL\2024.0062 LIFE TIME - SITE PLAN.DWG
3/12/2026 12:14 PM



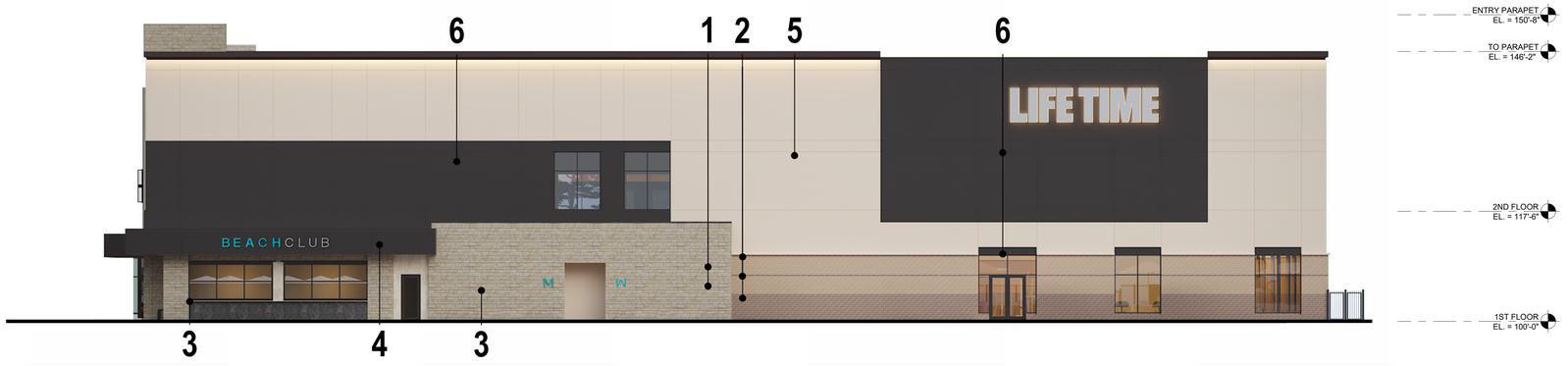
EXTERIOR ELEVATIONS - NORTH (PLAN SOUTH)
3/32" = 1'-0"



EXTERIOR ELEVATIONS - EAST (PLAN WEST)
3/32" = 1'-0"



EXTERIOR ELEVATIONS - SOUTH (PLAN NORTH)
3/32" = 1'-0"



EXTERIOR ELEVATIONS - WEST (PLAN EAST)
3/32" = 1'-0"

1



FIELD BRICK 1
MANUFACTURER: TBD
COLOR: TBD

2



FIELD BRICK 2
MANUFACTURER: TBD
COLOR: TBD

3



QUARRIED STONE
MANUFACTURER: TBD
COLOR: TBD

4



METAL PANEL/WINDOW FRAMES / METAL COPING
MANUFACTURER: VARIES
COLOR: DARK BRONZE

5



EIFS COLOR 1
MANUFACTURER: TBD
COLOR: TBD

6



EIFS COLOR 2
MANUFACTURER: TBD
COLOR: TBD

LEHI, UT

PRELIMINARY ELEVATIONS

JANUARY 22, 2026

LIFE TIME
HEALTHY WAY OF LIFE


LIFETIME
LIFE SPA
LIFE CAFE
BEACHCLUB
LIFETIME

Agenda Item No: 3.5

Planning Commission Agenda Item Report

Meeting Date: March 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Terry Bishop's request for a General Plan Amendment on 7.1 acres located at 2424 West 900 North changing the designation from Very-Low Density Residential Agriculture (VLDRA) to Very-Low Density Residential (VLDR).

Suggested Action:

Attachments:

Bishop GP 1.pdf

Bishop GP 2.pdf

BISHOP GENERAL PLAN AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Terry Bishop		
Meeting Date	March 26, 2026		
Requested Action/Purpose	Review and recommendation for an amendment to the General Plan		
Decision Type	Legislative		
Location	2424 West 900 North		
Acreage	7.17 acres		
Existing Zoning	TH-5		
Existing General Plan Land Use Designation	Very Low-Density Residential Agriculture (VLDRA)		
Proposed Land Use Designation	Very Low-Density Residential (VLDR)		
Existing Land Use	Agriculture		
Adjacent Zoning and Land Use	*North*	R-1-22	Colledge Farms Subdivision
	South	R-1-22	Colledge Farms Subdivision
	East	R-1-22	Single-family residential
	West	R-1-22	Colledge Farms Subdivision
Date of DRC Review	March 11, 2026		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

Very Low-Density Residential Agriculture - The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall

neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

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

Very Low-Density Residential - The purpose of the Very Low Density Residential (VLDR) classification is to provide for large-lot single-family residential areas and/or hobby farm developments. The overall neighborhood density is not to exceed 2.5 units per acre.

PROPERTY HISTORY

August 16, 2008 The property was annexed into the City.

December 4, 2025 The Planning Commission gave feedback on the Final Spur Concept Plan.

REPORT ANALYSIS

The applicant is requesting to amend the General Plan land use designation of this property from Very Low-Density Residential Agriculture to Very Low-Density Residential on 7.14 acres of property located at 2424 West 900 North. This is to facilitate the approval and subsequent construction of a single-family subdivision.

The proposed General Plan amendment would allow for the construction of 15,000 square foot lots. The number of lots that could be constructed under the VLDR designation would be 17 instead of 12. It would be an increase of five lots. However, because of the layout of the property and the roads, it is unlikely a developer could reach the full 17 lots. The roads are stubbed in at two different locations and are required to connect according to the Lehi Development Code, therefore utilizing much of the buildable area and bisecting the property.

The applicant is requesting this amendment to better match the size of the surrounding homes. Surrounding the property is the subdivision of Colledge Farms, a Planned Residential Unit subdivision. Because this subdivision was approved as a PRD, the subdivision was granted flexibility in their lot sizes. The surrounding lots are around 15,000 square-feet in size, which would be the minimum lot size for the VLDR designation. It would be up to the Planning Commission and City Council to determine if the General Plan Amendment is justified with these reasonings.

The DRC had two redline comments. They clarified what designation the applicant was asking for, and how much the units per acre could increase under the new designation. Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

General Plan Amendments are legislative items meaning the Planning Commission can provide a positive or negative recommendation. City Council ultimately can approve or deny the proposed change.

The public may speak to this item. They can share why they are in support or against the proposed change.

POSSIBLE MOTIONS AND FINDINGS

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

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

Bishop General Plan Amendment
DRC Redline Comments

Jaren Larsen- requests review of the Bishop General Plan Amendment on 7.17 acres located at 2424 West 900 North, changing the general plan from Very Low-Density Residential Agriculture (VLDRA) to Very-Low Density Residential (VLDR).

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner:
Representatives of the Applicant Present: Terry Bishop
Date of Plans Reviewed: 02/26/26
Time Start: 2:25 PM
Time End: 2:30 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering: No comments.
Luke – Traffic: No comments.
Kim – Planning:
1. 12 lots under VLDRA. 17 units under VLDR.
2. Proposed amendment is from VLDRA to VLDR.

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

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

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 26TH (PENDING ENVELOPES).

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

a. Reason and justification for the proposed amendment.

The proposed amendment requests an adjustment to the General Plan land use designation for the 7.14-acre parcel at 2424 W 900 N (Tax ID 58:026:0048) from its current agricultural classification (planned for eventual R-1-22 zoning with 22,000 sq ft minimum lots) to support a blended single-family residential layout. This layout features an average lot size of 20,234 sq ft across 13 lots, with three larger lots meeting full R-1-22 standards on the southern portion and ten additional lots transitioning to sizes as small as 17,500 sq ft to better align with existing development to the north.

The core reason for this request is the parcel's long-standing role as a family farm that has become increasingly out of place in its now-residential surroundings. The Bishop family originally purchased and operated the property as a working farm raising cattle and horses while the parents resided in the existing home. Over the decades, adjacent farmland has been fully converted to single-family residential subdivisions, creating a mismatch between the remaining agricultural use and the neighborhood character. Neighbors have expressed discomfort with animal-related odors and flies, making continued farming untenable for the family.

The Bishops have consistently supported responsible growth in the area. They donated land and granted utility access that reduced costs for nearby developers and enabled new homes to be built efficiently. Now, as the last significant agricultural parcel in this northwest sector, the property faces practical challenges: two dead-end roads from prior subdivisions terminate awkwardly at the property line in locations chosen for the convenience of those earlier developments rather than for optimal future connectivity on the Bishop land. Strict adherence to R-1-22 minimums produces long, narrow, oddly shaped lots with excessive frontage that feel disconnected from the neighborhood pattern and fail to create a cohesive subdivision.

The proposed blended concept resolves these issues by allowing a thoughtful design: larger lots on the south to match adjacent properties, gradually transitioning northward to sizes more consistent with nearby development. This results in a well-planned, attractive subdivision that fits the existing community fabric, improves road alignment and circulation, and meets current market demand for functional family homes. The adjustment supports Lehi City's stated preference for orderly, context-sensitive infill on parcels already served by infrastructure, prevents inefficient land use, and honors the family's contributions to past growth while enabling a fair and appropriate next step.

b. Consistency of the proposed amendment with the goals and policies of the General Plan.

This amendment aligns closely with the Lehi City General Plan (particularly the 2022 Land Use Element and related updates), which promotes managed residential growth, housing diversity within single-family contexts, and sensitive transitions from rural to urban uses. The Residential Development section specifically encourages varying lot sizes within subdivisions to create unique neighborhood character, improve design

flexibility, and foster social connections (Strategy 1). The proposed average of 20,234 sq ft, with a range that bridges standards, directly implements this approach while keeping overall density low (approximately 1.82 units per acre), well within Very Low Density Residential guidelines.

The General Plan directs new development to infill areas with existing infrastructure to maximize efficiency and avoid sprawl. This parcel is fully surrounded by developed residential uses and benefits from utilities and roads partially enabled by prior Bishop contributions, making it an ideal candidate for a well-integrated residential conversion rather than continued agricultural isolation. Policies for transitioning agricultural lands emphasize compatibility with adjacent uses and the use of flexible tools (such as Planned Residential Developments) to achieve better site design.

In the West Agricultural Area, identified as suitable for sensitive redevelopment, the amendment avoids leapfrog patterns and supports the plan's emphasis on context-sensitive densities: higher where adjacent to more intense uses, lower near established neighborhoods. Public input during the General Plan update process favored infill, reduced vehicle miles traveled, and improved connectivity, all furthered by this proposal's better road integration. The change is consistent with Utah State Code requirements for comprehensive planning that addresses current and future community needs in a balanced, sustainable manner.

c. Compatibility of the proposed land use with the existing land uses of nearby and adjoining properties.

The proposed single-family residential use is highly compatible with the surrounding area, which consists almost entirely of established single-family homes. To the south, lots are generally around 22,000 sq ft (consistent with R-1-22 zoning); to the north, they are smaller and align more closely with R-1-15 standards (around 15,000 sq ft). The blended concept begins with three full R-1-22-compliant lots on the southern boundary and transitions northward to slightly smaller sizes, creating a smooth density gradient that mirrors the existing neighborhood pattern rather than introducing an abrupt change.

Adjoining properties to the east and west are also single-family residential, with no nearby commercial, industrial, or conflicting uses. The General Plan's compatibility policies call for gradual transitions between intensity levels, often achieved through landscaping, setbacks, and design continuity; the proposal incorporates these elements to minimize visual or functional impacts. Unlike a uniform R-1-22 layout that would force irregular, elongated lots out of character with the area's more rectangular platting, this design produces regular shapes, consistent street frontage, and architectural variety that echoes existing homes.

The surrounding farmlands have long since converted to residential, leaving the Bishop parcel as an outlier. Replacing agricultural activity with compatible single-family homes eliminates the source of neighbor concerns (animal odors and flies) while maintaining the quiet, suburban residential character of the area. This approach follows the General

Plan's guidance to ensure new development integrates seamlessly with established neighborhoods through physical and visual transitions.

d. Effect of the proposed amendment on the character of the surrounding area.

The amendment will strengthen and unify the character of the surrounding area by converting an isolated agricultural remnant into a cohesive, well-designed single-family extension of the existing neighborhood. Today, the farm creates visual and functional discontinuity amid dense housing, with dead-end roads and mismatched uses disrupting flow and connectivity. The proposed 13-lot subdivision, with blended lot sizes averaging 20,234 sq ft, will deliver regular, attractive lots that blend seamlessly: larger on the south to match adjacent properties, smaller northward to align with nearby development, resulting in a homogeneous yet varied streetscape that feels planned and intentional.

This change preserves core aspects of Lehi's identity as described in the General Plan, including low-density residential transitions, family-oriented design, and community-enhancing features such as front porches and shared spaces. By correcting inefficient road terminations from prior subdivisions, the plan improves circulation, safety, and walkability without increasing overall density beyond what the area already supports. The General Plan prioritizes context-sensitive infill that protects small-town character; here, avoiding oddly shaped R-1-22 lots in favor of a market-responsive, attractive layout achieves that goal.

As large-animal agriculture has disappeared from the immediate area and is no longer desired by residents, the shift to residential use aligns with community preferences for a clean, consistent neighborhood environment. The result is an enhancement from fragmented to integrated, supporting the plan's vision of vibrant, connected residential areas that respect Lehi's growth history.

e. Gain to the public health, safety, and welfare and overall community benefit for the amendment.

The amendment provides clear and measurable gains to public health, safety, and welfare while delivering broad community benefits consistent with Lehi's planning objectives. Health and welfare improve immediately through the elimination of farm-related nuisances (odors and flies) that have reduced quality of life for nearby residents in an otherwise urbanized setting. Replacing agricultural operations with single-family homes creates a cleaner, more compatible living environment.

Safety benefits arise from redesigned access: the existing dead-end roads, shaped by prior developers, limit circulation and complicate emergency response. The blended plan enables better road alignment and potential connectivity improvements, enhancing traffic flow, pedestrian safety, and access for first responders in line with the General Plan's complete-streets and mobility goals.

Community-wide benefits include modest addition to the housing supply at densities that match market demand and moderate-income needs (per the Moderate Income Housing Element), utilizing existing infrastructure the Bishops helped provide and thereby reducing public costs for new extensions. The development generates new property tax revenue to support city services while resolving a long-standing planning inequity that left the family burdened by suboptimal road placements.

By facilitating infill in the West Agricultural Area (an identified "Area of Change"), the amendment maximizes prior public investments, prevents inefficient land use, and promotes orderly growth without excessive density. It delivers a thoughtful subdivision that enhances neighborhood cohesion and long-term vitality. Supporters on the Council can point to these outcomes as evidence of balanced, responsible decision-making that honors Lehi's cautious approach to growth while addressing real neighborhood needs.




PUBLIC
HEARING


PUBLIC
HEARING

Final Spur Ranch

Aerial

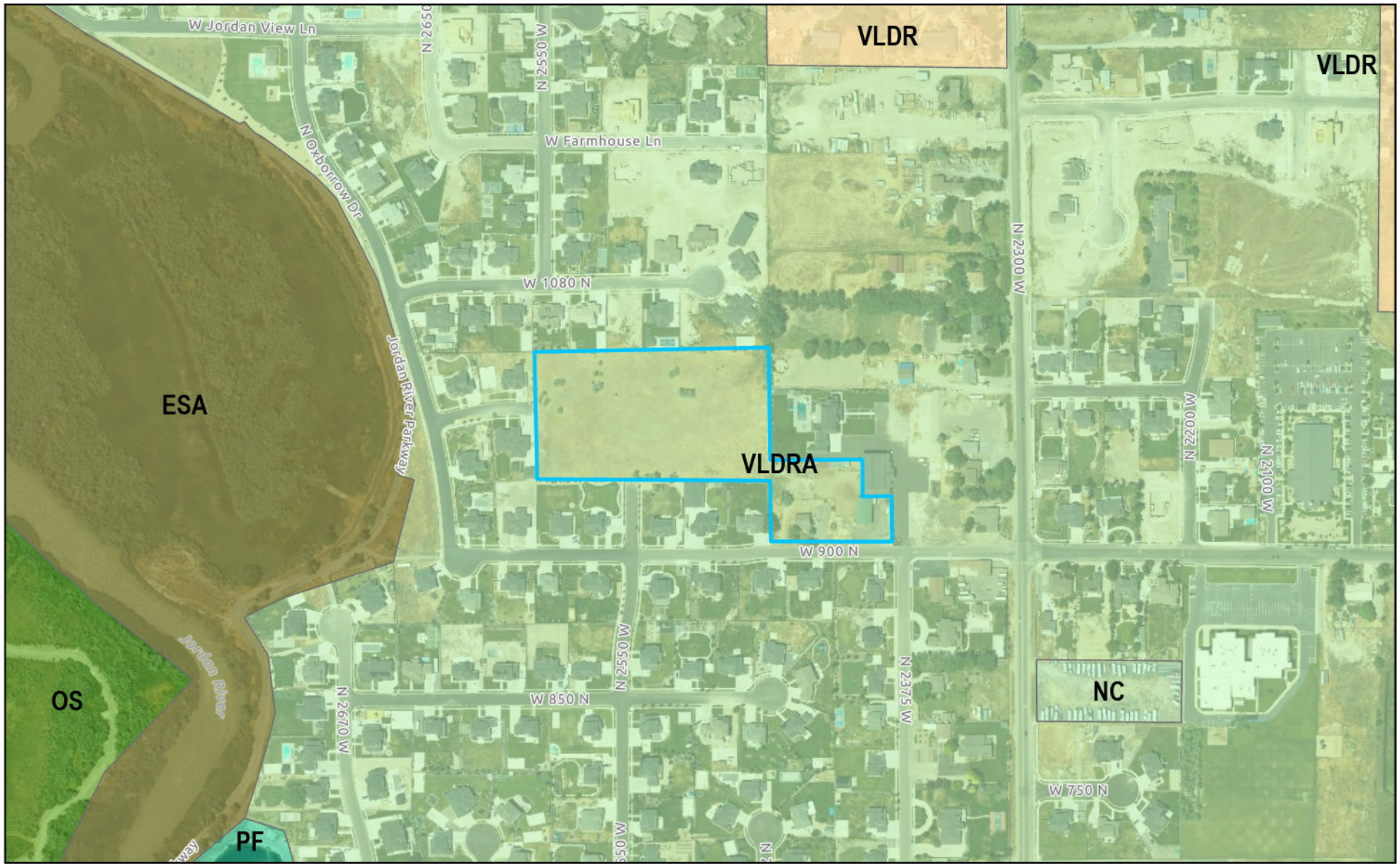


0 500 1,000 2,000 Feet

LEHI CITY

Final Spur Ranch

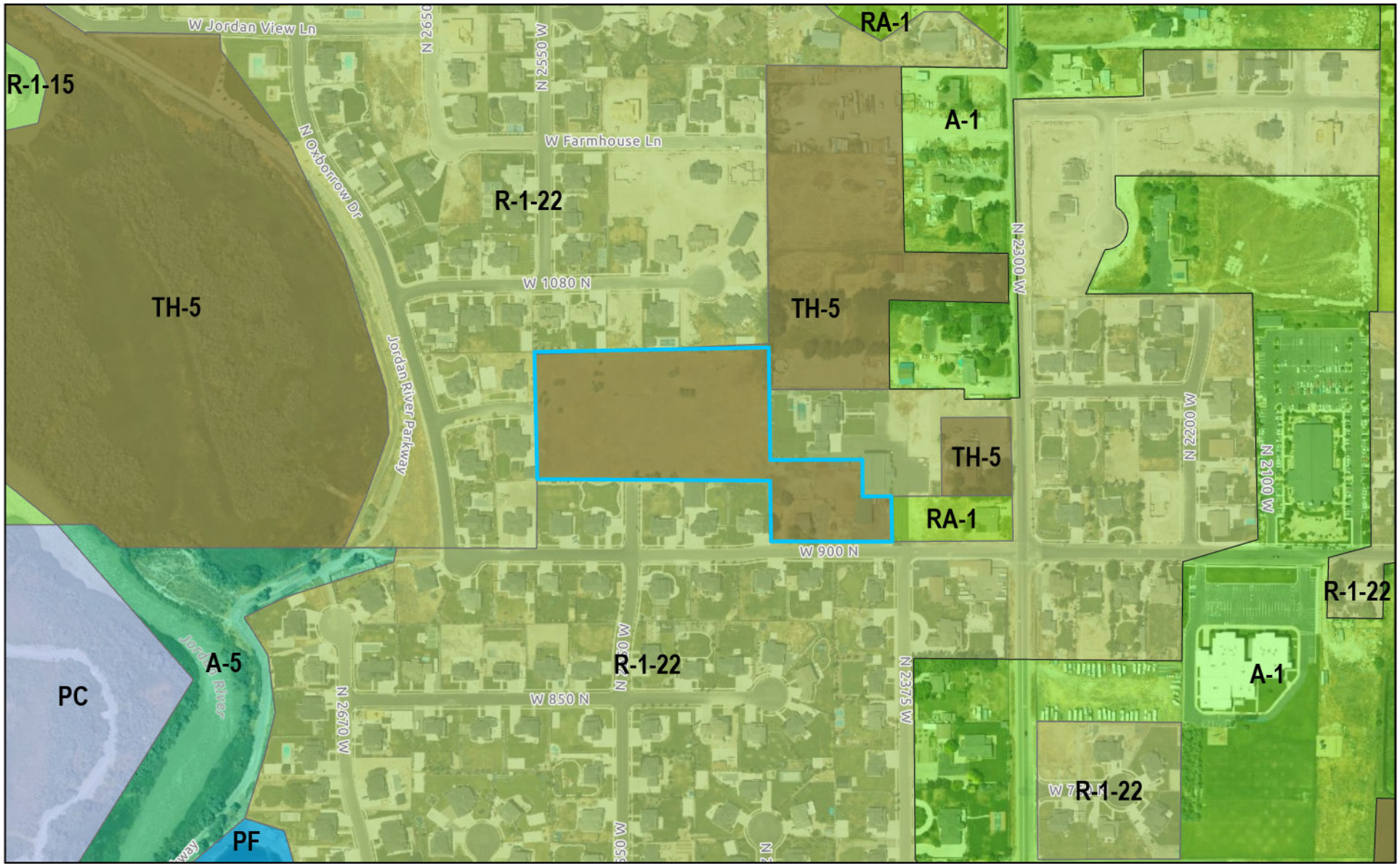
General Plan



LEHI CITY

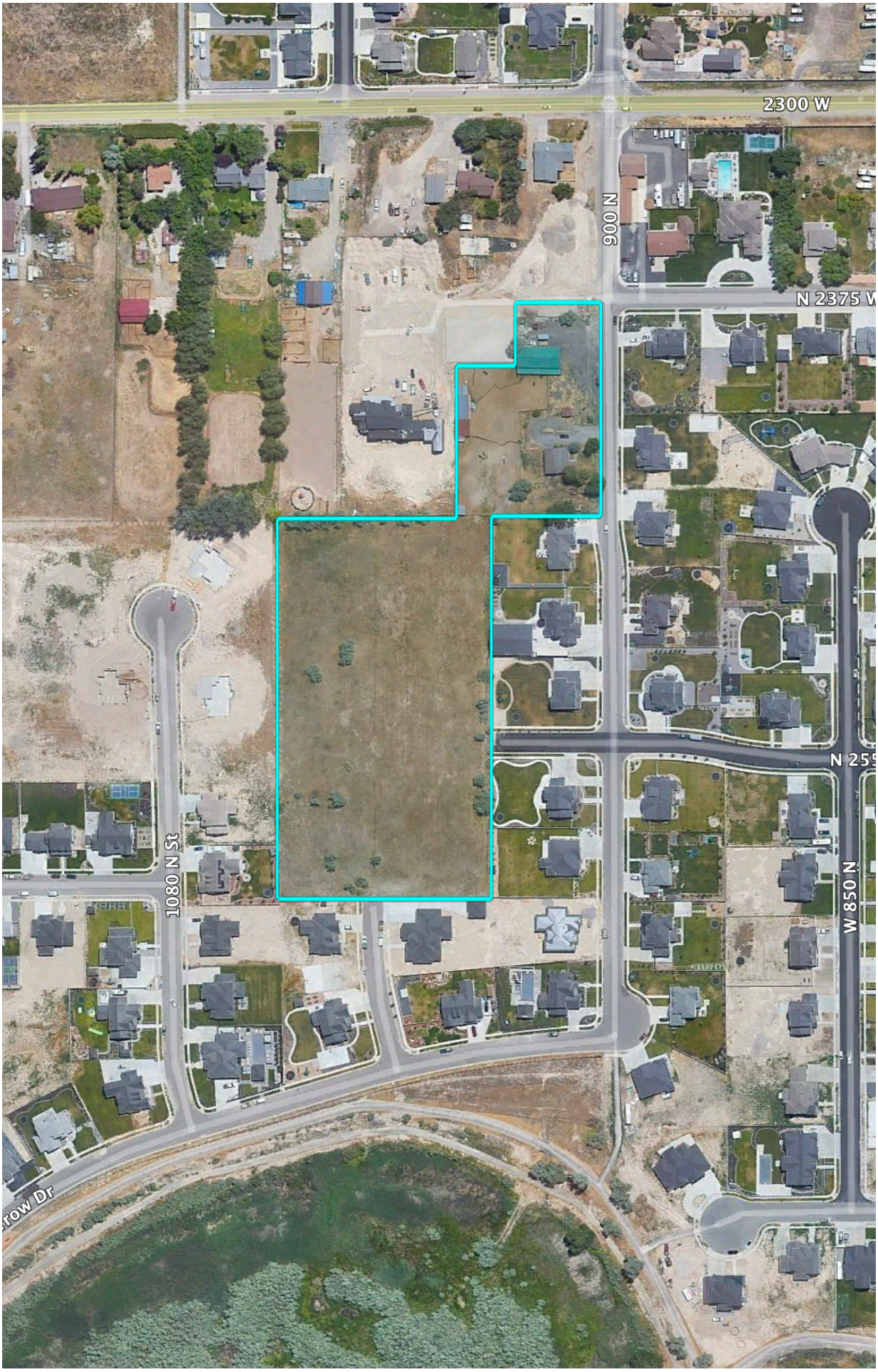
Final Spur Ranch

Zoning



0 500 1,000 2,000 Feet

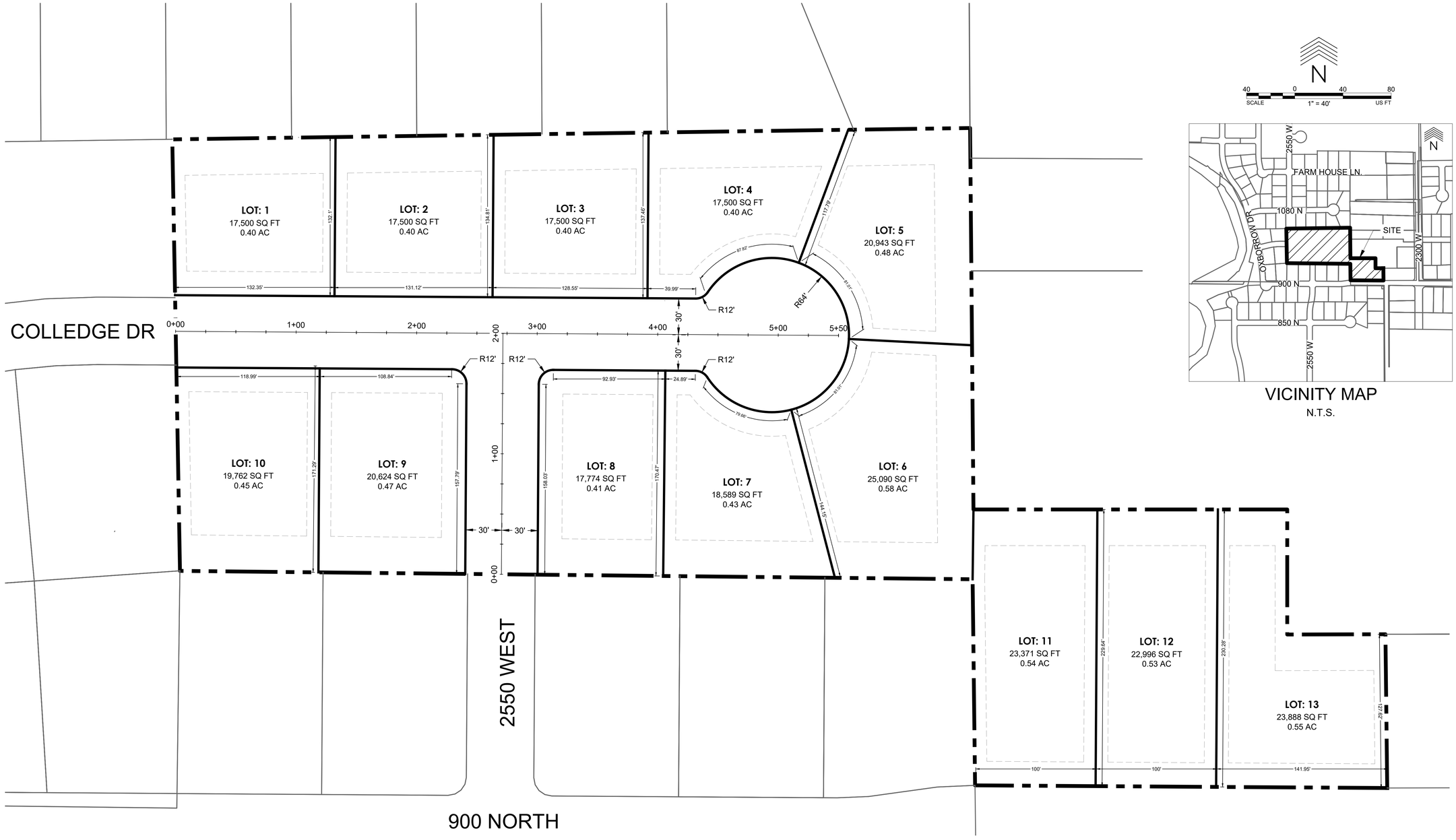
LEHI CITY


2300 W
900 N
N 2375 W
N 255
1080 N St
W 850 N

Avenue Project No. 25-286

BISHOP SUBDIVISION

2424 WEST 900 NORTH
LEHI, UTAH 84043



VICINITY MAP
N.T.S.

N
40 0 40 80
SCALE 1" = 40' US FT

BASIC TABLE						
CURRENT ZONE	PROPOSED ZONE	MINIMUM LOT SIZE	LOT WIDTH	FRONT SETBACK	BACKYARD SETBACK	MINIMUM SIDE SETBACK
TH-5	RA-1	15,000 SQ FT	100 FT	20 FT	30 FT	10 FT

BOUNDARY LEGEND

- SUBDIVISION BOUNDARY
- RW — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- SETBACK LINE

REVISIONS:

REVISION	DESCRIPTION

avenue CONSULTANTS
Avenue Consultants, Inc
6575 South Redwood Road, Suite 101
Taylorsville, UT 84123
www.avenueconsultants.com

Stamp

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CONCEPT SITE PLAN

TERRY BISHOP
BISHOP SUBDIVISION
2424 W 900 N LEHI

Designer	IL
Detailer	IL
Checker	LL

SHEET NO.
1 OF 1

SHEET TITLE
C1-3

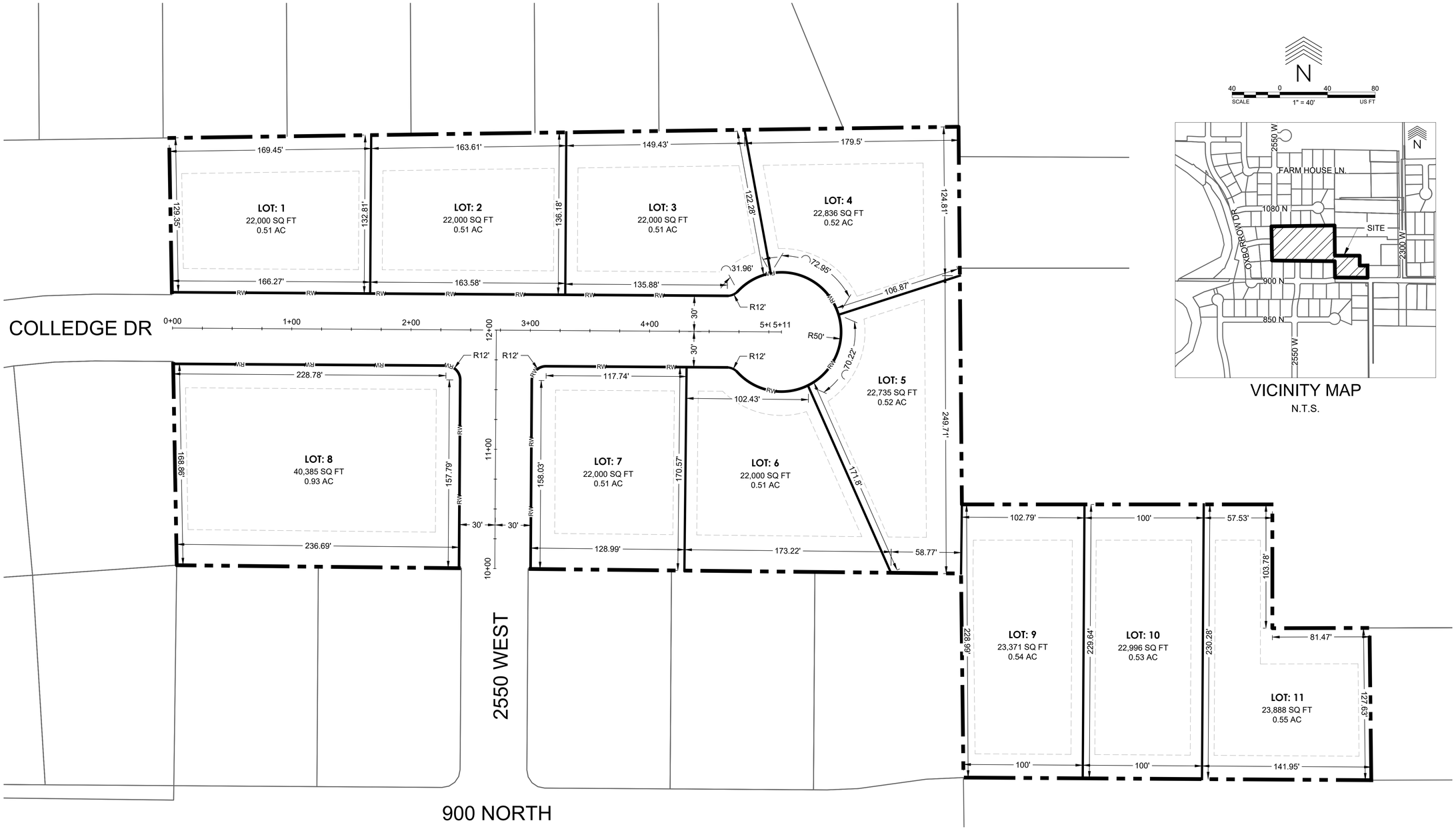
p:_2025\25-286 - bishop subdivision lehi\000_cad\001_exhibits\exhibit_4.dwg

2/20/2026

Avenue Project No. 25-286

BISHOP SUBDIVISION

2424 WEST 900 NORTH
LEHI, UTAH 84043



VICINITY MAP
N.T.S.

BASIC TABLE							
CURRENT ZONE	PROPOSED ZONE	MINIMUM LOT SIZE	LOT WIDTH	FRONT SETBACK	BACKYARD SETBACK	MINIMUM SIDE SETBACK	RIGHT-OF-WAY
TH-5	R1-22	22,000 SQ FT	100 FT	20 FT	30 FT	10 FT/ 20FT (Corner Lot)	60' WITH 32' ASPHALT

BOUNDARY LEGEND

- SUBDIVISION BOUNDARY
- RW — PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- SETBACK LINE

REVISIONS:

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BISHOP SUBDIVISION
2424 W 900 N, LEHI

Designer	IL
Detailer	IL
Checker	LL

SHEET NO.
1 OF 2

SHEET TITLE
C1-0

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1/22/2026

Agenda Item No: 3.6

Planning Commission Agenda Item Report

Meeting Date: March 26, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Georgetown Development's request for a General Plan Amendment on 2.8-acres located at 41 East 900 North changing the designation from Low Density Residential (LDR) to Mixed-Use (MU).

Suggested Action:

Attachments:

Heritage Glenn GP 1.pdf

Heritage Glenn GP 2.pdf

GEORGETOWN DEVELOPMENT'S GENERAL PLAN AMENDMENT

PLANNING COMMISSION REPORT

Applicant	Georgetown Development		
Meeting Date	March 26, 2026		
Requested Action/Purpose	Review and recommendation for an amendment to the General Plan		
Decision Type	Legislative		
Location	41 East 900 North		
Acreage	2.8 acres		
Existing Zoning	RA-1		
Existing General Plan Land Use Designation	Low Density Residential (LDR) and Environmentally Sensitive Area (ESA)		
Proposed Land Use Designation	Mixed Use (MU)		
Existing Land Use	Single Family Home		
Adjacent Zoning and Land Use	*North*	R-1-8	Single Family Homes
	South	I-15	I-15
	East	R-1-8	Single Family Homes
	West	I-15	I-15
Date of DRC Review	March 11, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

MIXED USE DEVELOPMENT Create walkable and vibrant districts with a complimentary mix of land uses and

densities in the historic downtown, urban center, transit-oriented development areas, and other areas of concentrated density.

PROPERTY HISTORY

June 15, 1872 Property was part of the original land incorporated into Lehi City

REPORT ANALYSIS

The applicant requests review and recommendation of a proposed General Plan Amendment from Low Density Residential and Environmentally Sensitive Area to Mixed Use on 2.8 acres located at 41 East 900 North.

The General Plan encourages Mixed Use areas to reduce car travel and also as a transition of uses. In this case, the proposal would provide a transition from the I-15 corridor to the existing neighborhood.

The applicant included an exhibit showing the proposed layout including 20 units. The row of 10 units facing the frontage road are proposed to include a work unit on the ground floor and living space above. The 10 townhomes behind that are proposed as standard residential townhomes.

Amending the General Plan to Mixed Use should also include amending the maximum allowed unit map to show the 20 units for this area. Mixed Use does not provide a guaranteed amount of density it is as allowed by the maximum density map and also approved through a land use plan. Approval of this General Plan Amendment could cap the number of residential units at 20.

The Reviewing Departments (DRC) reviewed the proposed General Plan Amendment and provided informational comments for the applicant. Two comments to consider include:

1. This concept plan represents a density of about 7 units per acre which is between the R-2 and R-2.5 density.
2. This site is located a little more than a quarter of a mile from a future transit station. This aligns with the General Plan goals of adding density near future transit. But may take units from other areas.

SCOPE OF APPROVAL

General Plan Amendments are legislative items with full discretion by the Planning Commission and City Council.

The public can speak to this item. Any comments in support, are neutral, or oppose the proposed amendment are helpful.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed amendment to the Lehi City General Plan is just a little over a quarter of a mile away from a future transit station, and aligns with the goal to add density near transit.
2. The proposed amendment to the Lehi City General Plan will provide a buffer of land uses next to the I-15 corridor.
3. The proposed amendment to the Lehi City General Plan will not encourage greater active transportation travel and reduce automobile trips.
4. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.

5. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
6. Additional findings based upon information presented during the public hearing.

Heritage Glen General Plan Amendment
DRC Redline Comments

Georgetown Development- requests review of the Heritage Glen General Plan Amendment on 2.8 acres located at 41 East 900 North changing the zoning from Low Density Residential (LDR) to Mixed-Use (MU).

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: Brandon Mills
Date of Plans Reviewed: 02/26/26
Time Start: 1:09pm
Time End: 1:19pm

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comments
Ryan – Water/Sewer:
Existing 10" sewer, 24" storm drain is in 100 east frontage road. Depths on sewer and storm drain must meet Lehi City design standard minimum depth requirements.
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works:
FYI: a portion of this property is in the 100-year flood zone AE and all development will need to comply with FEMA minimum standards.



Gary E. – Engineering:
The western part of the property has an existing General Plan designation of ESA.
At time of final site plan/subdivision, a utility analysis should be completed to verify the available utilities and the density limited to what is available.
Luke – Traffic: No comments
Kim – Planning:
This concept plan represents a density of about 7 units per acre which is between the R-2 and R-2.5 density.
This site is located a little more than a quarter of a mile from a future transit station. This aligns with the General Plan goals of adding density near future transit. But may take units from other areas.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 26th

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


PUBLIC
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GENERAL PLAN AMENDMENT
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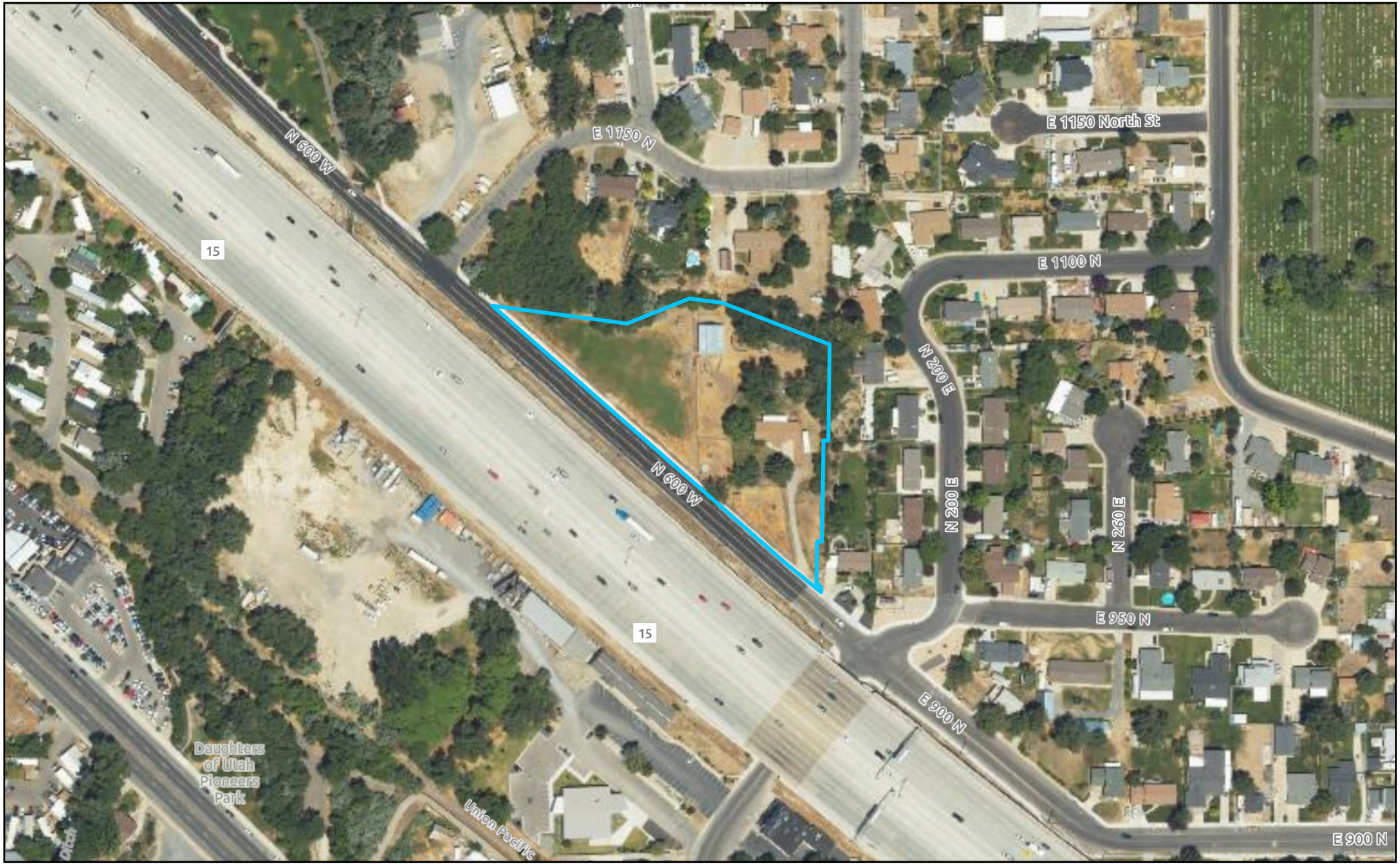
PUBLIC
HEARING

Georgetown

Aerial



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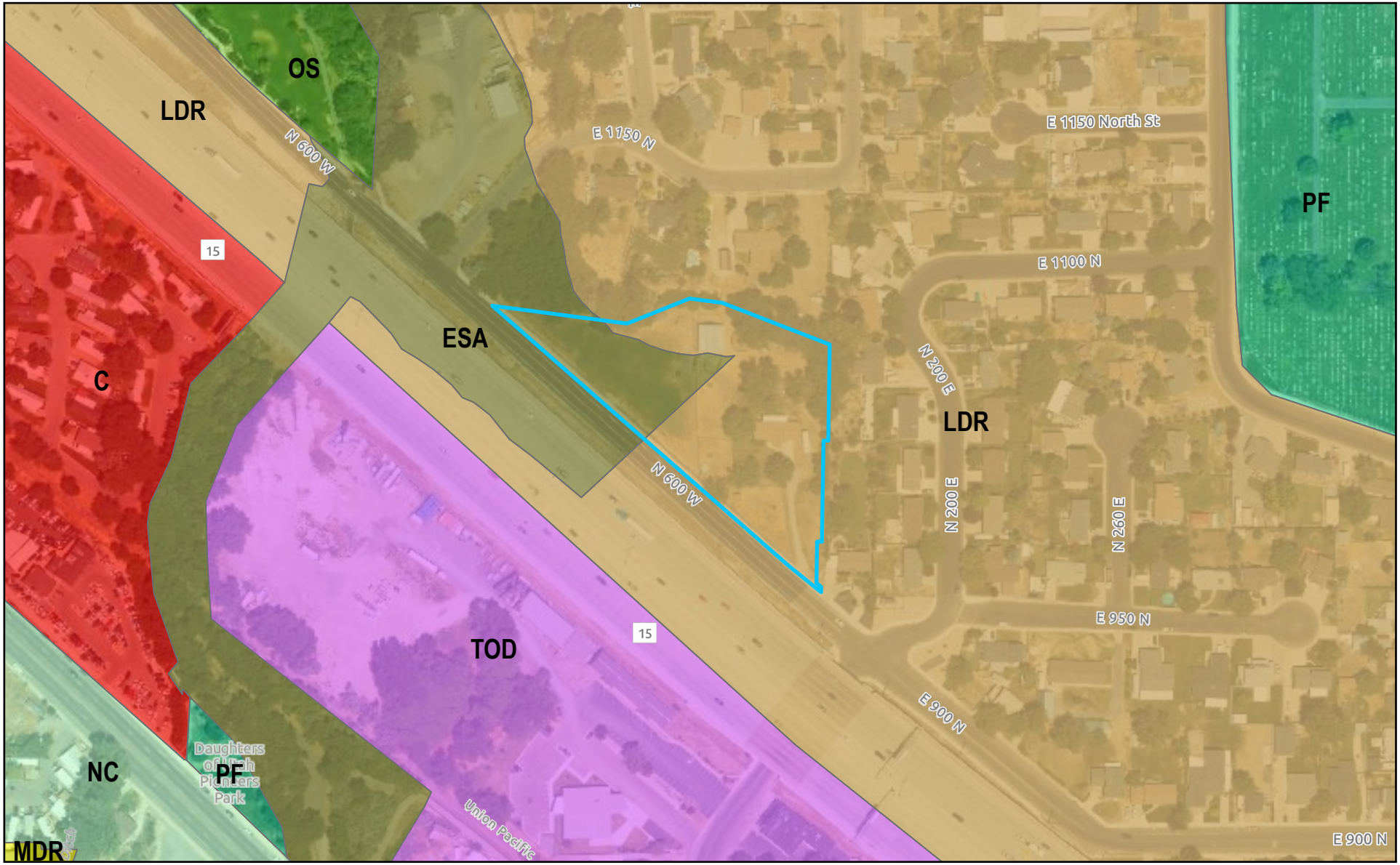
LEHI CITY

Georgetown

General Plan



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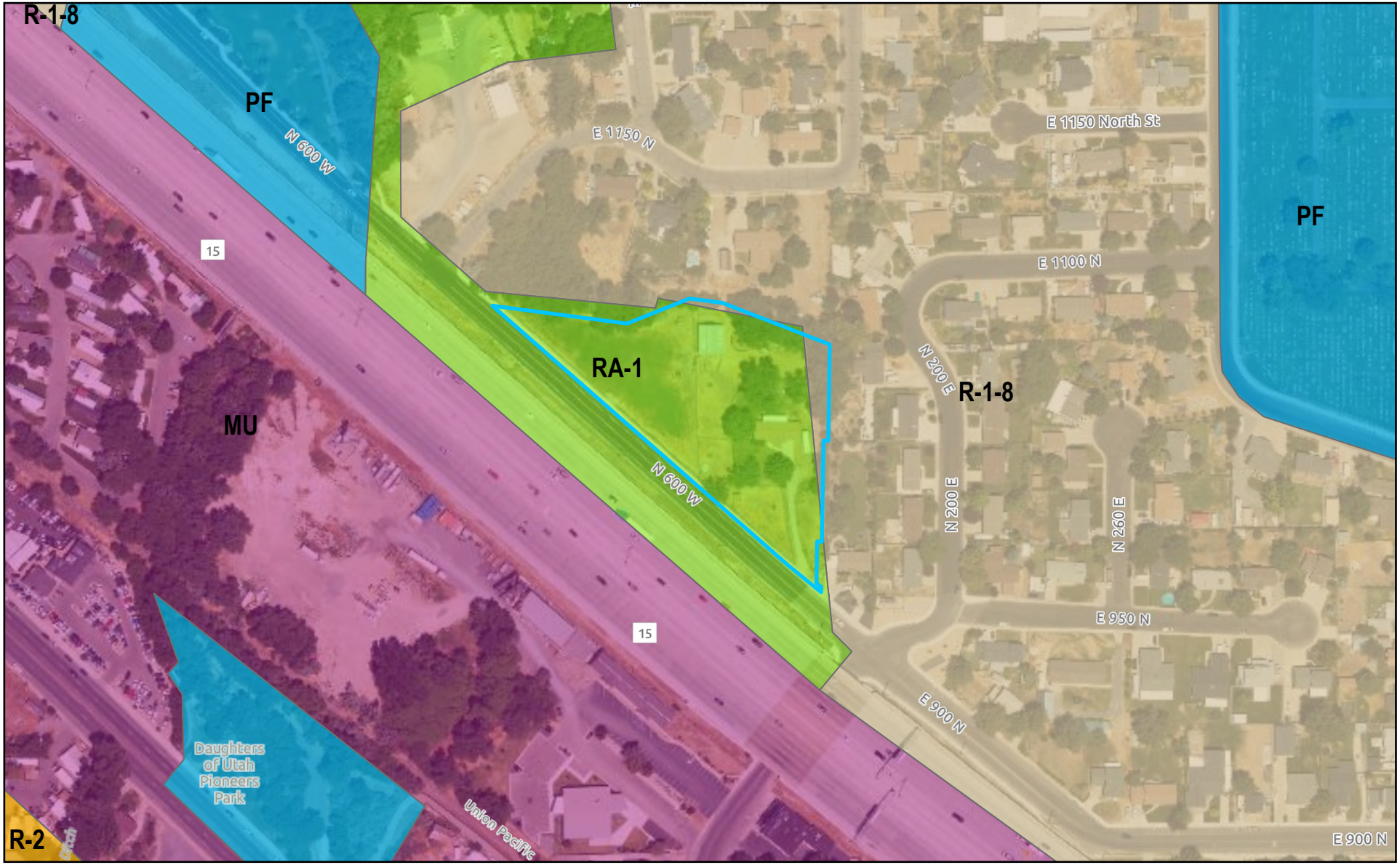
LEHI CITY

Georgetown

Zoning



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LEHI CITY

Application for General Plan Amendment
Project: Heritage Glen
Applicant: Georgetown Development Associates, LLC
Property Address: 41 East 900 North, Lehi, Utah
Acreage: 2.8388 Acres
Parcel No. 12:046:0200
Existing General Plan Designation: Low Density Residential (LDR)
Proposed General Plan Designation: Mixed Use (MU)

1. Introduction and Amendment Description

This narrative is submitted in support of the application to amend the Lehi City General Plan for the property situated at 41 East 900 North, Lehi, Utah, which encompasses approximately 2.84 acres. The proposed amendment aims to change the designated land use from Low Density Residential (LDR) to Mixed Use (MU). The intended development consists of ten townhome units and ten live-work units, totaling 20 units. Notably, the live-work units are designed to integrate residential living with dedicated workspace, enabling residents to operate small professional offices, studios, or service-based businesses within the same structure. These units are intended to promote entrepreneurship, contribute to active streetscapes, and provide a compatible transition between residential areas and higher-intensity corridors. Live-work units are particularly well-suited for locations with excellent accessibility, such as frontage roads and areas adjacent to employment and commercial centers. The integration of ten live-work units with ten townhomes will enhance economic vitality and housing diversity, consistent with city objectives to encourage higher density development near major transportation corridors, employment opportunities, and mixed-use districts.

2. Reason and Justification for the Amendment

This request is grounded in five Lehi-specific planning principles:

1. **Increasing Housing Demand and Diversity:** Lehi continues to experience robust population growth, increasing the need for a broader range of housing options to serve the city's evolving population. Amending this site to MU will provide attainable housing choices for a range of residents, including young professionals, first-time homebuyers, families, and entrepreneurs seeking a home/work balance without the significant commute, thereby supporting Lehi's goal to foster inclusive neighborhoods.

2. **Infrastructure Efficiency:** The property's location near established utilities and transportation networks allows for efficient infrastructure deployment. High density development leverages existing systems, reduces per-unit costs, and minimizes the environmental footprint compared to dispersed low-density patterns.
3. **Proximity to Transportation and Employment:** Situated adjacent to major roads and within close proximity to employment centers, commercial nodes, and transit corridors, the site is ideally positioned for MU.
4. **Logical Development Progression:** The amendment reflects a logical progression of development, transitioning from lower to higher density as the area matures. It provides an effective transitional buffer between the freeway, frontage, and low density residential.
5. **Market Realities and Trends:** Current market analyses indicate sustained demand for multifamily and higher density housing in Lehi. The proposed change aligns with regional and local trends, enabling the city to respond proactively to housing needs and economic shifts.

3. Consistency with Lehi General Plan Goals

The amendment is consistent with several key goals of the Lehi General Plan:

- **Housing Variety:** The even balance of townhomes and live-work units promotes a broader mix of housing types to serve diverse population needs.
- **Efficient Land Use:** Maximizes the value and utility of limited land resources, particularly near transportation and employment nodes.
- **Managed Growth:** Supports orderly, planned development that aligns with infrastructure capacity and city objectives.
- **Walkability and Reduced Sprawl:** With a location near the Dry Creek Trail, this proposed development encourages pedestrian-friendly environments and curbs outward sprawl by concentrating development.

4. Compatibility with Nearby Land Uses

The property is adjacent to a mix of residential and commercial uses. Amending this property to MU creates a logical buffer between existing LDR neighborhoods and higher intensity zones, utilizing landscaping and design features to ensure compatibility. Transition zones and appropriate buffering will be incorporated to mitigate impacts and enhance neighborhood character.

5. Effect on Surrounding Area Character

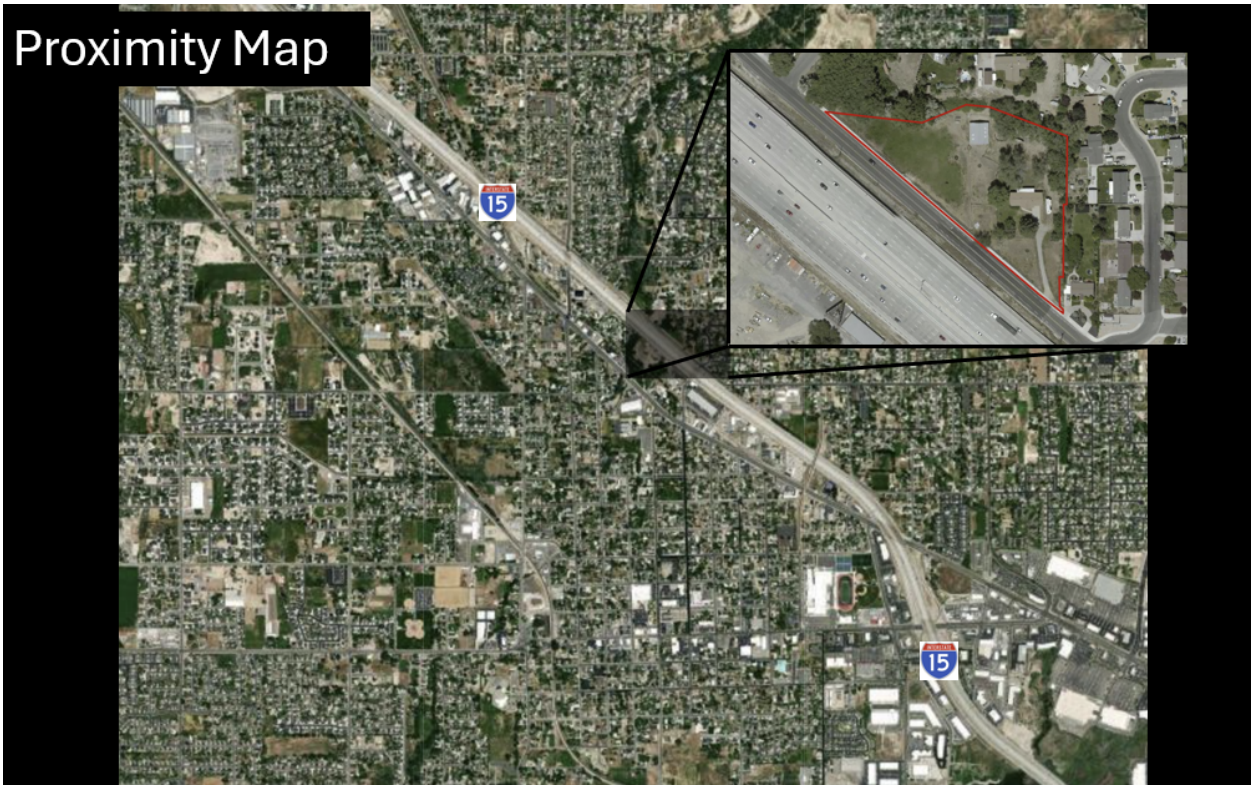
This amendment will enhance land use efficiency and contribute to the area's community growth by introducing aesthetically compatible, well-designed multifamily residences. Careful planning and architectural standards will ensure that the new development integrates seamlessly, supporting both the visual character and functional needs of the neighborhood without disruption.

6. Public Health, Safety, Welfare, and Community Benefit

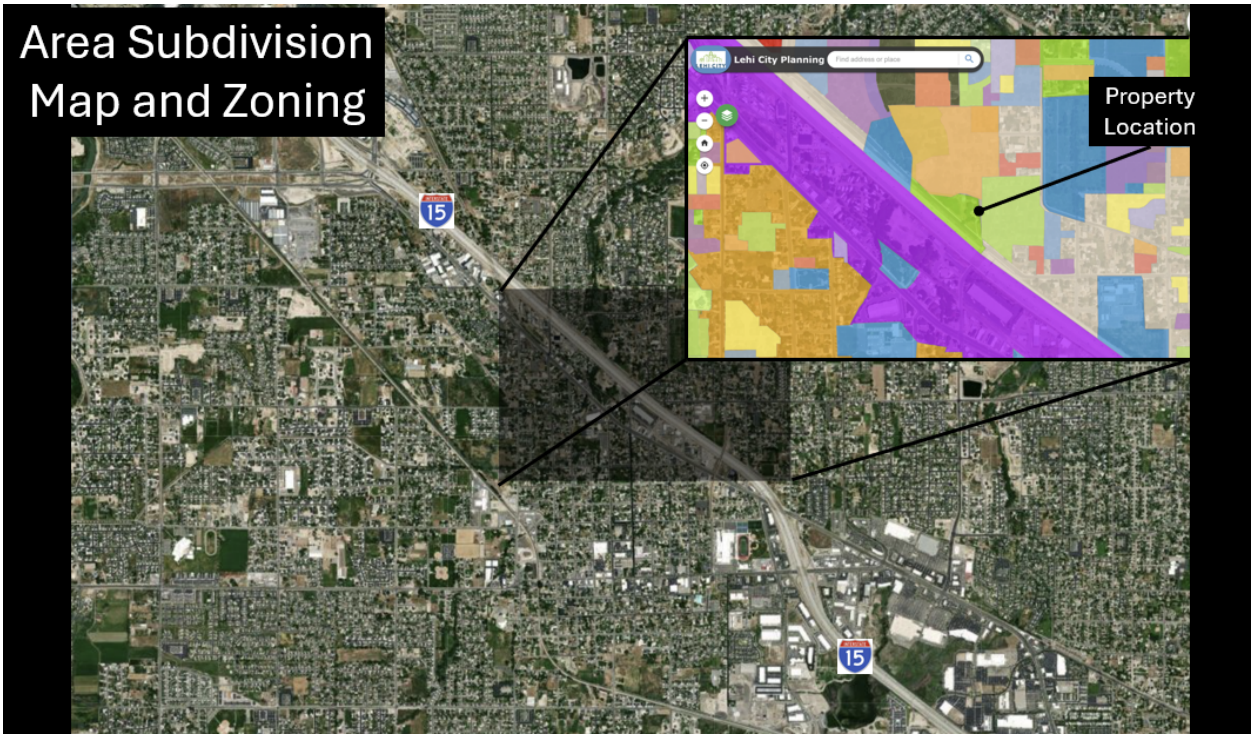
The proposed MU designation will increase the availability of attainable housing, support efficient infrastructure utilization, and promote economic sustainability while fostering orderly growth and enhancing overall community welfare.

7. Maps and Illustrations

The following proximity map illustrates how close the property is to both Interstate 15 and the frontage road. The property can only be accessed via the frontage road. This proximity lends itself to higher density development since the added traffic does not flow directly through an established neighborhood.



The following picture illustrates that while the property is located among lower housing density, the overall location fosters clustered density near existing mixed use while also buffering the existing neighborhood from the freeway and frontage road.



The following two images show the isolated nature of the property as it relates to the existing neighborhood.

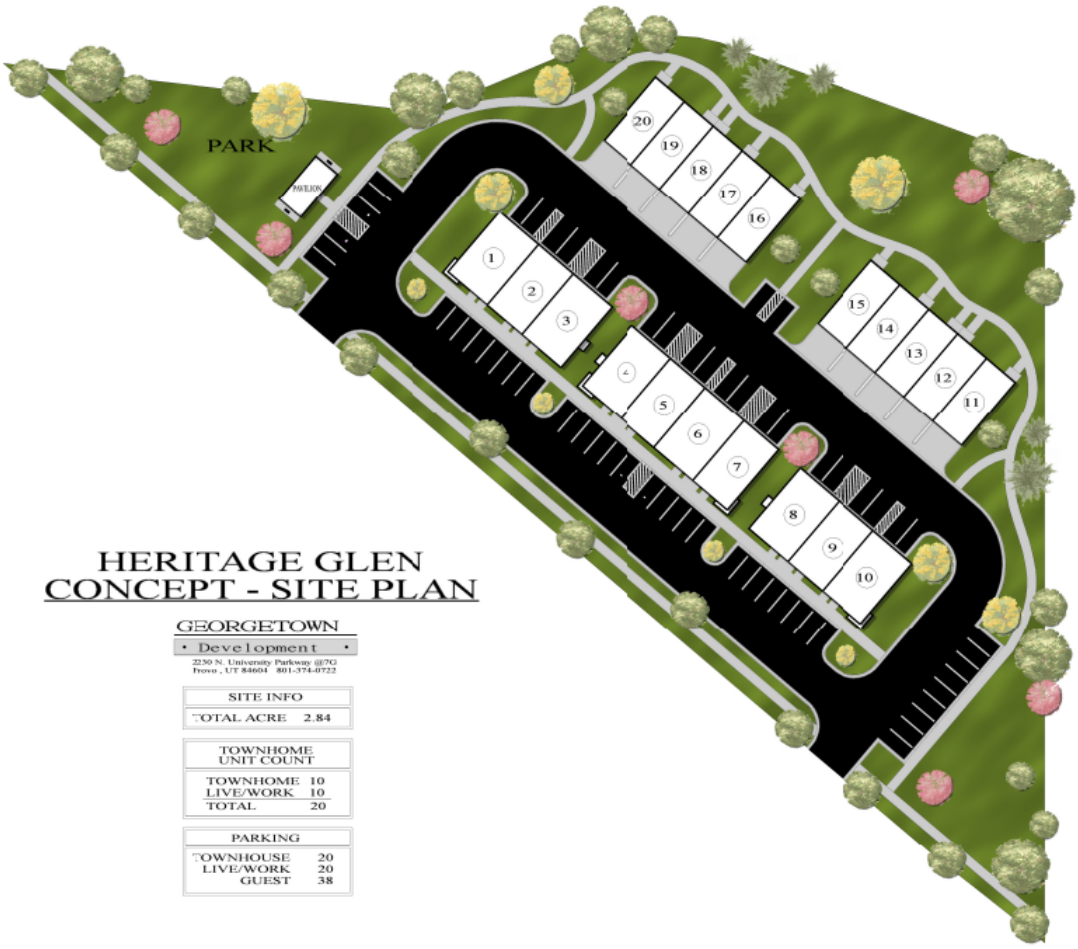
Google Maps image showing frontage road access.



Google Maps General Area Photo:



This picture is a broad concept plan illustrating ten live-work units and ten townhome units. The plan allows substantial parking, consolidated green space and clustering away from an area on the land that has been labeled an environmentally sensitive area. While the property does not fall within any designated wetlands, we are in the process of conducting a wetland analysis for the property.



This picture shows live-work units our company completed in Pleasant Grove.



8. Summary

In summary, the proposed amendment for 41 East 900 North advances Lehi's strategic goals by enabling high density residential development in a location that supports housing diversity, and efficient land use. The change is justified by local demand, infrastructure readiness, and compatibility with adjacent uses, and will deliver significant public benefits while maintaining the integrity and character of the surrounding area.