Lehi Planning Commission Meeting
Agenda
April 23, 2026

7:00 PM - New Lehi City Council Chambers, (131 N. 100 E., Lehi, UT 84043)

1. Call to Order

2. Consent Agenda

   2.1. Approval of minutes from the March 12, 2026 meeting.

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   2.2. Approval of minutes from the March 26, 2026 meeting.

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3. Regular Agenda

   3.1. Public hearing and consideration of Golden West Advertising's request for conditional use approval for a pylon sign for Smith's located at 3808 West Hardman Way. (Tabled from the March 12th meeting)
   Smith's Pylon Sign 1.pdf
   Smith's Pylon Sign 2.pdf

   3.2. 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. (Tabled from the March 26th meeting) **WITHDRAWN**

   3.3. Public hearing and consideration of Holden Rockwell's request for approval of a conditional use for the Skull Valley Plat B Flag Lot located at 208 East 200 South
   Skull Valley 1.pdf
   Skull Valley 2.pdf

   3.4. Public hearing and consideration of Perry Homes' request for approval of the Bull River

Road Preliminary subdivision including 3 single family lots located at 425 West Bull River Road in the R-1-10 zone.
Bull River 1.pdf
Bull River 2.pdf

3.5. Public hearing and recommendation of Perry Commercial's request for review of a concept for an amendment to the Traverse Mountain Area Plan, moving units out of West Canyon and adding them to locations near Timpanogos Highway.
Traverse Mtn 1.pdf
Traverse Mtn 2.pdf

3.6. Public hearing and recommendation of Mike Greene's request for review of the Greene Zone Change on 1.57 acres located at 2001 West 1500 North, changing the zoning from A-1 to R-1-22.
Greene 1.pdf
Greene 2.pdf

3.7. Public hearing and consideration of Jeffrey White's request for approval of a conditional use for the conversion of an existing accessory building into a detached ADU located at 1420 North 4200 West.
White 1.pdf
white 2.pdf

3.8. Public hearing and recommendation of Symphony Development's request for preliminary subdivision review of an update to Heritage Meadows, now a 14-lot residential development located at 1250 West 800 North, including density in lieu for connectivity.
Heritage Meadows 1.pdf
Heritage Meadows 2.pdf

3.9. Public hearing and consideration of James DeSpain's request for approval of an exception for a second portion of his yard to have an 8-foot fence located at 295 West 400 South.
DeSpain 1.pdf
DeSpain 2.pdf

3.10. Public hearing and recommendation of Jacob Hansen's request for review of an amendment to the Hansen Tennis Facility Development Agreement, allowing for signage as part of the project.
Hansen Tennis Club DA Revision 1.pdf
Hansen Tennis Club DA Revision 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: April 23, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:

Approval of minutes from the March 12, 2026 meeting.

Summary:

Attachments:

pz 03.12.26.docx

LEHI CITY

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **March 12, 2026**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Tyson Eyre, Commission Chair
Nicole Kunze, Commission Vice Chair
Beau Jones, Commissioner
Ken Roberts, Commissioner
Stephen Su'a-Filo, Commissioner

Members Absent: Lindsay Gheman, Commission Alternate
Gregory Jackson, Commissioner

Others Present: Kim Struthers, Community Development Director; Katie Bussell, Planner; Gary Ellis, City Engineer; Nate Purser, Assistant City Attorney; Kate Morgan, Deputy City Recorder.

Regular Session, 7:00 p.m.

1. Call to Order

Commission Chair Eyre welcomed everyone to the meeting.

2. Consent Agenda

2.1) Approval of minutes from the February 26, 2026 meeting.

Motion: Commissioner Jones moved to approve the minutes as presented. Commissioner Roberts seconded.

Vote: Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

3. Regular Agenda

3.1) Public hearing and consideration of John Allred's request for approval of a conditional use for the conversion of an existing accessory building into a detached ADU located at 409 West 900 North.

Katie Bussell presented the item. The structure was built in 1980 and thus requires a conditional use permit.

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Commissioner Kunze asked if there were setback requirements between ADUs and homes. Bussell explained that there are requirements for new builds, but that this is an existing structure, so they don't apply.

The applicant, John Allred, was present. He explained that they had just had the property resurveyed, and that the information has been sent to the city. He and his neighbors have agreed to quit claim deeds and a fence line. He explained that the utilities will come from the west side of the house and clarified that there are six feet between the ADU and the existing home.

Commissioner Eyre opened and closed public comment.

Commissioner Su'a-Filo shared that he has no concerns with the item.

> **Motion:** Commissioner Roberts moved to approve the item with the findings that it is an existing building with good setbacks that will add to the neighborhood and that it will help the family. He included all DRC comments. Commissioner Su'a-Filo seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.2) Public hearing and consideration of AWA Engineering's request for approval of a conditional use for a drive-thru for the Goldenwest Credit Union located at 520 West Main Street.

Katie Bussell presented the item. The drive-thru is part of Phase 2 of the development. It is expected to generate minimal additional traffic, and accesses will continue to operate at acceptable levels with the credit union in place.

Commissioner Su'a-Filo asked if Engineering had any concerns about sightlines turning onto Main Street. Gary Ellis explained that Luke Seegmiller, Lehi's former traffic engineer, looked over the plans and was okay with them.

Commissioner Eyre asked if a physical barrier would be installed to prevent left turns. A median will be installed.

Rick Magnus was present, representing AWA Engineering. He thanked city staff for their help, as it has been a difficult lot to develop considering the size and location. The drive-thru will allow the bank to bring their building forward and conform with the downtown overlay. He also said that he thinks this is a great location for an ATM.

Commissioner Roberts asked if any historical features would be added to the site. Magnus explained that this application will not add any historical features, but a previous application resulted in enhanced elevation on the building, meaning that all four sides will be treated with more than one material and will have interesting features.

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Commissioner Su'a-Filo asked if the traffic study anticipated any concerns with turning left from Main Street or any blockages around 500 West. Magnus explained that there will be no queuing or stacking on Main Street, as they will use the flow of the traffic circle to file people into an alternate entrance.

Commissioner Eyre opened and closed public comment.

Commissioner Jones shared that he feels good about the site, and is happy with how it turned out, as this is a tricky piece to develop.

> **Motion:** Commissioner Jones moved to approve the item with the findings that at the proposed location the proposed use will improve the vicinity, that it will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of the code, that the property being used is of adequate size and dimensions to permit construction of the facilities and the conduct of the use in such a manner that it won't be detrimental to adjoining properties in the area. He included all DRC comments.
>
> **Vote:** Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

3.3) Public hearing and consideration of Kylene Pace's request for conditional use approval to keep horses on 2.5 acres of property located at 3154 North 4200 West.

Katie Bussell presented the item. City code allows for two horses per half acre of property. They will be kept in a corral over 600 square feet that will be cleaned weekly. There is no setback.

Kylene Pace, the applicant, was present. She noted that the adjacent property is zoned residential/agriculture and has horses. There is also an equestrian community being developed nearby.

Commissioner Kunze asked how many horses she intended to have. Pace said that she plans on six, and possibly a donkey.

Commissioner Eyre opened and closed public comment.

Commissioner Jones felt that the item was reasonable and followed all code. He likes the item a lot and would like to see more of this type of item at Planning Commission.

> **Motion:** Commissioner Kunze moved to approve the item with the findings that the proposed use will improve the vicinity and will be conducted in a manner in compliance with the goals and policies of the Lehi General Plan. She included all DRC comments. Commissioner Su'a-Filo seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

3.4) Public hearing and consideration of Golden West Advertising's request for conditional use approval for two pylon signs for Smiths located at 3808 West Hardman Way.

Katie Bussell presented the item. She clarified that the Commission will only be considering the 70 foot pylon sign at this meeting. The applicant is requesting additional square footage and height due to the future 2100 N freeway.

Commissioner Eyre asked if the Commission has the power to deny the item. Bussell explained that the Commission needs to determine if the 70 foot height exception is justified.

Commissioner Roberts clarified that the signage area being asked for is 900 square feet, while the maximum allowed in code is 600 square feet.

Commissioner Su'a-Filo asked how many other businesses will be on the property, other than the Smith's. There will be either five or six additional parcels, which could be split into multiple businesses.

Commissioner Kunze asked how high the signage is for Primary Children's Hospital. Bussell explained that it is about 70 feet tall, but that the hospital is exempt from the city's signage code due to its institutional use. There is also a 70 foot flagpole across the street.

Rick Magnus was present, representing AWA Engineering, the applicant, and Smith's Marketplace. He mentioned previous signs that have been given approval. He explained that the additional square footage and height are being asked for in anticipation of a planned overpass. Once the overpass is installed, a normal sign will be completely blocked. Additionally, there are power poles in the way. Magnus presented some examples of what signs would look like once installed. He explained that there would be pricing for gas displayed on the sign, as well as three other businesses. Magnus argued that the size of the sign was a safety precaution, as a taller and larger sign would give people more time to navigate towards the business on a high-speed road.

Commissioner Eyre clarified the orientation of the sign. Commissioner Kunze clarified that the sign would be both wider than the power poles, and well under the wires.

Commissioner Roberts asked who the Smith's intended customer base would be. Magnus hopes that people on the freeway will see it and come in to shop. They have a themed sign plan for the freeway. Commissioner Roberts asked if the primary demographic was Holbrook Farms, or another smaller development. He doesn't foresee locals from nearby cities seeing the sign from the road and deciding to go grocery shopping. Magnus explained that the sign will signal to people picking up groceries at Smith's where the store is located. He emphasized that a normal sign would not be seen at freeway speeds. Commissioner Roberts shared his skepticism, he doesn't think people will circle back around to hit this particular Smith's.

Magnus explained that the freeway and overpass haven't yet been submitted for bid or designed, but that growth seems to be heading in that direction.

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Commissioner Eyre shared his dislike of signage and explained that he thinks the size being asked for is ridiculous. He doesn't feel like there is a need for it now, even if it may be needed in the future. Commissioner Kunze agreed that this won't be an issue for years to come. She thinks that the issue should be dealt with when it actually occurs.

Commissioner Eyre asked Legal for advice. Craig Chambers explained that the additional height is what is being asked for, and whether that is allowed or not is up to the Planning Commission.

Commissioner Su'a-Filo asked for examples of other signs this size. Kim Struthers mentioned the Holy Cross Hospital, Edna's, the Outlet Mall, and the Macey's on Main Street (which is about 40 feet tall) as examples.

Commissioner Eyre opened public comment.

There were several online comments. Most of the concerns were about the height and the potential impact on the character of the nearby neighborhood. Two comments were against the idea, and one asked a clarifying question on the location.

Commissioner Eyre closed public comment.

Commissioner Roberts clarified that signs can be up to 25 feet tall without approval from the Planning Commission.

Commissioner Su'a-Filo said that this would likely be his new grocery store once it is constructed. Commissioner Eyre argued that a lot of people from Saratoga Springs will likely be using this Smith's as well.

Commissioner Roberts argued that signs aren't as valuable these days given the advent of cell phone navigation. Commissioner Eyre argued that signs do have a place as a safety feature but agrees that this sign feels egregious. The business will have several years to establish itself before the height of the sign becomes a real problem.

Magnus explained that creating signage is expensive and asked if the item could be tabled so he could come up with options the Planning Commission would like more.

Commissioner Su'a-Filo mentioned that passing this would be a part of his commute, and that he already has a hard time with the way the hospital signage in the area. He likes the idea of tabling the item. Commissioner Roberts agreed. He asked if making the sign shorter would decrease the square footage of the sign. It would, as they want the sign to be proportional. Commissioner Eyre appreciated the willingness to look for better options.

Craig Chambers requested that the Planning Commission move for a continuance, rather than a tabling. The best upcoming date for this item is April 23rd.

> **Motion:** Commissioner Kunze moved to grant a continuance to the April 23rd meeting so the developer can come up with other signage options. Commissioner Jones seconded.

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Vote: Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

3.5) Public hearing and recommendation of Windy City Development LLC's request for review of the Spring Meadow Villas Concept, a 72-lot single family PUD (Planned Unit Development) located at 1630 South 500 East.

Commissioner Eyre opened the public comment for the previous item 3.5 (which was delayed to be heard at another meeting), and seeing that there was none, closed it.

Katie Bussell presented this item. The allowable density would usually be ten less than presented, but in exchange improvements have been made including additional landscaping, a power corridor dedication, trail construction, and dedication of future right-of-way along the Pony Express and Vinyard connector. Bussell explained that PUDs may be allowed in any zoning if they receive approval from Planning Commission and City Council.

Commissioner Jones asked if there was a figure that would help to quantify what is being given to the city monetarily. Gary Ellis explained that he wasn't involved in the discussion, but to his understanding, Pony Express Parkway will be taking a significant chunk of property, and that combined with the trail improvements and road widening along 1630 South, means that there is quite a bit of monetary value that the developer is putting in. Staff doesn't create itemized value lists.

Commissioner Eyre noted that a lot of green space is being dedicated. He asked if the land was unbuildable. Commissioner Su'a-Filo shared that it is mostly wetlands. Commissioner Eyre asked if there were plans to amenitize the space along the lake. The area is mostly wetland and floodplain, which the city would like to preserve. It is technically an amenity, but there will be no active leisure areas developed along the lake. Commissioner Eyre asked if there is an outline of the main Pony Express Parkway thoroughfare. It will be similar to what is shown on the plan. Commissioner Eyre expressed surprise at how close to the lake it runs.

Commissioner Roberts asked if residents would have any way to get across Pony Express on foot. Ellis explained that there is a trail crossing planned that will go under the road and connect to a park. Commissioner Roberts asked if the road to the south of the property will be a two lane road. It will initially be developed as a two lane road that goes to three lanes at intersections, but it is scheduled to be a five lane road when it is fully developed.

Tony Trane was present representing Windy City Development. They have been waiting for road plans, and new information has come in from FEMA, which requires them to look for road solutions in conjunction with the city. He mentioned an earlier struggle that the city helped them through when incorporating a variety of lot sizes. A box culvert will be installed, and the trail will go all the way through to the park. He mentioned the power corridor, which is an interesting feature, but also causes a lot of issues. More specific information on the improvements being made will come with the preliminary plat. He thinks the open space is a very cool feature for the area.

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Commissioner Eyre asked if the area is graded. With the exception of roads, the grading is complete. The area is too low to allow for basements. The breakdown of lots and justification can be found in the submitted narrative.

Commissioner Jones expressed interest in approving the item with modifications tonight. He likes that there is no housing on the left side of the road, and he's a big fan of the trail connection. He would prefer to only grant 4-8 extra lots rather than 10 in order to add some variety to lot size.

Commissioner Eyre opened public comment.

West Adie lives at 500 E. 1630 S. He hadn't received any noticing documentation. He felt that the development goes beyond what was initially advertised. He noted that there is already less wildlife in the area than there used to be.

Natalie Woodhouse lives in the Spring Creek Ranch neighborhood to the east. She also had concerns over wildlife. She cited Chapter 12 of the development code, which deals with conservation. She shared her concerns over the mature trees to the South being removed, and over light pollution driving away wildlife. She asked if the open space would be open to the public or if it would be HOA restricted. She shared her opinion that there is not enough space to put in both the Pony Express Parkway and a river walk trail. She also shared that the zoning has not been updated on the website since a recent change, and that the entire area is still zoned as ESA.

David Packard lives in Spring Creek Ranch and is on the HOA board. He had concerns over the mature trees to the south as well and emphasized the desire to preserve unique features in the land. He mentioned children playing in the area and wanted to know if Spring Creek Ranch Park would be expanded. He also shared that the current HOA may be open to merging with the new HOA for the development. He thanked the commissioners for their time and service.

Brent Collin owns property to the west. He wanted to know how far away from the fenceline the properties are going to be. He is concerned about children coming onto his property and would like a privacy fence.

There were eight online comments. Seven were against the project, one was in favor. Wildlife concerns, traffic concerns, and the amenities impact on Spring Creek Ranch were brought up in the online comments.

Commissioner Eyre closed public comment.

Trane explained that many of the comments were anticipated by the developer, and that they are working closely with the city to balance the needs and wants of all parties. A right-to-farm analysis will be done to help determine future steps, and the developer wants to work to preserve those agricultural rights. He explained that all lots will be developed on non-floodplain land, and the ESA will be preserved. They have been working with FEMA to ensure this. He also clarified that there is plenty of space between the road and the lake for a trail. The project will dedicate 500 feet of green space, and there will be more space between the end of that dedicated zone and the lake itself. A trail connection has been installed, though it may need to be adjusted. He stated

his appreciation for the Spring Creek Ranch neighborhood and thanked them for their feedback and cooperation.

Commissioner Eyre asked what would happen to the fully grown trees on the south of the property. Trane said that he can't promise that no trees will be pulled, but that the developer would like to maintain them. Some may be pulled to help clean up the area. Commissioner Eyre asked if the trail would be controlled by the HOA. Trane assured the commission that all open space in the plan would be available to the general public. There is currently no HOA planned. Commissioner Eyre clarified for those gathered that the city doesn't get involved with HOAs, so merging will be up to the residents and the HOA in the Spring Creek Ranch neighborhood.

Trane emphasized that he thinks this is the best approach to this particular plot of land. He assured the commission that the expenses on the improvements would be well over the cost of the ten additional granted lots. Exact details will be worked through in the creation of the preliminary plat.

Commissioner Roberts asked if a fence would be installed along the south end of the property. Trane explained that a fence will be needed to the west, but that they do not intend to fence the south side, as that would result in trees being pulled unnecessarily. Commissioner Roberts asked if the pickleball courts in Spring Creek Park are lit. They are not.

Commissioner Eyre addressed the zoning concerns, explaining that a zone change has gone through the legal process, even if it the GIS doesn't reflect the update yet.

Commissioner Su'a-Filo noted that the current City Council likely wouldn't be a fan of the density in lieu arrangement, and that they may wish for the city to pay for the improvements instead. He asked if the developers had worked with the Timpanogos Special Service District (TSSD). They have. There is no exact alignment for the road as of yet.

Gary Ellis explained that Trane is juggling a lot of different pieces in this presentation, and that he thinks he's done a good job of communicating everything to the Commissioners. He spoke in favor of density in lieu, explaining that it is a very helpful tool for the city. He is surprised that only ten lots were offered, considering all the improvements. He thinks the exchange is a fair value for the city.

Commissioner Eyre asked if the developers were concerned about eminent domain regarding the unknown road alignment. Trane shared his opinion that the developers can make it work.

Commissioner Eyre asked if the final plat would be submitted before the exact road location is decided. The developer is working with Brad Kenison, the city engineer, to decide on the location now. They intend to find the alignment before the plat is submitted.

Trane explained that they opted for only ten lots in lieu because that was the number that an adjacent development was granted (even though it was smaller). The developer thinks the tradeoff is fair.

Commissioner Jones thanked Ellis for his comments on density in lieu.

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Motion: Commissioner Jones moved to give a positive approval to the Lehi City Council with the findings that the proposed concept is consistent with Lehi City's Development Code, and that it conforms to the goals and policies of the General Plan. He included all DRC comments. Commissioner Su'a-Filo seconded.

Vote: Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

3.6) 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.

This item was withdrawn and will be heard at the March 26th Planning Commission Meeting.

3.7) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to both Table of Uses and to Chapter 12 to convert conditional uses to permitted uses based on preexisting supplementary requirements.

Katie Bussell presented the item. This is the first of several phases updating the residential and nonresidential tables of uses. This amendment prioritizes conditional uses that already have preexisting conditions in the code.

Commissioner Eyre clarified that the goal of this amendment is to remove conditional uses. Bussell explained that this will help streamline approval processes. Craig Chambers explained that staff looked into reasonable conditions that would be applied in the case of a conditional use and changed the requirements to include those. Commissioner Eyre asked if any items would be removed from the Planning Commission's purview, or if they would come before the Commission as a permitted use. The amendment will cut down the number of items that need to be seen, unless exceptions are being asked for.

Commissioner Jones asked if the complete removal of helipads would make them unauthorized in any zone. Bussell explained that helipads are being removed entirely from the Table of Uses, but that they can still be allowed as an accessory use for hospitals. City staff clarified that if something that contradicts the Table of Uses is in the code, the code overrules the Table of Uses. The Table of Uses also allows accessory uses incidental to an authorized use.

Commissioner Eyre opened and closed public comment.

Motion: Commissioner Roberts moved to give a positive recommendation to the Lehi City Council with the findings that the proposed amendment is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. He included all DRC comments. Commissioner Kunze seconded.

Vote: Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

3.8) Public hearing and recommendation of Lehi City's request for review of a Development Code Amendment to Chapter 12 to require the buffering and screening requirements for existing residential homes in non-residential zones.

Katie Bussell presented the item. The buffer currently relies on the zoning rather than the use.

Commissioner Jones asked how the city will account for meeting code requirements when installing street walls. Imposing buffering requirements wouldn't allow certain buildings to go up to the property line. It will create gaps as an unintended consequence. Staff was directed to create this amendment by City Council.

Kim Struthers recommended carving out the historic design district as an exception.

Commissioner Eyre opened and closed the public hearing.

Commissioner Roberts asked for instruction on how to carve out exceptions in amendments. He likes the idea of parking lots behind buildings with paths that lead to the front.

Motion: Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the request that staff continue to consider the question of how to account for meeting the requirements when creating a street wall. Commissioner Roberts seconded.

Vote: Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

4. City Business

There is a planning conference in Bryce in the second week of April. There are a couple of General Plan amendments that will come before Planning Commission soon.

The city has received the Certification of Occupancy for the new Civic Center. The April 14th City Council meeting will be the first meeting in the new building.

Commissioner Jones asked for more information on the mechanics of item 3.5. He asked if the in-lieu appropriations were financially appropriate. The Commission discussed how City Council can use closed meetings to discuss purchasing real estate, as well as their power to use development agreements. Craig Chambers explained that in-lieu appropriations are policy based.

Commissioner Eyre asked for guidance on if an if/then motion is acceptable.

Commissioner Jones asked if in-lieu items put before the Commission have the approval of city staff. Gary Ellis confirmed that they typically do, and if they do not it is made clear in the DRC.

Kim Struthers discussed the difficulty of putting hard numbers on the value of land and development at any given point. City staff went over the process of determining how many in-lieu lots are awarded.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Kunze moved to adjourn the meeting. Commissioner Roberts seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:23 p.m.

Approved: April 23, 2026

Attest:

_____

Tyson Eyre, Commission Chair

_____

Kate Morgan, Deputy City Recorder

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Agenda Item No: 2.2

Planning Commission Agenda Item Report

Meeting Date: April 23, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

Subject:

Approval of minutes from the March 26, 2026 meeting.

Summary:

Attachments:

pz 03.26.26.docx

LEHI CITY

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **March 26, 2026**, in the **Lehi City Hall** located at **153 North 100 East**.

Members Present: Tyson Eyre, Commission Chair
Nicole Kunze, Commission Vice Chair
Beau Jones, Commissioner
Ken Roberts, Commissioner
Stephen Su'a-Filo, Commissioner

Members Absent: Lindsay Gheman, Commission Alternate
Gregory Jackson, Commissioner

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

Regular Session, 7:00 p.m.

1. Call to Order

Commission Chair Eyre welcomed everyone to the meeting.

2. Consent Agenda

2.1) Approval of minutes from the March 5, 2026 meeting.

Motion: Commissioner Roberts moved to approve the minutes as presented. Commissioner Jones seconded.

Vote: Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

Commissioner Eyre excused Commissioner Jackson.

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)

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Brittney Harris presented the item. The applicant originally wanted to amend the light warehouse use in the code, but staff suggested a new use instead. This use will cater to small warehouse businesses with storefronts included. It is recommended for light industrial and commercial zones, but not for mixed-use. Commissioner Roberts asked why mixed-use is not one of the recommended allowed zones. Harris explained that its geared more towards warehouse uses.

Jason Woll was present, representing X Development. They feel there is a need for uses that contain a warehouse component but also have a heavy retail focus. Design elements were included to make the buildings more approachable, and Woll gave examples of business that might fit this use.

Commissioner Eyre asked what the benefit of rebranding office warehouse as flex commercial would be. Woll explained that it would incorporate more customer-facing businesses.

Commissioner Roberts asked some logistical questions about the area of storefronts versus the area of warehouse space.

Carla Mata, with X Development, explained that there are currently no exact examples in Lehi of the type of project they would like to allow, as the businesses that this amendment would cater to are currently spread across large areas with warehouse storage in one location and retail in another.

Commissioner Eyre opened and closed public comment.

Commissioner Su'a-Filo mentioned his personal experience with a type of business in American Fork that would benefit from this amendment. Commissioner Roberts agreed that he can see the need.

Mata explained that ideally, developers will be able to build additional smaller businesses around warehouses to create a more cohesive retail area.

Commissioner Jones shared that he likes and appreciates the proposal. He mentioned staff comments that say this warrants an amendment.

Commissioner Roberts feared that this could be utilized by large-scale warehouses with storefronts, but other than that, he was in favor. He acknowledged that that wasn't the applicant's goal with the amendment.

> **Motion:** Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the findings that this proposed amendment will provide more commercial opportunity in the city, it will preserve the character of the relevant commercial areas, and that it is in conformance with the purposes, intent, and provisions of the General Plan and its various elements. He included all DRC comments. Commissioner Roberts seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

DRAFT

Motion passed unanimously.

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.

Brittney Harris presented the item. It is consistent with the General Plan. There is open space in the middle of the property, as it is unbuildable due to overhead power lines.

The applicant, Shane Yates, was present. He had no additional comments.

Commissioner Su'a-Filo asked if the applicant had secured water rights. He does not have them yet; they will need to be put in later.

Commissioner Eyre opened and closed public comment.

Commissioner Jones asked engineering about the connecting roads along the southern side of the property. The road will go through the property and will end up directly in front of an existing drive.

Commissioner Su'a-Filo asked what the commission has done historically when water rights aren't in order. Kim Struthers explained that ordinances aren't recorded until water is turned in. There is typically a two year window after the ordinance is signed allotted to the applicant.

> **Motion:** Commissioner Jones moved to give a positive recommendation to the Lehi City Council with the findings that it does conform to the goals and policies of the General Plan. He included all DRC comments. Commissioner Roberts seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

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.

Brittney Harris presented the item. It is very similar to the last item, but as it is over ten acres, the density is slightly increased. A variety of lot sizes is required, which will require a mix of uses.

Tony Trane was present, representing the applicant. He clarified that the flex part of the zoning doesn't increase density by much. They selected this zoning as they are trying to build a church on the property.

Commissioner Eyre clarified that no multi-family housing will be built. Commissioner Su'a-Filo clarified that water rights were in order.

Commissioner Eyre opened public comment.

Jay Bodine lives to the north. He thought the zoning designation was unclear. He has concerns over a PUD or PRD being applied to get extra density in the future.

Bart Christofferson lives to the north. He is excited for this project to be approved as the power improvements will remove a power line going over his property, which will allow him to build a home. He hopes there will be bigger lots.

Merrill Carson lives to the west. He wanted to know if the zoning applies to the whole piece of property or if the church would be zoned separately.

Cammile Unity lives to the southeast. She shared concerns over PRD/PUDs, and the subsequent traffic they would cause.

Thea Thomas lives to the north. She didn't know how the mandated different lot sizes would be managed. She had concerns over property values going down.

Jay Bodine returned to share his concerns over potential traffic, as he sees only two possible outlets.

There was one online comment from Thea Thomas, who shared her traffic concerns.

Commissioner Eyre closed public comment.

Trane addressed the questions raised. He stated that there is no intent to put in a PRD, and that once the church is built, there will be no way to have a PRD approved. There will be three outlet points developed, not just two. He explained that there is a difference between "flex" and "high density."

Commissioner Roberts asked for clarification on the access points.

Harris explained that churches are permitted in any residential zone and that the entire lot would be zoned R-1-Flex. She explained that PUDs and PRDs can be proposed in any zone, and that if one were proposed, it would have to be noticed again and come through the commission as its own project. She explained that the overall density of the property doesn't increase. She went on to state that lot sizes are determined and sent to the city to be checked before they are approved. This allows the city to ensure that the diversity of lot sizes is maintained.

Trane emphasized that it wouldn't make any sense to do a PRD on the property, as there would be no gain. The developer wants to match the surrounding lots.

> **Motion:** Commissioner Kunze moved to give a positive recommendation to the Lehi City Council with the findings that the proposed application conforms with the goals and policies of the General Plan. She included all DRC comments. Commissioner Roberts seconded.

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Vote: Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

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.

Brittney presented the item. A concept of the layout has already been seen, and an exception has been granted for the orientation of the building. This exception will allow for larger amounts of stucco edifice than permitted in code. This material is limited in code as it is generally a cheaper material that degrades faster and it can create large imposing walls with very little variation.

Dan Beavers, the applicant, was present. He argued that the building will prioritize pedestrian scale, which he sees as the ultimate goal of the code. The design is similar to the Skye Area Plan and is one of three Utah clubs that will be introduced. Beavers went over the materials they plan to use, and how the design is geared towards pedestrian engagement. He provided examples of other clubs that LifeTime has built recently and discussed how it fit with the Skye Area Plan zoning requirements.

Commissioner Roberts asked why the club planned for Holladay looked different than the Herriman and Lehi clubs. Beavers explained that they were working with a much smaller site, and changes had to be made. The Lehi and Herriman clubs are the same prototype.

Commissioner Kunze asked if other retailers would be renting out space in the building. Other amenities are provided in the building, but they are all under the LifeTime umbrella of businesses.

Beavers said the materials were chosen based on the building's steel structure. Bricks would be too heavy and may look oppressive. Metal plating is cost prohibitive, and window placement is determined by indoor activity.

Commissioner Jones described the building as a nice monolith. He explained that the EIFS maximum was a way to keep the community looking nice. Beavers explained that they will be owner-operators of the building and will be maintaining it as part of their business model.

Commissioner Eyre brought up Sanctuary, a luxury apartment complex that asked for the same exception. He argued that the stucco on that building was specifically stylized to make it more appealing, and that the LifeTime club hasn't met his bar on that stylization.

Commissioner Su'a-Filo asked for the percentages of EIFS to other materials for each side. They vary from about 50/50 to 70/30.

Commissioner Kunze asked questions about the orientation of the building. There are few other buildings nearby, and most people are seeing it from the back from the highway.

Commissioner Eyre opened public comment.

DRAFT

Carly Johnson spent eight years in Las Vegas, which has LifeTime clubs, and thinks that this will be an asset to the city. She affirmed that it is a luxury service and thinks it will attract money. She thinks the gym is beautiful and that it will benefit the community.

Bruce Alfin thinks it looks like a nice warehouse. He thinks the east side is fine, but the south side facing the highway needs work. He said that promises aren't worth anything unless they're written in a contract.

Commissioner Eyre closed public comment.

Beavers addressed the community's concerns. He said that they have been in business for 30 years with very few locations closing, so the company will likely be the owner-operator for a long time. He explained that he is more open to emphasizing certain sides of the building as a change than a blanket requirement for all facades.

Commissioner Eyre asked legal if the Commissioner could give per-façade approval or exceptions. Craig Chambers said that this item is written as an entire request.

Commissioner Roberts asked if the Skye Area Plan had a stucco requirement. The 40% limitation is from the General Nonresidential code, and there is no more specific instruction in the area plan.

Commissioner Eyre felt the south side at least should meet the code. He noted that the east and west sides aren't as visible and may not need to be held to the same standard. Commissioner Kunze felt the building was highly visible from all sides, as it is located at the top of a hill.

Commissioner Roberts asked how quickly an applicant could reapply for an exception. Kim Struthers said that an applicant can reapply as long as the exception is significantly different than the last submitted.

Commissioner Jones preferred not to do a partial pass. Commissioner Eyre said that he would like to give the application some specific guidelines if that was the case. Commissioner Su'a-Filo shared that he thinks the request is too large to justify giving the exception. Struthers recommended tabling the item. Beavers asked for a conditional approval. Commissioner Eyre asked if that would work procedurally. Harris said that as long as the specifications were very clear, it would work. Chambers noted that the item should be postponed, rather than tabled.

Commissioners Su'a-Filo and Jones both recommended holding to code as a strategy to avoid future meetings.

Commissioner Eyre emphasized that this was not a reflection on LifeTime. He doesn't feel the request to change the standard has met the bar for approval. He gave personal feedback, explaining that he is fine with the state of the east and west facades, but not the south.

The Commission debated specific numbers to give the applicant as guidelines, landing generally on 55% as a maximum, with the caveat that meeting the 55% will not guarantee a pass.

DRAFT

Commissioner Eyre floated the idea of requiring the south façade to match the percentages on the north.

> **Motion:** Commissioner Jones moved to postpone the item to the April 23rd meeting, with the feedback that the next submission be closer to 55% maximum EIFS, with the understanding that there is no guaranteed pass if it doesn't meet code. He included all DRC comments. Commissioner Roberts seconded.
>
> **Vote:** Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.
>
> Motion passed unanimously.

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).

Brittney Harris presented the item and explained that this proposal would change the requirement from 1/2 acre lots to 1/3 acre lots. The surrounding lots are closer to 1/3 acres due to dedicated open space through the development. Once roads are included, the density will not be increased by much.

Commissioner Jones clarified that the applicant is not asking for the maximum 17 permitted lots. Only plans for 11 or 13 lots were submitted. Harris explained that it would be very difficult to get more lots than what is shown in the plans.

Jarron Davis was present, representing the Bishop family. He explained what has happened since the property was first seen last December. They are asking for one additional lot over 12 to deal with the hardship of the road connections. They want to prevent abrupt angles. They would prefer to have a deal that locks them in on 13 lots and no more. He mentioned that the water rights have already been procured.

Commissioner Eyre opened public comment.

Robert Allred lives to the west of the property. He is highly in favor of this plan and thinks it will nicely match what is near. He thinks this will be an asset to the area.

Bill Clement lives on the east. He thinks this is a great subdivision and supports it. He likes the size of the lots.

Brook Brill came to the stand with her child Hendricks. Over the past six years they've watched the animals being cared for on the property, and they're happy to see the plans for the new subdivision.

Jeremy asked what the curb and gutter situation would be. He wants them to be consistent.

DRAFT

Bruce Allfin is to the south. He thinks the 13 lot proposal is consistent with both adjacent neighborhoods. He thinks that this is a good plan.

Austin Beck lives to the south. He thinks the 13 lot plan is fine and would be opposed to a 17 lot plan.

Carly Jonshon lives to the north. She loves the proposed plan. She has confidence in either layout and thinks it will finish off the neighborhood super well.

Katie Beckham lives to the south. She has concerns over bigger roads. She thinks that one of the access points should be removed, and that the plot would work better as a single cul-de-sac.

Casey Williams lives in the neighborhood. He is in favor of the project and thinks it fits with the community. He wants no more than the proposed 13 lots.

Andrea Egbert lives to the west. She has concerns about the road change, as she lives very close to where the jog in the road would be.

Nate Scausen lives to the west. His kids will miss the livestock kept on the land. He also has concerns over the road's consistency. He wants there to be no more than 13 lots.

Jamie Bennich supports the plan.

Commissioner Eyre closed the public hearing.

Gary Ellis addressed the road width concerns. The new city standards have a 60 foot right of way rather than a 50 foot right of way. The road will gradually taper out rather than abruptly getting wider. Kim Struthers noted that the width of pavement will increase to 34 feet from 32 feet, and that park strips will be seven feet wide rather than five feet.

Jarron Davis thanked the community for their support.

Commissioner Eyre explained that some requests are beyond the powers of the Planning Commission, but that they can be requested from City Council, who has the ultimate say in this approval. He also clarified that only the General Plan Amendment is on the agenda for the night.

> **Motion:** Commissioner Su'a-Filo moved to give a positive recommendation to the Lehi City Council including all staff-recommended findings and the DRC comments.

Commissioner Jones asked to insert a clause recommending a 13 lot limit to the City Council. Commissioner Eyre disagreed that it should be in the motion as it doesn't relate to the General Plan. Commissioner Jones thinks it relates to the General Plan. Brittney Harris suggested a development agreement recommendation.

> **Amended Motion:** Commissioner Su'a-Filo moved to give a positive recommendation to the Lehi City Council including all staff-recommended findings and the DRC comments. They also recommended that the City Council

arrange a development agreement with the applicant that locked them into the 13 planned lots.

Vote: Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed unanimously.

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).

Brittney Harris presented the item. A portion of the zone is designated as an ESA, as it is part of the 100 year floodplain. Any development would have to follow FEMA requirements. The Mixed-Use density would be determined from the mixed-use/TOD map. The area is about 1/4 mile from a future transit station, which puts it in the high-density transit support zone.

Staff informed the Commission that the area is no longer designated as an ESA as of recent updates from FEMA.

Brandom Mills was present representing Georgetown Development. This project belongs to his uncle. Due to the location on a floodplain, basements are not feasible. Under different scenarios, the property could fit seven single family lots, or 30 townhomes. The plan they are putting forth will have 10 live/work units at the front of the property and 10 regular units toward the back.

Commissioner Kunze asked about the success of similar projects in Pleasant Grove. They are working well and currently include a barbershop, an optical shop, a phone repair store, a stamp shop, a nail salon, a preschool, and a photo studio.

Commissioner Eyre asked if the projects would be phased. The developer would prefer to do it all at once.

Commissioner Kunze asked about the potential added traffic impact based on past projects. The impact has been insubstantial. Live/work units eliminate commutes, and the layout of the land means everything will front the 1900 N frontage road.

Commissioner Roberts shared his concerns about children that might use or play on the frontage road. He asked about the footprint of the retail space.

Commissioner Eyre reminded everyone that only the General Plan Amendment is being considered tonight.

Commissioner Eyre opened public comment.

Blake Entrican lives to the northwest. He thinks the placement is strange. He has concerns over increasing traffic in a place with lots of children. He doesn't think a Mixed-Use island makes sense when the surrounding area is all residential.

DRAFT

The applicant's wife was in favor of the project.

Bill Hereth left an online comment in favor of the project.

There were several online comments against the item, which mentioned fears of increased traffic and mismatched densities.

Commissioner Eyre closed public comment.

Commissioner Jones asked what the difference in the density change would be. The requested zoning would allow seven units per acre, which would be the equivalent of R-2 zoning. This would approximately double what is allowed currently (four single family homes).

Commissioner Jones could see both sides of the issue. The increased density makes sense if the transit station is coming soon, but he doesn't like arbitrarily increasing density. Commissioner Kunze agreed but argued that the property is a strange shape and right next to a frontage road. The design makes sense with the circumstances of the property. Commissioner Roberts agreed for the most part. He loves the project but doesn't know if the location is correct. He likes the idea of integrating more commercial development near neighborhoods. He also brought up that the timeline on the transit station is uncertain at this point. Commissioner Eyre shared that this may be a good opportunity to develop a safer path for children to use in the area, even as it introduces conflicts and impact points. He thinks the curb and gutter improvements may add to the neighborhood.

The Commission asked to see the Mixed-Use table. Harris brought it up. She explained that exact units can be determined by the City Council.

Commissioner Jones agreed that residential units along a frontage road didn't make a lot of sense. He isn't sure what else would fit on the property. Commissioner Eyre suggested neighborhood commercial. Commissioner Kunze argued that neighborhood commercial would create more stress in the community than mixed-use zoning would. Commissioner Jones struggled with the ask of almost doubling the density. Commissioner Roberts noted that the portion of the frontage road being discussed isn't very busy.

Commissioner Jones felt that a negative recommendation would be the most appropriate considering the doubled density. The only thing preventing his motion is that he is unsure what else would go there.

> **Motion:** Commissioner Jones moved to give a negative recommendation to the Lehi City Council with the findings that the amendment is not in conformance with the goals, intent, and purpose of the General Plan, that it is inconsistent with the current land uses and zoning. He included all DRC comments. Commissioner Roberts seconded.

Commissioner Eyre asked for clarification on a DRC comment from Kim Struthers. The comment was from a previous iteration of the project.

DRAFT

Vote: Commissioner Jones, yes. Commissioner Su'a-Filo, yes. Commissioner Eyre, no. Commissioner Kunze, no. Commissioner Roberts, no.

Motion failed, three to two, with Jones and Su'a-Filo in favor.

Commissioner Jones asked why the nay votes were cast. Commissioner Eyre likes the project and thinks that there are opportunities in the area, especially with a smaller development like this. Commissioner Kunze agreed and shared that she thinks Lehi would benefit from more projects like this. Commissioner Su'a-Filo also likes it. Commissioner Eyre clarified that if it was a block further into the neighborhood, he might feel different, but this project makes sense along the frontage road and would create a sort of development buffer.

Commissioner Roberts noted that the only thing holding him back was a lack of similar development in the area.

Motion: Commissioner Roberts moved to give a positive recommendation to the Lehi City Council with the findings that the development is within the TOD density, the proposed amendment would provide a buffer to I-15, the amendment would encourage creative acts of travel and could decrease automobile trips, and that the amendment is in conformance with the purposes, intent, and provisions of the General Plan. He included all DRC comments. Commissioner Kunze seconded.

Vote: Commissioner Jones, no. Commissioner Su'a-Filo, no. Commissioner Eyre, yes. Commissioner Kunze, yes. Commissioner Roberts, yes.

Motion passed three to two, Jones, and Su'a-Filo against.

4. City Business

There will be a work session on April 2. There will be no meeting on April 9, as it is spring break. The meeting on April 23 will take place in the new Lehi Civic Center.

5. Adjournment

With no further business to come before the Planning Commission at this time, Commissioner Su'a-Filo moved to adjourn the meeting. Commissioner Kunze seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:30 p.m.

Approved: April 23, 2026 Attest:

_____ _____

Tyson Eyre, Commission Chair Kate Morgan, Deputy City Recorder

DRAFT

Agenda Item No: 3.1

Planning Commission Agenda Item Report

Meeting Date: April 23, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Golden West Advertising's request for conditional use approval for a pylon sign for Smith's located at 3808 West Hardman Way. (Tabled from the March 12th meeting)

Summary:

Attachments:

Smith's Pylon Sign 1.pdf

Smith's Pylon Sign 2.pdf

SMITH'S PYLON SIGNS CONDITIONAL USE AND SITE PLAN

PLANNING COMMISSION REPORT

Applicant	Golden West Advertising		
Meeting Date	April 23, 2026		
Requested Action/Purpose	Public hearing and approval of a proposed conditional use and site plan		
Decision Type	Administrative		
Location	3808 West Hardman Way		
Project Area			
Existing Zoning	Commercial		
General Plan Designation	Commercial		
Existing Land Use	Future Smith's grocery store		
Adjacent Zoning and Land Use	*North*	Planned Community	Holbrook Farms commercial
	South	R-3	The Exchange Condos
	East	Commercial	Maverick
	West	Heavy Commercial	Willow Point Townhomes
Date of DRC Review	February 25th, 2026		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Public hearing and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

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

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

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

Section 23.090. Regulations for Permanent Signs.

F. Pylon Signs. On-premises pylon signs shall be allowed subject to the following:

1. On commercial lots of three acres or larger, one pylon sign may be approved on each collector or arterial street frontage.

2. A pylon sign may be placed on a commercial lot or multi-tenant commercial project less than three acres in size where:

   a. the lot is within 300 feet of the I-15 right-of-way;

   b. the lot is within 1,000 feet of an I-15 interchange;

   c. the sign is oriented for freeway viewing; and

   d. the sign is owned by a hotel, gas station, or restaurant.

3. Pylon signs shall be allowed on any commercial lot or multi-tenant commercial project having at least 300 feet of collector or arterial street frontage measured at the front property line.

4. a. Pylon sign height shall not exceed 25 feet, except the height may be increased as per subsection 23.090.I.4.b. for commercial uses located both within 300 feet of the I-15 right-of-way and 1,000 feet of an I-15 interchange.

   b. Businesses that are adjacent to a freeway overpass or similar view-obscuring structure may request review by the Planning Commission for additional height. The Planning Commission shall approve only minimal additions to height to provide reasonable visibility above the view-obscuring structure. In all cases, the Planning Commission shall determine the allowable additional height, if any, on a site specific, case-by-case basis. In the determination of allowable additional height, the burden of proof shall be the responsibility of the applicant. In no case shall the height of a pylon sign exceed 70 feet.

5. The measured height of a pylon sign shall be the distance from the highest point of the sign to the top of the curb or sidewalk, or crown of the street when there is no curb or sidewalk.

6. The maximum size of a pylon sign shall not exceed 15% of the total square footage for the building wall adjacent to the site's street frontage, or 200 square feet, whichever is less, except for multi-tenant commercial projects the Planning Commission may allow additional sign area on a case-by-case basis, based on the number of tenants displayed on the sign. In no case shall the total size of the pylon sign exceed 600 square feet.

7. Pylon signs shall not extend over any pedestrian or vehicular access area.

8. Structural supports for pylon signs shall be covered or concealed with pole covers. For signs with one pole, the pole cover shall be a minimum of 48 inches wide. For a

sign with two poles, the pole covers shall be a minimum of 36 inches wide each. Support covers shall be architecturally and aesthetically designed to match the building or associated development.

9. Pylon signs shall be constructed so as to be an integral part of the overall design of the site and architecturally compatible with the building and materials. All pylon signs shall be part of an approved sign theme as per Section 23.140.

10. An electronic display on a pylon sign in a multi-tenant project may use 50 percent of the allowable sign area.

11. For multi-parcel or multi-tenant retail-based projects of at least three acres, exceptions may be allowed by the Planning Commission as a conditional use provided that an overall sign package for the project is established to create consistency in the signage for the project. Increase in signage shall be approved on a site specific, case-by-case basis. It shall be the responsibility of the applicant to provide sufficient information and detail to justify the requested increase.

PROPERTY HISTORY

April 20, 2015	Property was recorded as part of the Gardner Plumb Development Agreement.
March 26, 2019	Property was recorded as part of the amended Gardner Plumb Development Agreement.
May 22, 2025	Smith's site plan and conditional use was approved by the Planning Commission.
January 29, 2026	Property was recorded as part of the Hardman Lehi Plat C Lot 8 subdivision.

REPORT ANALYSIS

The applicant is requesting approval for two pylon signs located at 3808 West Hardman Way in the Commercial zone. These signs are for the Smith's grocery store currently under construction.

The applicant is also requesting an exception to the sign height and size. The proposed height for the largest sign is 70-feet in height. This sign will be placed on the corner of 2100 North and 3600 West. The request for an exception to allow a 70-foot pylon sign is in anticipation of the coming 2100 North freeway. A pylon sign is allowed up to 25 feet in height and 600 square feet in sign area. The Lehi Development Code allows for pylon signs to exceed 25 feet in height, for a maximum of 70-feet, if certain criteria are met. One criteria is if the sign is adjacent to a freeway overpass. The Planning Commission will have to determine if a future freeway overpass is justification for the additional height. The additional square footage for the size should also be considered due to this reason. The current square footage of the sign copy on the 70-foot pylon sign is 900 square feet, and the maximum is 600. The applicant bears the burden of proof to justify the extra height and size.

The applicant presented their original sign to the Planning Commission on March 12th, 2026. The original sign requested a 70-foot tall pylon sign with a sign area of 900 square feet. After receiving feedback from the Planning Commission to lower the height of the sign, the applicant is now proposing a 50-foot tall pylon sign with a sign area of 403 square feet. The applicant still bears the burden of proof to justify the extra height over the permitted 25-feet. The Planning Commission will have to determine if a future freeway is enough to justify additional height.

The DRC had three informational comments for the applicant, all of which the applicant has been made aware of. Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

Pylon Signs are a conditional use which means they are allowed but can have reasonable conditions placed on them. In this case the Planning Commission considers allowing a greater sign area and height.

The public can speak on this item. Comments focused on the increased height and area of the sign are the most beneficial comments.

POSSIBLE MOTIONS AND FINDINGS

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

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

Smith's Pylon Sign
DRC Redline Comments

Golden West Advertising- requests review of a conditional use for the Smith's Pylon Sign located at 3808 West Hardman Way. Need envelopes

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Katie Bussell
Representatives of the Applicant Present:
Date of Plans Reviewed: 02/18/26
Time Start: 1:20 PM
Time End: 1:30 PM

DRC REDLINE COMMENTS:
Glade – Power:
A. Relocate pylon sign to be clear of a 10' PUE located behind the future UDOT ROW.
    a. Please contact Rick Magness regarding comment #1 and/or have him contact Glade at Lehi Power. Otherwise, no comment

Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections:
A. Before construction, a building permit will be required, a separate application and plans will need to be submitted to the building department.

Shelbey – Public Works: No comments.
Gary E. – Engineering:
Luke – Traffic: No comments.
Kim – Planning:
A. Planning Commission will need to determine if adequate justification has been provided for the additional height.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 12TH.

PRECON MEETING REQUIRED? (NONE)

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

Lehi City Planning Department
153 N 100 E
Lehi, UT 84043

April 9th, 2026

Re: REVISION Conditional Use Permit request for 2100 North pylon sign

Dear Planning Commission,

AWA is requesting reconsideration for the proposed Smith's Food & Drug Center pylon sign located at the SW corner of 2100 North & 3600 West, Lehi, Utah.

Planning Commission continued AWA's request for a 70 ft. tall pylon sign, at the March 2026 planning commission meeting; giving AWA an opportunity to redesign and propose an alternate design for consideration.

Smith's is proposing to reduce the sign height from 70 ft. to 50 ft., (29% reduction) and reduce the sign square footage from 900 sf. to 403 sf. (55 % reduction).

As part of this CUP review, AWA applied the UDOT future design for 2100 North.

- This design will have two lanes in each direction with 50 mph speed.
- The new lanes will be located within the median.
- An overpass will be constructed over 3600 West.
- Accesses to 3600 West heading east or west will be at least ½ mile each way.

The following exhibits are included to help explain the revised request:

- Area Site Plan: includes site location for the proposed sign, future UDOT design for 2100 N., and distances for eastbound and westbound exits.
- Site Plan: Identifies proposed pylon sign location
- Pylon Sign Elevation: 50 ft. and 25 ft. sign elevations with future overpass height visibility
- 2100 N. / 3600 W Overpass: Visibility conditions for various pylon signage
- 2100 N. eastbound
- 2100 N. westbound

These exhibits are designed to demonstrate future physical impacts to sign visibility and site identification.

Please consider the pylon sign redesign as an effort to address the concerns that Planning Commission expressed in the March 2026 meeting.

Thank you for your consideration and approval.

Regards,

Rick Magness

Rick Magness, AICP
Entitlement Manager / Land Planner
rickm@awaeng.com
(702) 370-6962

Smith's Pylon Sign

Aerial

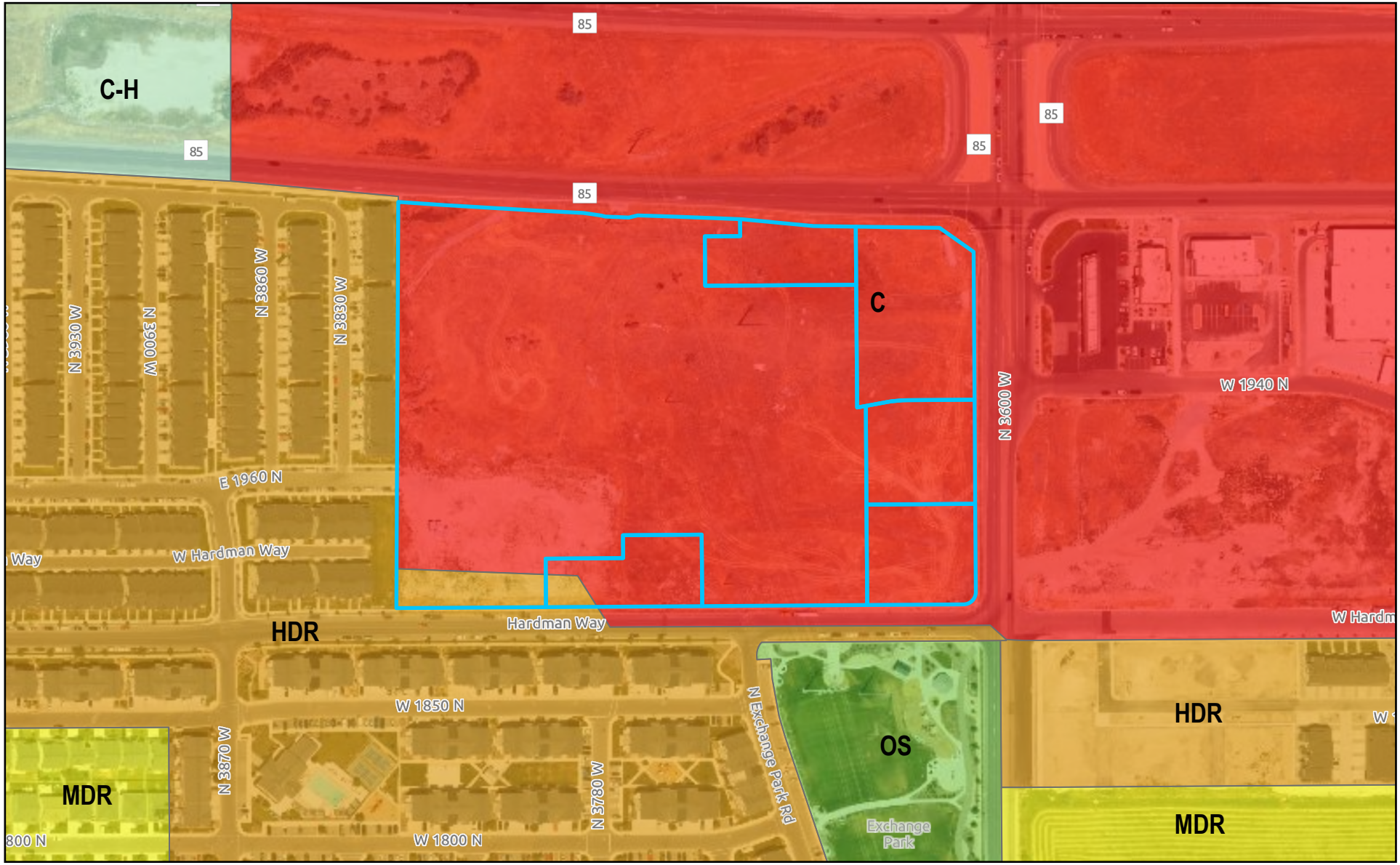


0 300 600 1,200 Feet

LEHI CITY

Smith's Pylon Sign

General Plan

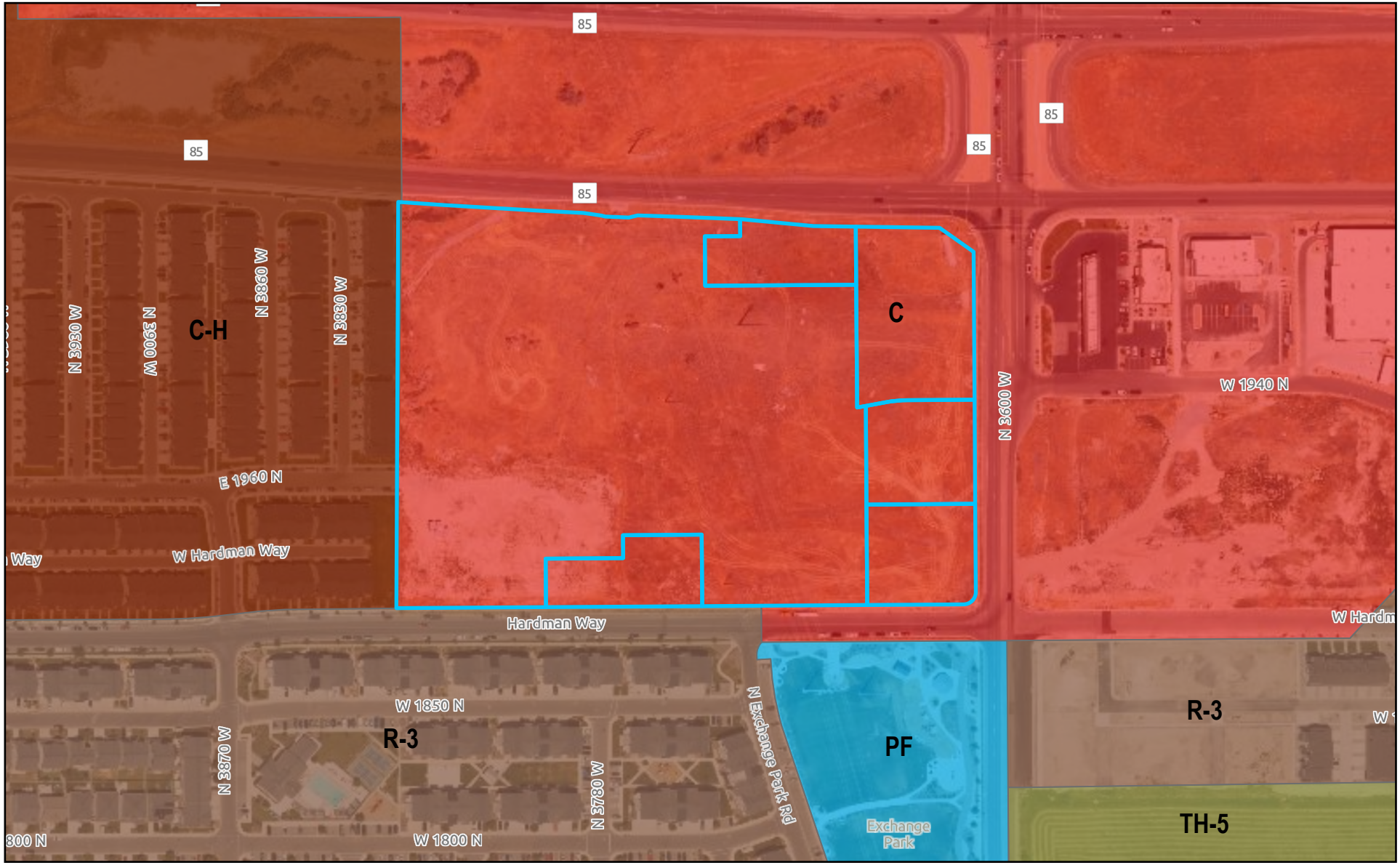


0 300 600 1,200 Feet

LEHI CITY

Smith's Pylon Sign

Zoning



0 300 600 1,200 Feet

LEHI CITY

Smith's Area Site Plan
2100 N. Future Design



golden west
ELECTRICAL SIGN COMPANY
"Industry leader in manufacturing and sign service since 1946"
www.goldenwestsigns.com

project name & location	**TELEGRAPH STATION** **SMITH'S MARKET PLACE #210** 3807 WEST HARDMAN WAY LEHI, UTAH
file name manuf. file name	j\design 2026\Smith's\210 LEHI\New Presentation 04012026.cdr

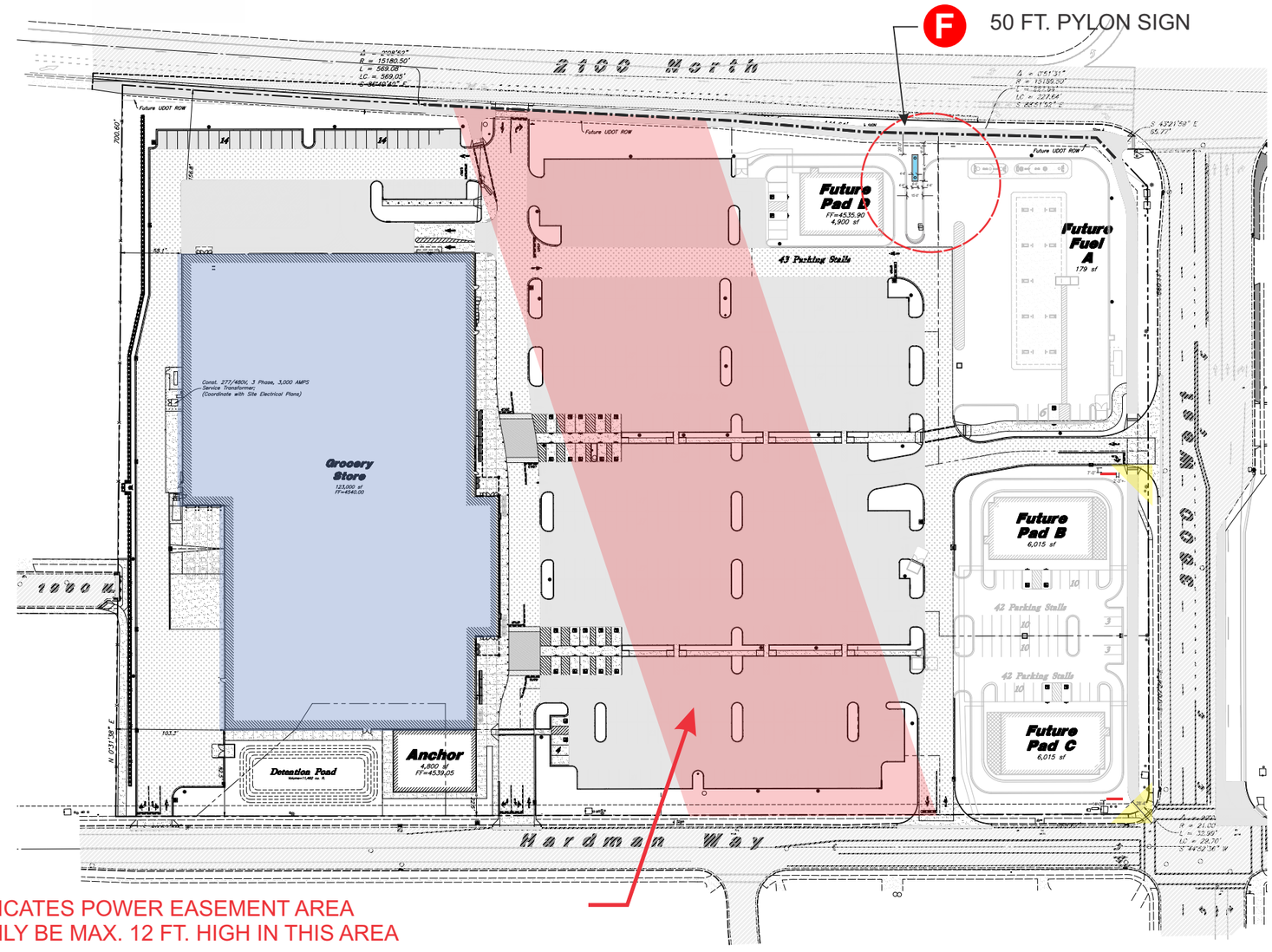
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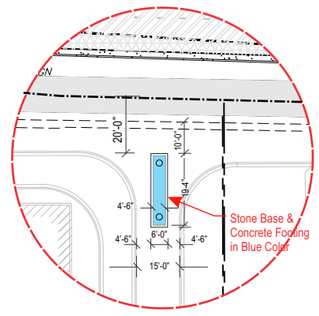
authorized signature _____ date approved

sales rep	bob moore
designer	mack bachman
complete date:	03/26/2026
revision date:	04/01/2026

design number **#210**

Smith's Site Plan





F

RED AREA INDICATES POWER EASEMENT AREA
SIGNS CAN ONLY BE MAX. 12 FT. HIGH IN THIS AREA

SCALE: 1"=100'-0"

100 0 100 200

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project name & location: **TELEGRAPH STATION**
SMITH'S MARKET PLACE #210
3807 WEST HARDMAN WAY
LEHI, UTAH

file name: j\design 2026\Smith's|210 LEHI\New Presentation 04012026.cdr
manuf. file name:

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designer mack bachman
complete date: 03/26/2026
revision date: 04/01/2026

design number
#210

Proposed Pylon Sign 2100 N.



F

SIGN AREA 403.0 SQ. FT.

SIGN AREA 113.6 SQ. FT.

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revision date: 04/01/2026

design number
#210

2100 N. UDOT Design / 3600 W. Overpass



VIEW FROM NORTH TO SOUTH
END VIEW OF 50 FT SIGN



50 FT PYLON SIGN

VIEW FROM SOUTH TO
NORTH VIEW OF 50 FT. SIGN



25 FT PYLON SIGN

VIEW FROM SOUTH TO
NORTH VIEW OF 25 FT. SIGN

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file name: j\design 2026\Smith's|210 LEHI\New Presentation 04012026.cdr
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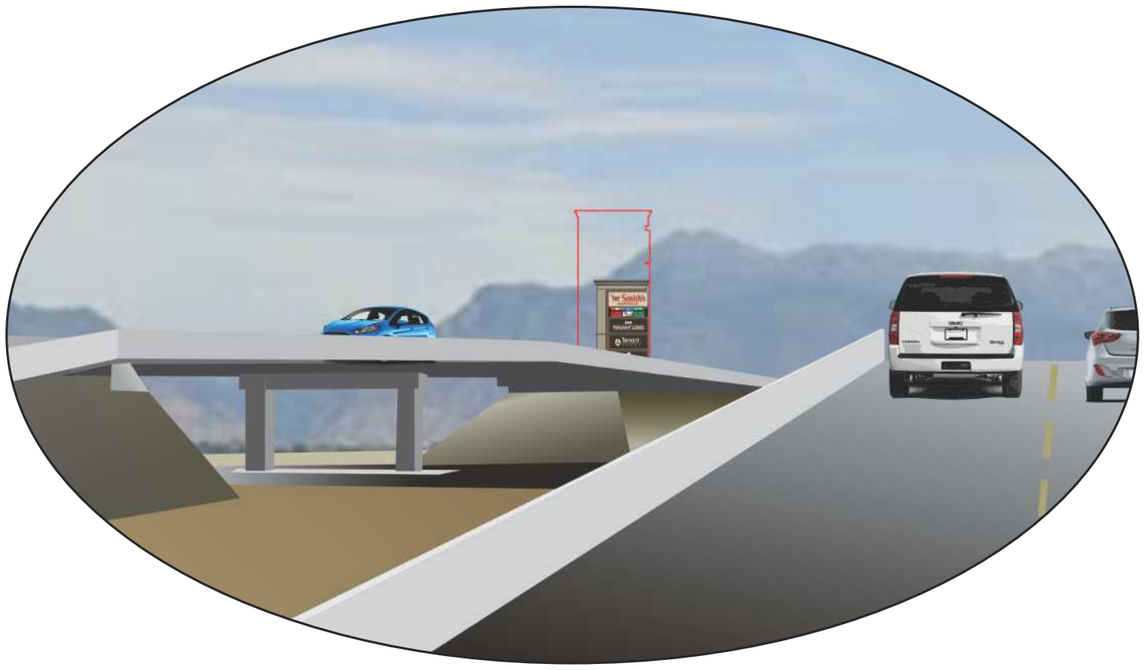
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complete date: 03/26/2026
revision date: 04/01/2026

design number
#210

Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: April 23, 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. (Tabled from the March 26th meeting) **WITHDRAWN**

Summary:

Attachments:

Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: April 23, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Holden Rockwell's request for approval of a conditional use for the Skull Valley Plat B Flag Lot located at 208 East 200 South

Summary:

Attachments:

Skull Valley 1.pdf

Skull Valley 2.pdf

SKULL VALLEY PLAT B FLAG LOT CONDITIONAL USE

PLANNING COMMISSION REPORT

Applicant	Holden Rockwell		
Meeting Date	April 23, 2026		
Requested Action/Purpose	Public hearing and approval of a proposed conditional use flag lot		
Decision Type	Administrative		
Location	208 E 200 S		
Existing Zoning	R-2		
General Plan Designation	MDR		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	R-2	Single Family Home
	South	R-2	Single Family Home
	East	R-2	Single Family Home
	West	R-2	Single Family Home
Date of DRC Review	March 25, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

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

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

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

Section 12.210. Flag Lot Standards.

Minimum Requirements. A flag lot shall meet the following minimum requirements:

1. The pole portion of the lot shall have at least 20 feet of frontage on a dedicated public street, which frontage serves as access only to the subject lot.

2. The flag lot shall have a hard surfaced driveway from the public street to the required parking area for the flag lot with a minimum 20-foot wide drivable surface from lip of gutter to lip of gutter, per the cross section in this subsection (See Figure 5). Adequate provisions as determined by the City Engineer shall be made for drainage of the driveway such as curb and gutter, berming, swales, or underground piping. Curb and gutter shall be constructed in conformance with the Road-5 standard drawing in the Lehi City Design Standards and Public Improvements Specifications manual.

3. Not more than one flag lot shall be created from an existing lot or parcel.

4. The remainder of the lot or parcel from which the flag lot is being divided shall maintain all of the required zoning standards, including frontage.

5. A flag lot cannot be created as part of a subdivision where there are more than two lots in the subdivision or from an illegally divided lot.

6. Only one single family dwelling shall be allowed on a flag lot.

7. The width of the pole of the flag lot shall be not less than 20 feet of drivable surface unless otherwise recommended by the City Engineer and Fire Marshal and approved by the Planning Commission.

8. The pole portion shall maintain the required width for its entire length and a vertical clearance of thirteen and one half feet high.

9. The single family dwelling unit shall be located within 250 feet of a fire hydrant measured along the curb line, in accordance with the City's latest Design Standards and Public Improvement Specifications.

10. The flag portion of the lot shall meet the minimum square footage and width requirements of the applicable zone.

11. Front, rear, and side yard setback requirements of the flag portion of the lot shall be the same as required in the applicable zone.

12. The shape of a flag lot shall be approved by the Planning Commission as part of the subdivision approval. Doglegs and jagged, irregular shapes may not be acceptable.

13. The pole portion of the lot shall be part of the lot, not an access easement, and shall be designated as a public utility easement.

14. "No parking" signs may be required on the pole portion of the lot as deemed necessary by the Planning Commission.

15. The street address for the flag lot shall be clearly identified so that it is visible from the public street with either an address label on the mailbox or a separate address marker.

16. All applicable street improvements including curb, gutter, and sidewalk shall be installed along the frontage of both the flag lot and the lot or parcel from which it is being subdivided.

17. No accessory building shall be allowed on the flagpole portion of the lot. This subsection shall not be interpreted to prohibit aesthetic entry features, such as archways, decorative mailboxes, raised landscape beds, or similar structures.

18. The Planning Commission may impose additional conditions on flag lots including:

(a) location and height of the dwelling;
(b) compatibility of the proposed project with existing conditions; and
(c) screening and landscaping.

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

B. Approval Process. The Planning Commission shall have authority to approve a flag lot as a conditional use in accordance with the requirements of this Section and Chapter 9, Conditional Uses, of this Code. Requests for a flag lot are also subject to the subdivision requirements and approval process as per Chapter 11, Development Application Requirements, of this Code.

PROPERTY HISTORY

June 15, 1872 – This property is part of the original incorporated boundaries of Lehi City.
August 28, 2025 – A conditional use for a flag lot was approved for Skull Valley Plat A.

REPORT ANALYSIS

The applicant requests approval of the Skull Valley Plat B Flag Lot Conditional Use located at 208 E 200 S in the R-2 zone. The resulting lots of this flag lot subdivision will be 8,054 square feet for lot 1 with an existing home, and 9,542 square feet for the newly created lot. Both lots meet the 8,000 square foot minimum for dwellings in the R-2 zone. The 75-foot frontage requirement for the front lot and 20-foot-wide requirement for the flag stem are both met.

A flag lot was recently approved and recorded adjacent to this property at 202 E 200 S. This flag lot mirrors that one and meets Development Code requirements.

The DRC reviewed the proposed flag lot and had no comments on the conditional use. They received technical comments on the separate two-lot subdivision plan set. Those comments will all be met as part of the approval of the subdivision. The most noteworthy comments from that review are the following:

1. Specify the permanent material type that will be used for the access. (Asphalt, Concrete)
2. Need to clarify on plat that Lot 2 is not part of this subdivision and that it was part of Plat A. The Code says that a flag lot cannot be created as part of a subdivision where there are more than two lots in the subdivision or from an illegally divided lot.

SCOPE OF APPROVAL

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

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

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity.

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

Skull Valley Plat B Subdivision Review
DRC Redline Comments

Holden Rockwell – requests review of a Conditional Use for the Skull Valley Plat B flag lot and 2-lot subdivision located at 208 East 200 South.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Seth Rockwell
Date of Plans Reviewed: 03/13/26
Time Start: 1:07 pm
Time End: 1:18 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire:
1. Specify the permanent material type that will be used for the access. (Asphalt, Concrete)
2. Identify as access easements as well.

Ryan – Water/Sewer: No comments
James – Parks:
3. Update text to read 200 South
4. Update text to read 300 South

Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering:
5. Show and call out the new and existing drive approaches.
6. Provide the retention pond volumes. Verify the ponds have the required 1'-0" freeboard.
7. and 3

Luke – Traffic: No comments
Kim – Planning:
8. Single family or remove word "family"
9. Need to clarify on plat that Lot 2 is not part of this subdivision and that it was part of Plat A. The Code says that a flag lot cannot be created as part of a subdivision where there are more than two lots in the subdivision or from an illegally divided lot.

PRECON MEETING REQUIRED? (FULL)

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. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs-Sdaggs@lehi-ut.gov or 385-201-2523)
2. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
4. Include surveyor's and engineer's stamps and signatures on the construction drawings.

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.

5. Show lot addresses on the final plat (must coordinate with Planning Division).
6. 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

7. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

PRIOR TO RECORDING OF PLAT:

RECORDING OF A PLAT WILL TAKE AT LEAST TWO WEEKS FROM THE TIME THE MYLAR IS RECEIVED IN PERSON.

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to the planner over the project for review.
4. Developer shall provide a letter with an exhibit of the property covered from their title company guaranteeing that the property taxes including rollback/greenbelt taxes have been paid of open space or right of way is being dedicated.
5. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
6. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

STAFF

7. Send a digital copy of the plat to the County for review prior to accepting printed mylar.

DRC GENERAL COMMENTS:

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

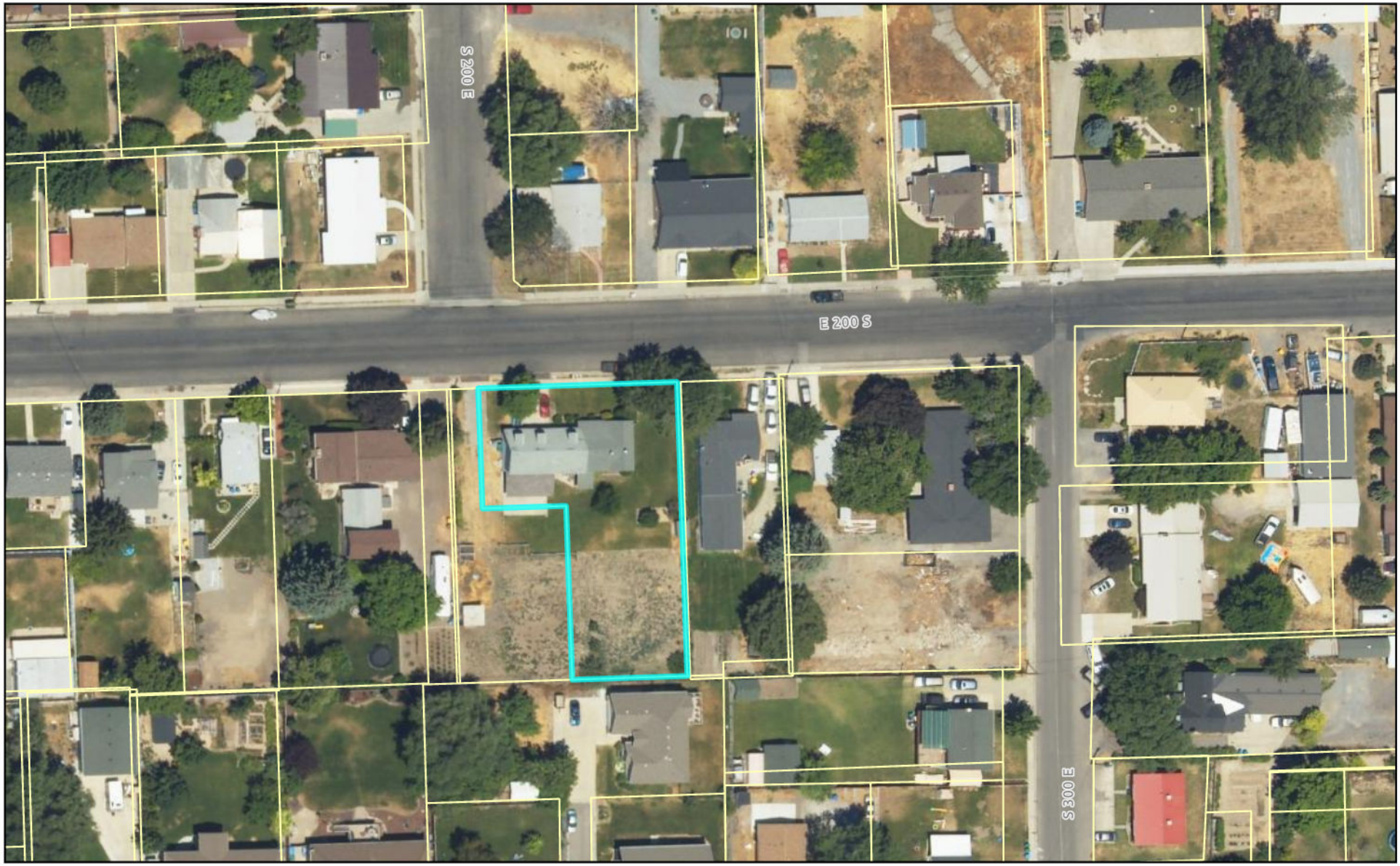
THE CONDITIONAL USE PORTION OF THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 23, 2026.
(NEED ENVELOPES BEFORE SCHEDULING IF PRELIMINARY)

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.

Skull Valley Plat B Flag Lot Conditional Use

Aerial

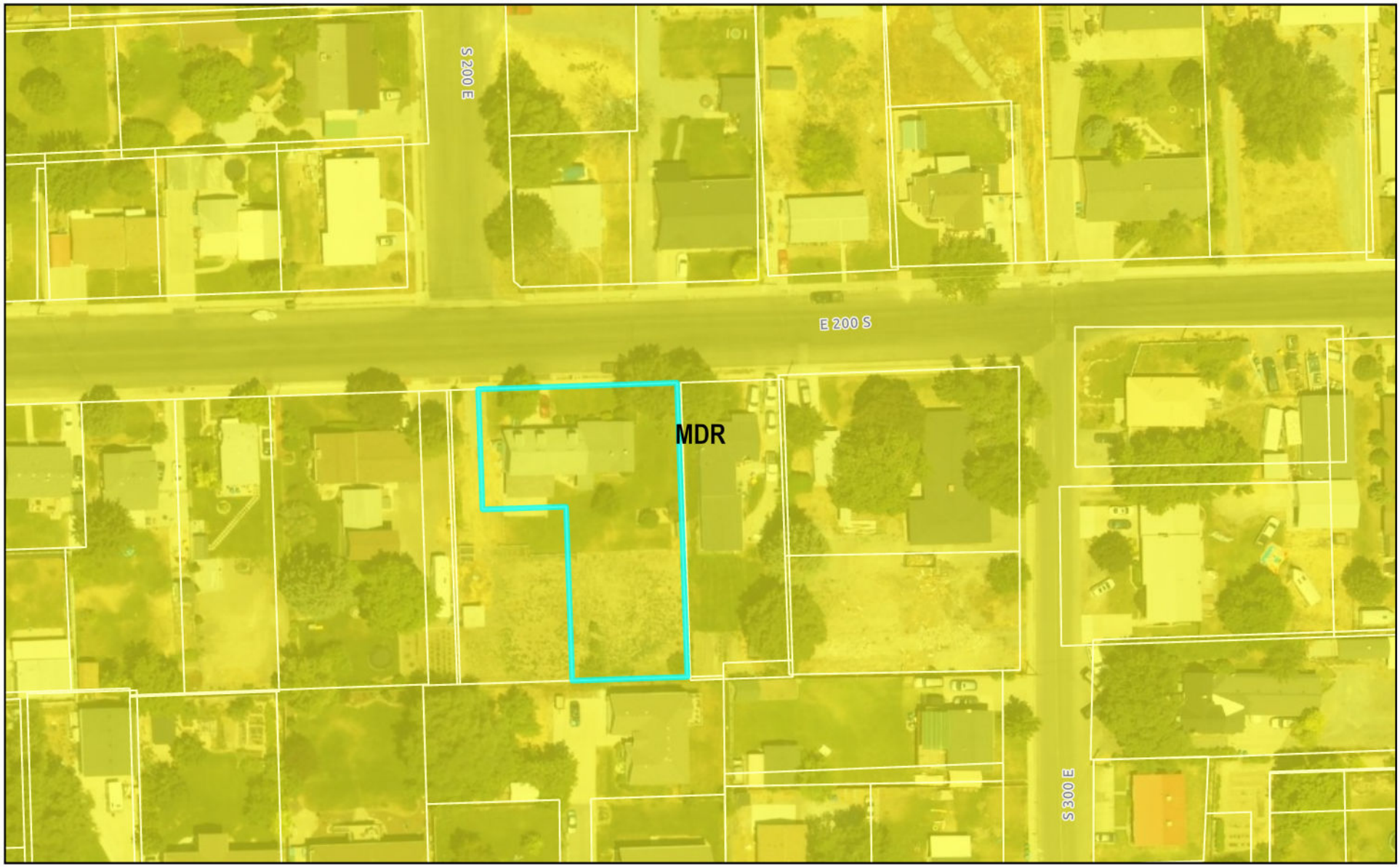


0 112.5 225 450 Feet

LEHI CITY

Skull Valley Plat B Flag Lot Conditional Use

General Plan

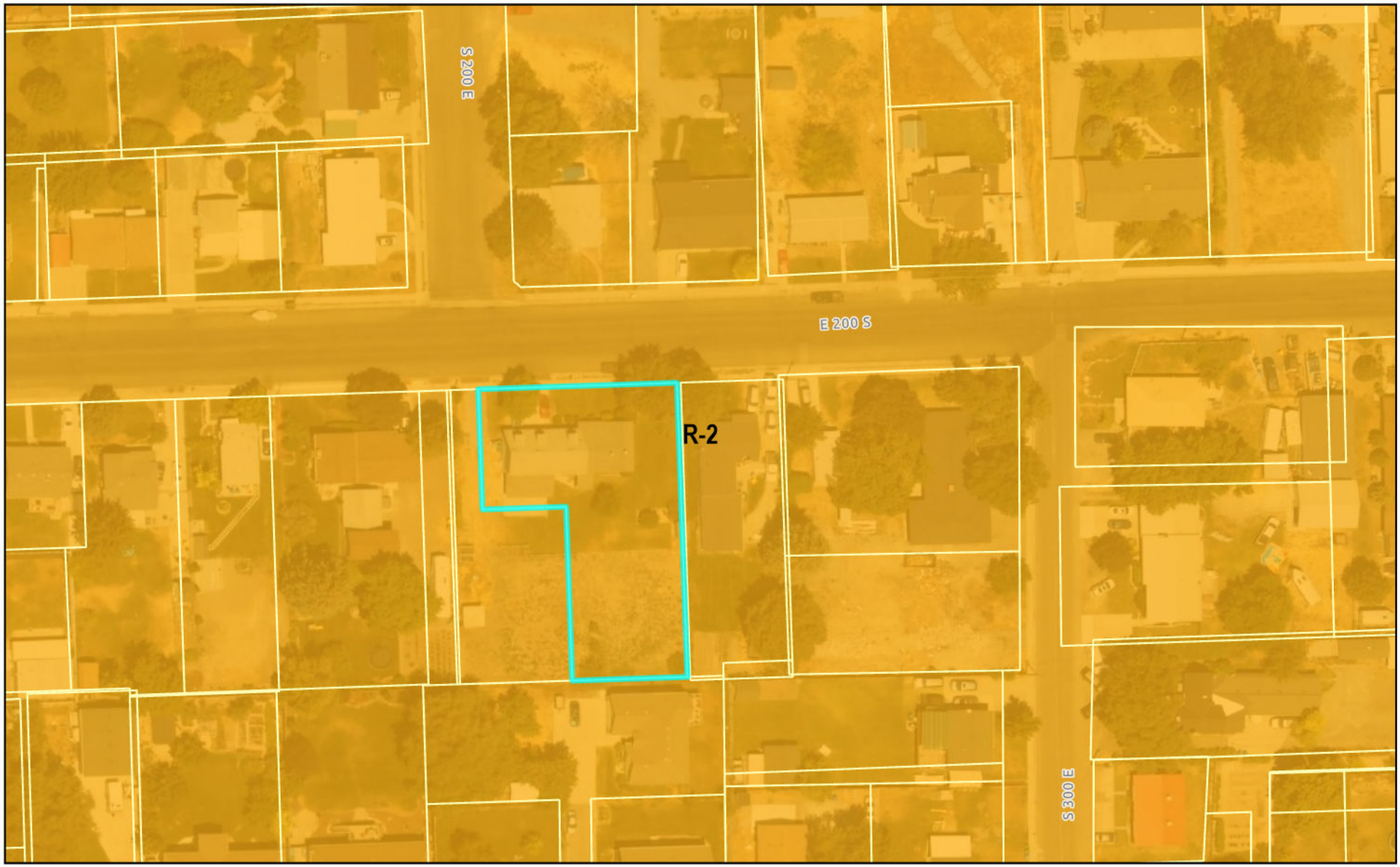


0 112.5 225 450 Feet

LEHI CITY

Skull Valley Plat B Flag Lot Conditional Use

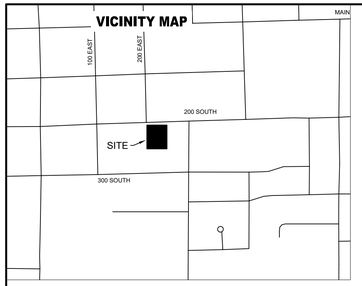
Zoning



0 112.5 225 450 Feet

LEHI CITY

VICINITY MAP



NOTES:

1. RESIDENTIAL BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
   FRONT - 15' TO DEWLLING/20' GARAGE
   REAR - 15'
   SIDE - 8' WITH TOTAL SIDE YARDS NOT LESS THATN 20 FEET.
2. PUBLIC UTILITY EASEMENTS ARE 5'-10' UNLESS NOTED OTHERWISE.
3. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
4. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
5. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
6. SOILS REPORT REQUIRED AT TIME OF BUILDING PERMIT
7. EACH LOT IS REQUIRED TO RETAIN ON SITE THEIR OWN STORM WATER. PERMANENT STORM WATER RETENTION FACILITY ON LOT 2 TO BE OWNED AND MAINTAINED BY THE OWNERS OF THE PROPERTY AND NOT TO BE ALTERED WITHOUT APPROVAL BY LEHI CITY COUNCIL AND CITY ENGINEER.
8. R-2 ZONE
9. AS PER CITY STANDARD THERE WILL NEED TO BE A LANDSCAPING BARRIER. SECTION 12.210.C.19. FIVE FOOT OF LANDSCAPING INCLUDING EVERGREENS OR OTHER TALL SHRUBS THAT PROVIDE A VISUAL BARRIER AND A SIX FOOT SIGHT OBSCURING FENCE SHALL BE REQUIRED ALONG THE PERIMETER OF THE FLAG LOT TO SCREEN THE FLAG LOT FROM NEIGHBORING PROPERTIES.

LEDGEND

- BOUNDARY
- P.U.E
- SETBACK
- EXISTING PARCEL LINES
- SECTION LINE
- TIE LINE
- PROP COR
- SECTION MON

SKULL VALLEY

PLAT "B"

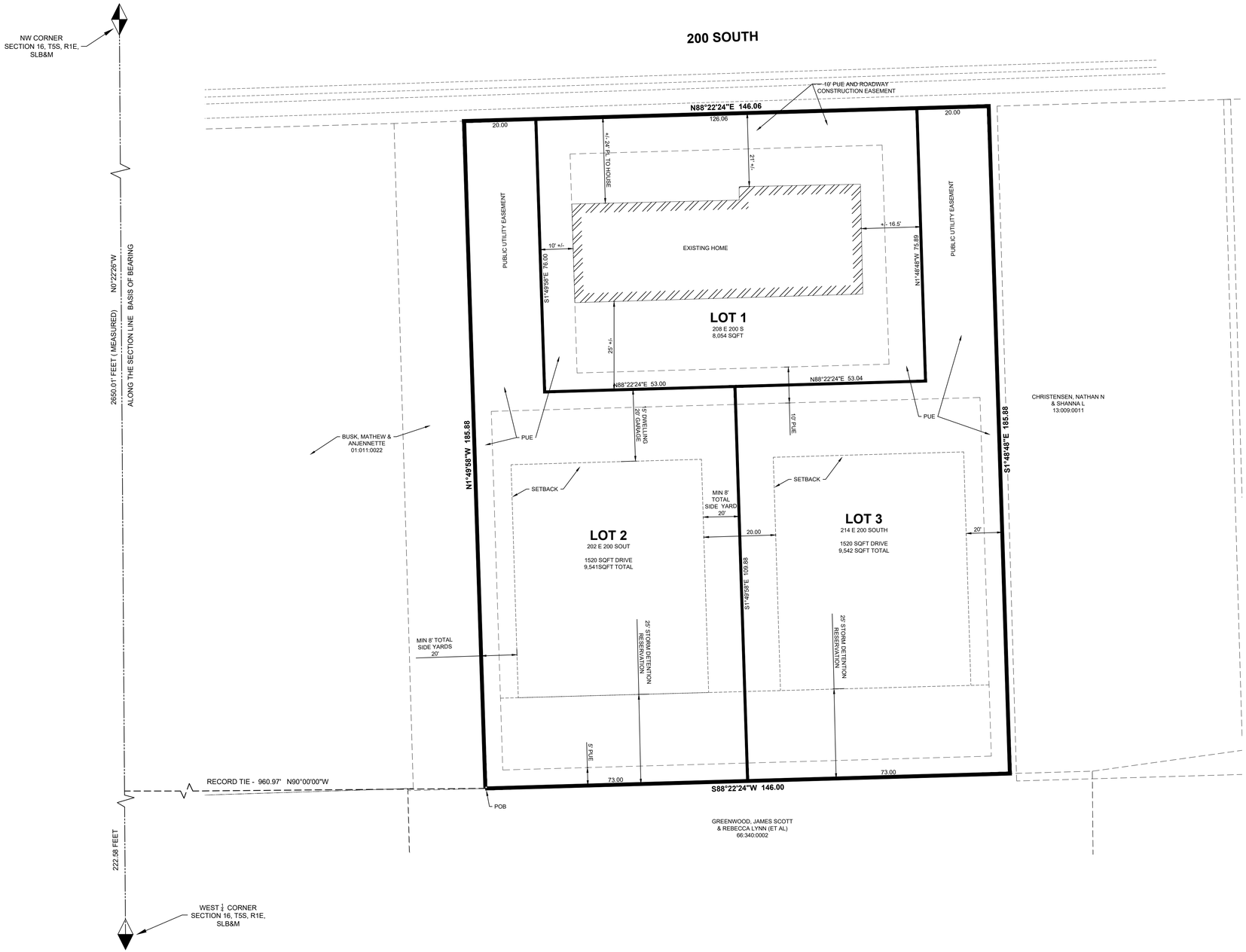
A SINGLE FAMILY RESIDENTIAL SUBDIVISION PLAT
A MINOR PLAT AMENDMENT
BEING A VACATION AND AMENDMENT
OF SKULL VALLEY, PLAT A

RIDGE POINT
LAND SURVEYING
TRAVIS R WARREN P.L.S.
TRAVISREXWARREN@GMAIL.COM

NORTH

SCALE: 1"=15'

15 7.5 0 15



SURVEYOR'S CERTIFICATE

I, TRAVIS R. WARREN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10795900 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDAIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH LIES N0°22'26"W ALONG THE SECTION LINE 222.58 FEET AND EAST 960.97 FEET FROM THE WEST ¼ CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N1°49'58"W 185.88 FEET MORE OR LESS FOLLOWING A FENCLINE ALONG THE PROPERTY COMMON WITH BUSK (DEED ENTRY# 72214: 2019 UTAH COUNTY RECORDERS OFFICE); THENCE N88°22'24"E ALONG THE SOUTHERLY RIGHT-OF-WAY OF 200 SOUTH STREET 146.06 FEET; THENCE S1°48'48"E 185.88 FEET ALONG THE PROPERTY LINE COMMON WITH CHRISTENSEN (DEED ENTRY # 18889-1998 UTAH COUNTY RECORDERS OFFICE); THENCE S88°22'24"W 146.00 FEET ALONG SCOBEC, PLAT A SUBDIVISION ENTRY # 38690:2011, UTAH COUNTY RECORDERS OFFICE, RETURNING TO THE POINT OF BEGINNING.

+/- .62 AC

PROFESSIONAL LAND SURVEYOR
TRAVIS R. WARREN
No. 10795900
5-1-2025
STATE OF UTAH

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS_____ DAY OF_____, A.D. 20____

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE_____DAY OF_____, A.D. 20___ PERSONALLY APPEARED BEFORE ME _____, _____ OF SKULL VALLEY PROPERTIES LLC, TWHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTED THE AFORMENTIONED INSTRUMENT ON BEHALF OF SAID LLC AND SAID LLC EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME:_____
COMMISSION NUMBER:_____
MY COMMISSION EXPIRES:_____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS_____DAY OF_____, A.D. 20___

MAYOR

APPROVED _____ ENGINEER (See Seal Below)

ATTEST_____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____, A.D. 20__ BY THE_____ PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION

PLAT "B"

SKULL VALLEY

A FAMILY RESIDENTIAL SUBDIVISION PLAT
BEING A VACATION AND AMENDMENT
OF SKULL VALLEY, PLAT A

LOCATED WITH THE NORTHWEST QUARTER
OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

LEHI UTAH COUNTY, UTAH

SCALE: 1"=15'

CITY RECORDERS SEAL	CITY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: April 23, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Perry Homes' request for approval of the Bull River Road Preliminary subdivision including 3 single family lots located at 425 West Bull River Road in the R-1-10 zone.

Summary:

Attachments:

Bull River 1.pdf

Bull River 2.pdf

BULL RIVER ROAD PRELIMINARY SUBDIVISION
PLANNING COMMISSION REPORT

Applicant	Perry Homes		
Meeting Date	April 23, 2026		
Requested Action/Purpose	Public hearing, review, and recommendation for a proposed preliminary subdivision		
Decision Type	Administrative		
Location	425 West Bull River Road		
Existing General Plan Designation	Low Density Residential		
Existing Zoning	R-1-10		
Existing Land Use	Undeveloped		
Number of Lots/Units	3 Lots		
Adjacent Zoning and Land Use	*North*	Timpanogos Hwy	Timpanogos Highway
	South	R-1-10	Single Family Homes
	East	Commercial	Bull River Storage Units
	West	R-1-10	Single Family Homes
Date of DRC Review	April 1, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing, review, and final approval
City Council	No action required

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Table 05.040.A. Table of Bulk and Intensity Requirements Agriculture and Residential Districts.

	R-1-10
Minimum Lot Size	Single-Family Dwelling 10,000 Sq.Ft.[a] Other Allowed Uses 10,000 Sq.Ft.[a]
Maximum Dwelling Units Per Acre	3.5[a]
Minimum Lot Width/Frontage	Residential Uses 80 Ft.[a,b] Other Allowed Uses 160 Ft.[a,b]
Minimum Front Yard	15 Ft to dwelling; 25 Ft to garage.
Minimum Rear Yard (Interior Lots)	30 Ft.[c]

	R-1-10
Minimum Rear Yard (Corner Lots)	15 Ft.
Minimum Side Yard	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft. [d] Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.
Minimum Side Yard (Corner Lot)	20 Ft. [e]
Height	Max. 35 Ft. or 2 Stories. Min. 1 Story
Minimum Ground Floor Area Per Residential Unit	1,000 Sq.Ft. [f]
Minimum Driveway Length Front Load	20 Ft.
Driveway Length Alley/Rear Load	2 Ft.-4 Ft. or 20 Ft. Min.
Min. Area For PRD	10 Acre min.

Section 37.040. Connectivity Standards.

1. In cases where cul-de-sacs have one or two rows of lots between the end of the cul-de-sac and an external road, a hard surface shared use path connection shall be provided with a minimum width of 10 feet. A minimum seven-foot landscaped area shall be provided on both sides of the walkway connecting to the external street (see Figure 157).

PROPERTY HISTORY

May 2, 1999 Part of the property came in the City with the Low Hills Annexation

March 28, 200 Part of the property came in the City as part of the Eagle Ridge Phase Two Annexation

REPORT ANALYSIS

The applicant requests approval of the Bull River Road Preliminary Subdivision including three single family lots located at 425 West Bull River Road. This land is zoned R-1-10. The proposed lots are all over 16,000 square feet in size, and also exceed the frontage requirements.

The subdivision includes Parcel A that will be dedicated to Lehi City. This will include a pedestrian connection out to Bull River Road as required by the residential connectivity standards.

The Reviewing Departments (DRC) reviewed the proposed subdivision and had 17 redline comments. These all relate to the final subdivision and will not impact approval of the preliminary subdivision.

SCOPE OF APPROVAL

Subdivisions are administrative items. If they meet the Code requirements they must be approved.

The public may speak to this item but they should recognize that this item will not be denied. The public may want to bring up concerns or items the Planning Commission may not be aware of.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed subdivision meets the requirements for the R-1-10 zone of the Lehi City Development Code in regards to subdivision approvals.
2. Other findings based upon information presented at the public hearing.

Bull River Road Subdivision Review
DRC Redline Comments

Perry Homes- requests preliminary subdivision review of Bull River Road, a 3-lot subdivision located at 425 West Bull River Road in the R-1-10 zone.

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: Merlin Huff, Lynsi Neve and Tom Romney
Date of Plans Reviewed: 3/24/26
Time Start: 2:08pm
Time End: 2:24pm

DRC REDLINE COMMENTS:
Glade – Power:
1. Pothole the existing power lines to assure clearance to new sewer line. Survey the Blue-stake marks for existing power lines, show in relation to PUE.
2. Show the PUE&RCE on the utility plan. It is in addition to or behind the irrigation easement.
3. Provide a scaled and dimensioned section view that confirms that water meters shown in the planter strip can fit with the 36" irrigation line. Water meters may NOT be placed behind the walk over existing power lines.

Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer:
4. Show and label existing water mains on plan set. location of new Mh will interfere with existing water mains, water services and sewer lateral to existing lot.
5. Show existing bends on water mains on Bull River Road

James – Parks:
6. Please provide a landscaping plan with final

Gary S. – Building/Inspections:
7. A soil report with final.

Shelbey – Public Works: No comments.
Gary E. – Engineering:
8. Provide a profile of the trail/sidewalk including grades at various locations. Include a cross section of the trail/sidewalk.
9. Show a detail for the swale on the back of the lots
10. Provide the subbase thickness
11. Provide a profile of the curb and gutter.
12. Show the irrigation easement on the plat.

Luke – Traffic: No comments.
Kim – Planning:
13. We still need an application and fees for the final plat. Required before it can go to check-offs.
14. You can count Parcel A towards open space in the tabulations.
15. State that this is a residential subdivision in the title of the subdivision.
16. Fix the typo for "Hereby" on the Lehi City Bull River Road dedication note on the plat.
17. Update the front yard setback on the typical building setback diagram on the plat to 20 feet to home, 25 feet to garage.

PRECON MEETING REQUIRED? (FULL)

ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

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

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. 10% Warranty Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
4. Pay all necessary inspection fees and any up-front supply costs required by the City for power supplies, water system supplies, public signs (stop signs, address signs, etc.) and any other associated costs so that the City can order all necessary supplies for the development.
5. Include surveyor's and engineer's stamps and signatures on the construction drawings.
6. Show lot addresses on the final plat (must coordinate with Planning Division).
1. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com). More information available at https://www.lehi-ut.gov/departments/water/storm-water/
7. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
8. 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

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

PRIOR TO RECORDING OF PLAT:

RECORDING OF A PLAT WILL TAKE AT LEAST TWO WEEKS FROM THE TIME THE MYLAR IS RECEIVED IN PERSON.

1. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
2. Include surveyor's and engineer's stamps and signatures on the plat.
3. Submit a title report to the planner over the project for review.
4. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
5. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

STAFF

6. Send a digital copy of the plat to the County for review prior to accepting printed mylar.

DRC GENERAL COMMENTS:

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

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

made to a check-off set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.

5. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check-off set and the developer will pay fees for the copies.
6. All signage will require a separate review and approval process
7. All required private improvements (except private landscaping) shall be completed prior to the certificate of occupancy being granted.
8. The approval of a development shall be effective for a period of two (2) years from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
9. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either a twenty (20) foot minimum width temporary or permanent road, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be kept clear of all fencing, barricades, dumpsters, vehicles, construction materials and debris and maintained until permanent fire apparatus access roads are available.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION APRIL 23rd and CAN RESUBMIT FOR THE FINAL

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.

Bull River Road Preliminary

Aerial

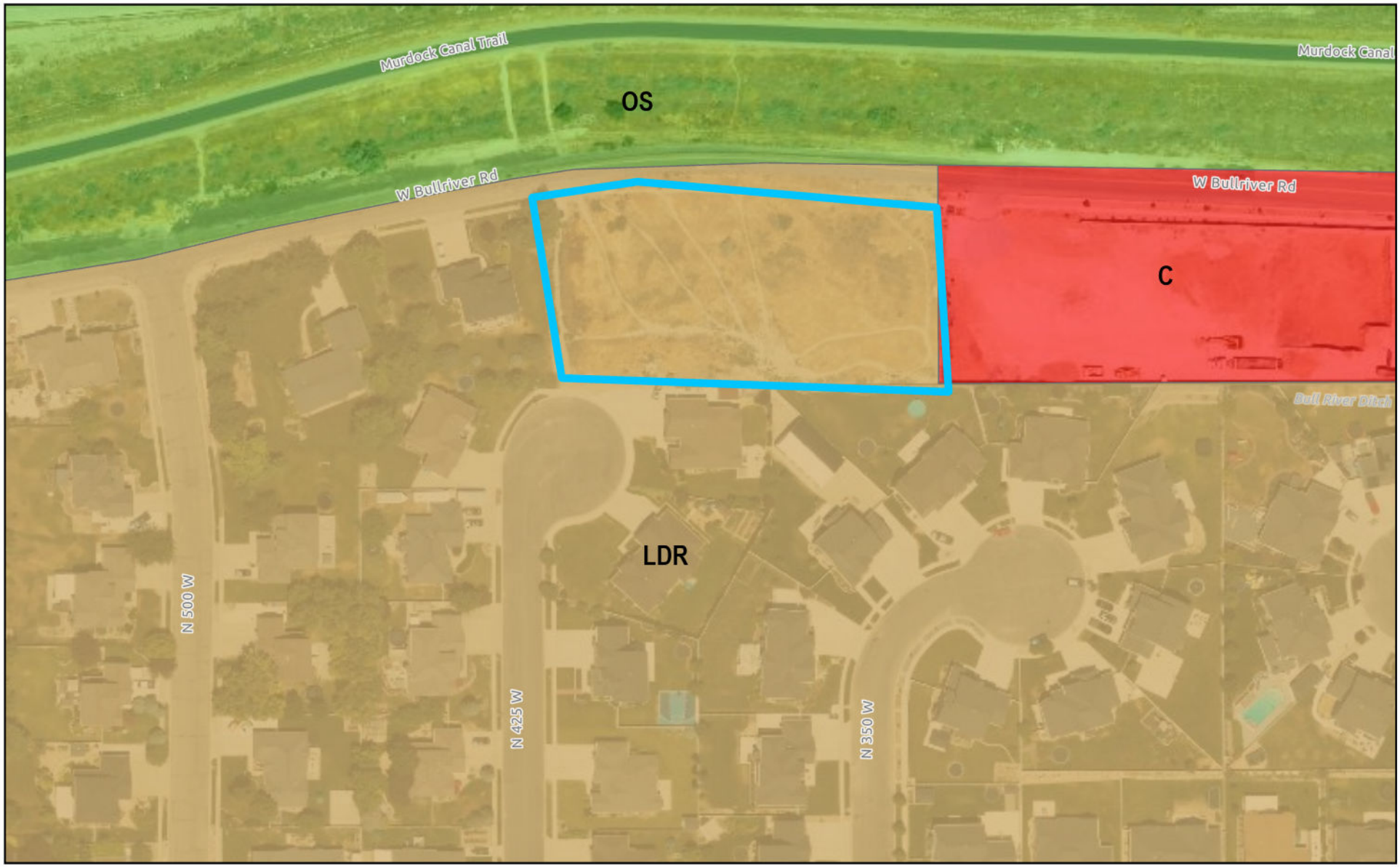


0 145 290 580 Feet

LEHI CITY

Bull River Road Preliminary

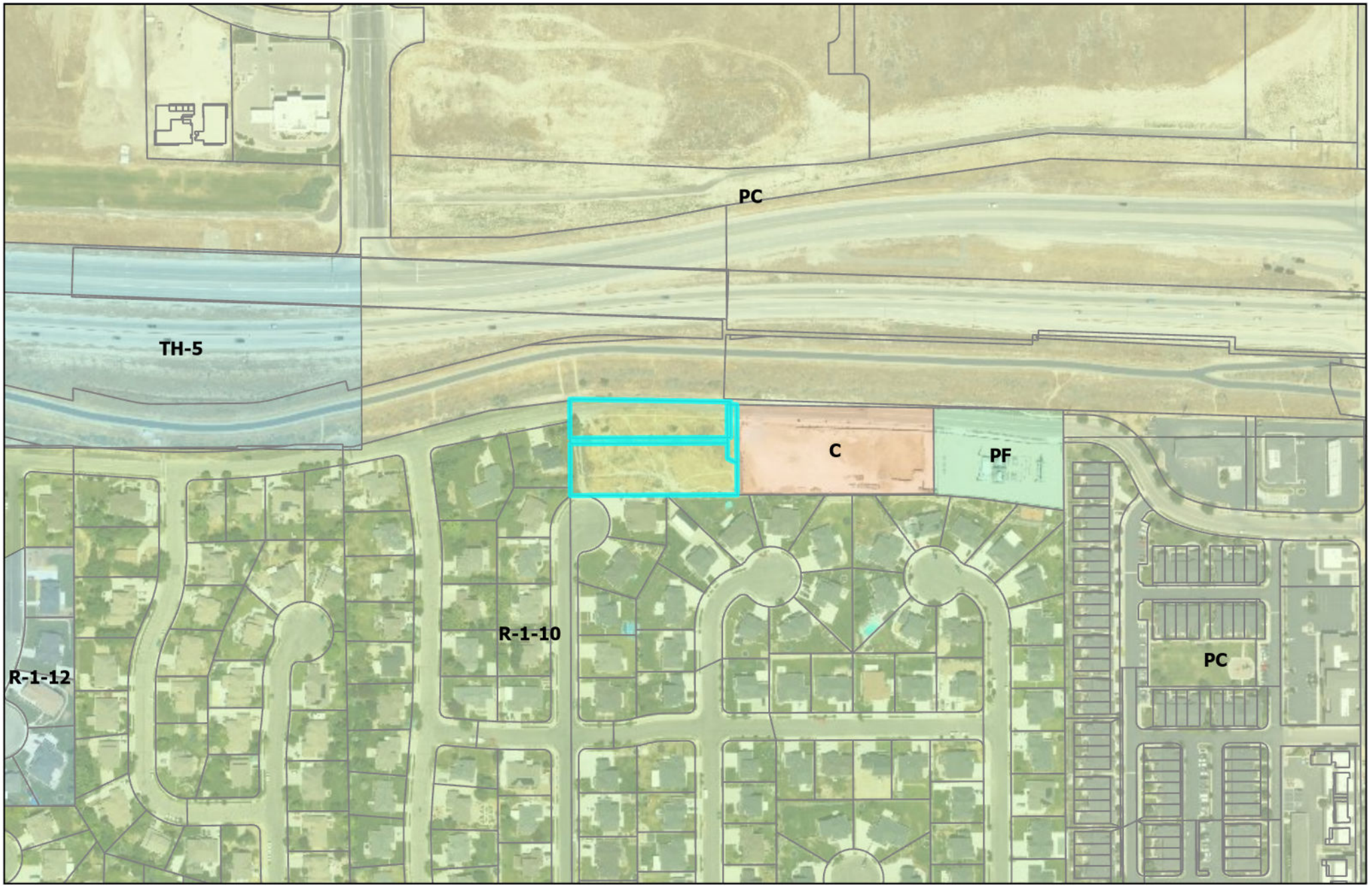
General Plan



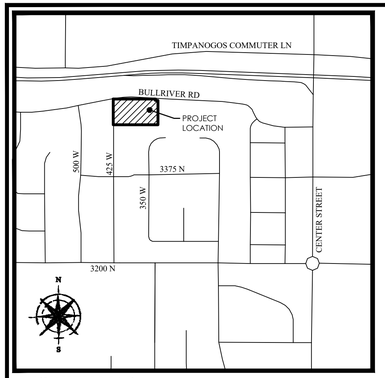
LEHI CITY

Bull River Preliminary

Zoning



BULL RIVER ROAD
FINAL PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, T4S, R1E, SLB&M
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

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

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

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

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

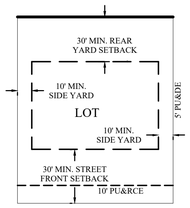
6. OWNER OF EACH LOT RESPONSIBLE TO RETAIN DRAINAGE ON THEIR OWN LOT (TYP.)

7. PARCEL A TO BE DEDICATED TO THE CITY AS PUBLIC ACCESS EASEMENT .

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- P.U.&RCE (PUBLIC UTILITY & ROADWAY CONSTRUCTION EASEMENT)
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- TO BE DEDICATED TO LEHI CITY AS RIGHT-OF-WAY
- SEWER EASEMENT

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

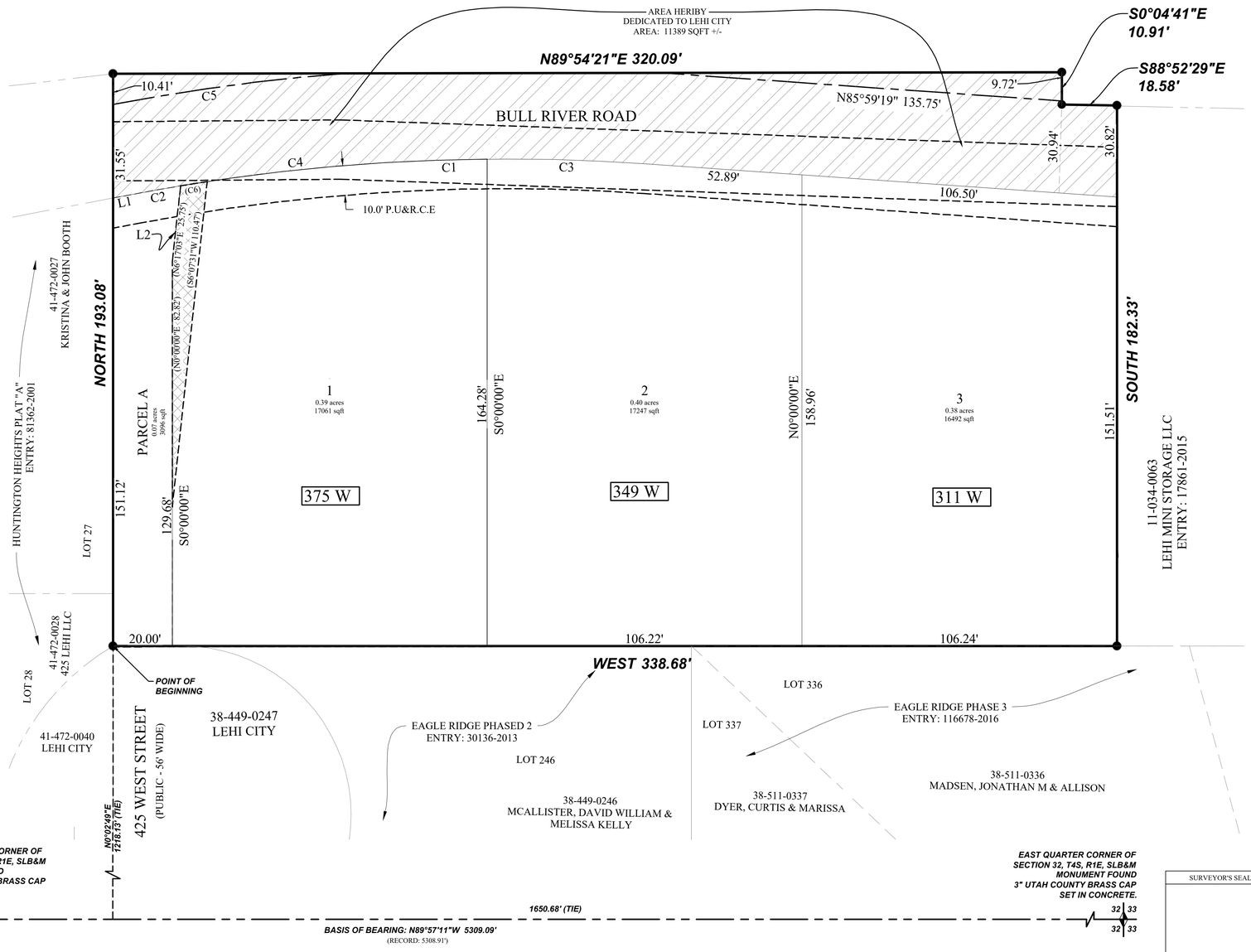


TYPICAL BUILDING SETBACKS
N.T.S.

Line Table		
LINE	DIRECTION	LENGTH
L1	S79°14'20"W	7.33
L2	S06°17'03"W	25.75

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	672.00	14°46'21"	173.26	S86°37'31"W	172.78
C2	701.05	1°53'44"	23.19	S79°41'50"W	23.19
C3	538.84	5°41'22"	53.51	N88°16'09"W	53.48
C4	672.00	14°46'21"	173.26	S86°37'31"W	172.78
C5	703.00	6°20'06"	77.73	S82°24'23"W	77.69

Curve Table (Easement)					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C6)	672.00	0°46'28"	9.08	N80°58'44"E	9.08



TABULATIONS:

CURRENT ZONE:	R-1-10
TOTAL AREA:	1.50 ACRES
SINGLE FAMILY LOTS:	3
OPEN SPACE:	0
DENSITY:	2.00 UNITS/ACRE
ROADWAY AREA:	0.26 ACRES
ROADWAY LENGTH:	332.65 FEET

1 OF 1	03/24/2026

PREPARED FOR
PERRY HOMES
17 E, WINCHESTER ST. STE. 200,
SALT LAKE CITY, UTAH
(559) 367-3134
CONTACT: LYNSI F. NEVE

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

SURVEYOR'S CERTIFICATE
I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-73-504 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat,

Justin Lundberg
Professional Land Surveyor
License No. 12554439

FOR REVIEW ONLY

Date

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

Beginning at a point located on the easterly boundary line of Huntington Heights Phase "A" according to the official plat thereof recorded August 15, 2001 as Entry No. 81362-2001 in the Utah County Recorder's Office, said point also being N89°57'11"W 1650.68 feet along the 1/4 Section line and N00°02'49"E 1218.13 feet from the East Quarter Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian; running thence along said plat North 193.08 feet; thence N89°54'21"E 320.09 feet; thence S00°04'41"E 10.91 feet; thence S88°52'29"E 18.58 feet to the westerly deed line of that Warranty Deed thereof recorded March 5, 2015 as Entry No. 17861-2015 in the Utah County Recorder's Office; thence along said deed line South 182.33 feet to the northerly boundary line of Eagle Ridge Phase 3 according to the official plat thereof recorded November 18, 2016 as Entry No. 116678-2016 in the Utah County Recorder's Office; thence along and beyond said boundary line West 338.68 feet to the point of beginning.

Contains: 1.50 acres +/-.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

BY:_____
(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF _____

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

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

MY COMMISSION No._____
_____
PRINTED FULL NAME OF NOTARY

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

_____
APPROVED BY MAYOR

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

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

_____ _____
DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

BULL RIVER ROAD
FINAL PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, T4S, R1E, SLB&M
SALT LAKE BASE & MERIDIAN
LEHI CITY, UTAH COUNTY, UTAH

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

Z:_2024\24-0051 Bull River Rd Property\design 24-0051\dwg\sheets\C2 - BULL RIVER ROAD PRELIMINARY PLAT.dwg

Agenda Item No: 3.5

Planning Commission Agenda Item Report

Meeting Date: April 23, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Perry Commercial's request for review of a concept for an amendment to the Traverse Mountain Area Plan, moving units out of West Canyon and adding them to locations near Timpanogos Highway.

Summary:

Attachments:

Traverse Mtn 1.pdf

Traverse Mtn 2.pdf

TRAVERSE MOUNTAIN AREA PLAN AMENDMENT CONCEPT
PLANNING COMMISSION REPORT

Applicant	Perry Commercial
Meeting Date	April 23, 2026
Requested Action/Purpose	Public hearing, review and recommendation of a concept area plan amendment
Decision Type	Legislative
Location	Various areas in Traverse Mountain
Date of DRC Review	March 4, 2026
Assigned Planner	Brittney Harris

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability.
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

Section 15.040. Effect of Area Plan Approval.
An Area Plan shall remain in effect as adopted by the City unless and until amended by an action of the City following the procedures for a General Plan amendment as identified in Chapter 04 of this Code. Further, and at the discretion of the City, an Area Plan may be adopted by the City, with an accompanying Development Agreement pursuant to Chapter 29 of this Code, identifying the terms of the agreement, including the effective period of the Area Plan and review and amendment procedures.

REPORT ANALYSIS

The applicant requests review and recommendation of a proposed conceptual amendment to the Traverse Mountain Area Plan. A concept plan is the required first step for major amendments to an area plan. The applicant wants to redistribute density to different areas. This report will provide an overview of the proposed changes.

Overall Density
The applicant worked with City Staff to determine the number of units remaining in the Traverse Mountain Area Plan. Based on all of the existing development and the remaining areas, it was determined there are 1,182 units remaining.

The applicant proposes adjusting where these units can be used. They are not requesting any additional units.

West Canyon
The applicant proposes flexibility with the 600 dwelling units allocated for the West Canyon area. They want the ability to transfer any number of these units. Staff urges the Planning Commission to consider including in your motion a total removal of all units from West Canyon and the reclamation of the area. The current proposal would include reclamation of 0.12 acres of property for every unit transferred but allows the developer to determine the number of units that are transferred.

Perry A1 and B1 Areas
These areas currently are undeveloped parcels of land. The existing Area Plan allows 250 dwelling units. The proposal would increase the allowed maximum number of dwellings units to 827. This again would be restrained by the total of 1,182 units remaining.

Perry D6-HDR Zone
This area currently allows for the transfer of units from other areas up to 546 dwelling units. The proposal would designate 300 dwelling units for this area. The applicant already has a proposed concept plan for this site with the 300 units.

Highway Commercial
This area currently does not allow any residential units. The proposed amendment would allow dwelling units to be transferred to this area with a maximum of 300 dwelling units.

Perry C-HDR
The current plan allows 458 dwelling units and 383 have been built. The proposed amendment will add an additional 225 so that 300 more dwelling units can be built in this area.

Perry D
This area is currently designated as HDR. The proposal would change it to Highway Commercial with no dwelling units.

This amendment does not increase overall units, utilities or traffic though it will redirect them to different areas. The applicant is aware that utility and traffic studies will be required before density can be increased in all of these areas. Traffic and environmental benefits would come from removing all of the units from West Canyon. And would provide an opportunity to expand the conservation easement in Traverse Mountain.

The Reviewing Departments (DRC) had six comments, including:
1. As density is transferred out of West Canyon, additional park space should also be transferred out of West Canyon into these areas that will have higher density.
2. Staff encourage transferring all units out of west canyon with this amendment.
   This amendment could provide the following benefits if all units are transferred:
   - Avoid higher infrastructure and long term maintenance costs associated with development in West Canyon.
   - Avoid severe snow removal challenges
   - Avoid emergency access constraints
   - Reduce wildfire risks
   - Gives a better opportunity to reclaim the disturbed hillside landscape
   - Reduced geotechnical risks of building on the mass graded areas in West Canyon
   - This is putting density where the infrastructure already exists.
   - Puts housing closer to regional transportation, employment and goods and services
   - More viable for future transit, walkability, and mixed-use development

SCOPE OF APPROVAL

Area Plan Amendments are legislative item which means the Planning Commission and City Council have full discretion in approving them,

The public can also speak to this item and share any support or concerns with the proposal.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may recommend approval or denial to the City Council on the proposed concept plan. Any motion should include findings. Possible findings include:

1. The proposed concept will reduce units in West Canyon providing environmental, traffic, and other benefits.

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

Traverse Mountain Area Plan Amendment Concept
DRC Redline Comments

Perry Commercial- requests review of the Traverse Mountain Area Plan Amendment Concept moving units out of West Canyon.

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: Jake Finlinson and Matthew Swain
Date of Plans Reviewed: 02/23/26
Time Start: 2:52pm
Time End: 3:12pm

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks:
1. As density is transferred out of West Canyon, additional park space should also be transferred out of West Canyon into these areas that will have higher density.
2. Include a reclamation plan for West Canyon as part of the Area Plan Amendment
3. If all 600 units are transferred out, this reclaims 72 acres. Is there additional acreage in this area that would need to be reclaimed?

Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments.
Gary E. – Engineering: No comments.
Kim – Planning:
4. On all of the pages with map exhibits, can you make the polygons transparent (maybe 60%?) so that you can see the existing underlaying conditions?
5. Page 9 of the amendment gives a reference to the concept plan for planning area D6, but the concept plan is not included in the packet.
6. Staff encourage transferring all units out of west canyon with this amendment.

This amendment could provide the following benefits if all units are transferred:
-avoid higher infrastructure and long term maintenance costs associated with development in West Canyon.
- Avoid severe snow removal challenges
- Avoid emergency access constraints
- Reduce wildfire risks
- Gives a better opportunity to reclaim the disturbed hillside landscape
- Reduced geotechnical risks of building on the mass graded areas in West Canyon
- This is putting density where the infrastructure already exists.
- Puts housing closer to regional transportation, employment and goods and services
- More viable for future transit, walkability, and mixed-use development

THIS ITEM IS 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.

PROPOSED AMENDMENT

Traverse Mountain Area Plan

West Canyon Density Transfer & Perry Planning Area Modifications

Summary

This Amendment to the Traverse Mountain Area Plan will provide flexibility to meet market demand for the landowner as well as to benefit the City with the following:

- Reduce higher infrastructure and long-term maintenance costs associated with the development in West Canyon
- Reduce severe snow removal challenges
- Reduce wildfire risks
- Provides an opportunity to reclaim the disturbed hillside landscape
- Reduce geotechnical risks of building on the mass graded areas in West Canyon
- Prioritizing density where the infrastructure already exists
- Puts housing closer to regional transportation, employment, and goods and services
- Provides more viability for future transit, walkability, and mixed-use development

1. Amendment to Density Transfer Provisions

Notwithstanding any prior provision of the Traverse Mountain Area Plan outlining the restriction or ability to transfers density between Planning Districts, the following shall apply:

A. West Canyon Density Transfers

Any number of the six hundred (600) dwelling units allocated to the West Canyon Planning District may be transferred, to the following Planning Areas:

- Perry A1 HDR – 34.9ac
- Perry B1 HDR – 25.4ac
- Perry C HDR – (New Boundary shown in Exhibit C Below)
- Perry HDR
- Highway Commercial
- Highway Commercial/HDR

Such transfers may occur without requiring a corresponding reduction in density within the receiving Planning District's underlying zoning designation limitations, except as specifically modified herein.

In no case shall the number of units in Traverse Mountain exceed 2,388. From this time on, in no case shall the future approved dwelling units in Traverse Mountain exceed 1,182 dwelling units. A power system study will be required at the time of the formal Area Plan Amendment application. In each transfer, a utility analysis (storm drain, sewer, power, culinary, and pressure irrigation source, storage and transmission) and traffic impact analysis shall be completed during each administrative review.

Upon completion and vacation of operations in the West Canyon, for each dwelling unit transferred, 0.12 acres of West Canyon land will be reclaimed. Reclamation (a formal reclamation plan will be created at the time of the formal Area Plan Amendment application) will be defined as:

- This is defined as slope stabilization and erosion control – with the assistance of a geotechnical engineer and environmental consultant studies.
- Revegetation through plantings and/or hydroseeding

Upon reclamation, for each dwelling unit transferred, 0.12 acres of West Canyon land shall be deeded to the City of Lehi.

All open space/park requirements shall remain in effect for all Planning Areas. As density is transferred out of West Canyon, an additional 1 acre of park space will be transferred to the Perry A1/Perry B1 HDR areas.

A half-acre park shall be constructed and deeded to the City in one of the following Planning Areas:

- Perry A1 HDR
- Perry B1 HDR
- Perry C HDR

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2. Modifications to Perry A1 and Perry B1 Planning Areas

Upon transfer of dwelling units from West Canyon:

- The combined maximum dwelling units within Perry A1 and Perry B1 shall be 827 dwelling units.
- Maximum density shall be 50 dwelling units per acre.
- Maximum building height shall be eighty-five (85) feet, not to exceed seven (7) stories.

- Building height at Morning Vista Rd elevation in the section shown in blue (Exhibit A) cannot exceed 15'.

All other development standards of the Perry Homes Planning District shall remain in effect unless specifically modified herein.

Perry A1 & B1 HDR (6.1 - 20) 60.3ac	Existing DU	Max Transfer	Maximum Allowed DU	Used	Remaining
Perry A1 HDR	250	577	827	0	827
Perry A1 HDR Totals	250	577	827	0	827

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3. Modifications to Perry HDR Zone (Identified as D6)

The land area as shown in Exhibit B shall now be identified as Perry D6 HDR.

Upon transfer of dwelling units from West Canyon:

- The maximum dwelling units permitted within the Perry D6 HDR shall be 300 dwelling units.

All other applicable development standards shall remain unchanged.

Perry D6 HDR	Existing DU	Max Transfer	Maximum Allowed DU	Used	Remaining
Perry D6 HDR	0	300	300	0	300
Perry D6 HDR Totals	0	300	300	0	300

4. Modifications to Perry C Planning Area

The boundaries of Perry C shall be revised as shown in Exhibit C.

Upon transfer of dwelling units from West Canyon:

- Maximum dwelling units shall be 300 dwelling units.
- Maximum density shall be 30 dwelling units per acre.

All other applicable development standards shall remain unchanged.

Perry C HDR	Existing DU	Max Transfer	Maximum Allowed DU	Used	Remaining
Perry C HDR	458	225	683	383	300
Perry C HDR Totals	458	225	683	383	300

5. Modifications to Perry D Planning Area

A new commercial component of Perry D shall be called Perry D2 Highway Commercial. This new portion of land is identified in Exhibit D.

The land use designation for Perry D2 shall be amended to:

- Highway Commercial

No residential dwelling units shall be permitted within Perry D2.

6. Modifications to Highway Commercial Planning Area

Upon transfer of dwelling units from West Canyon:

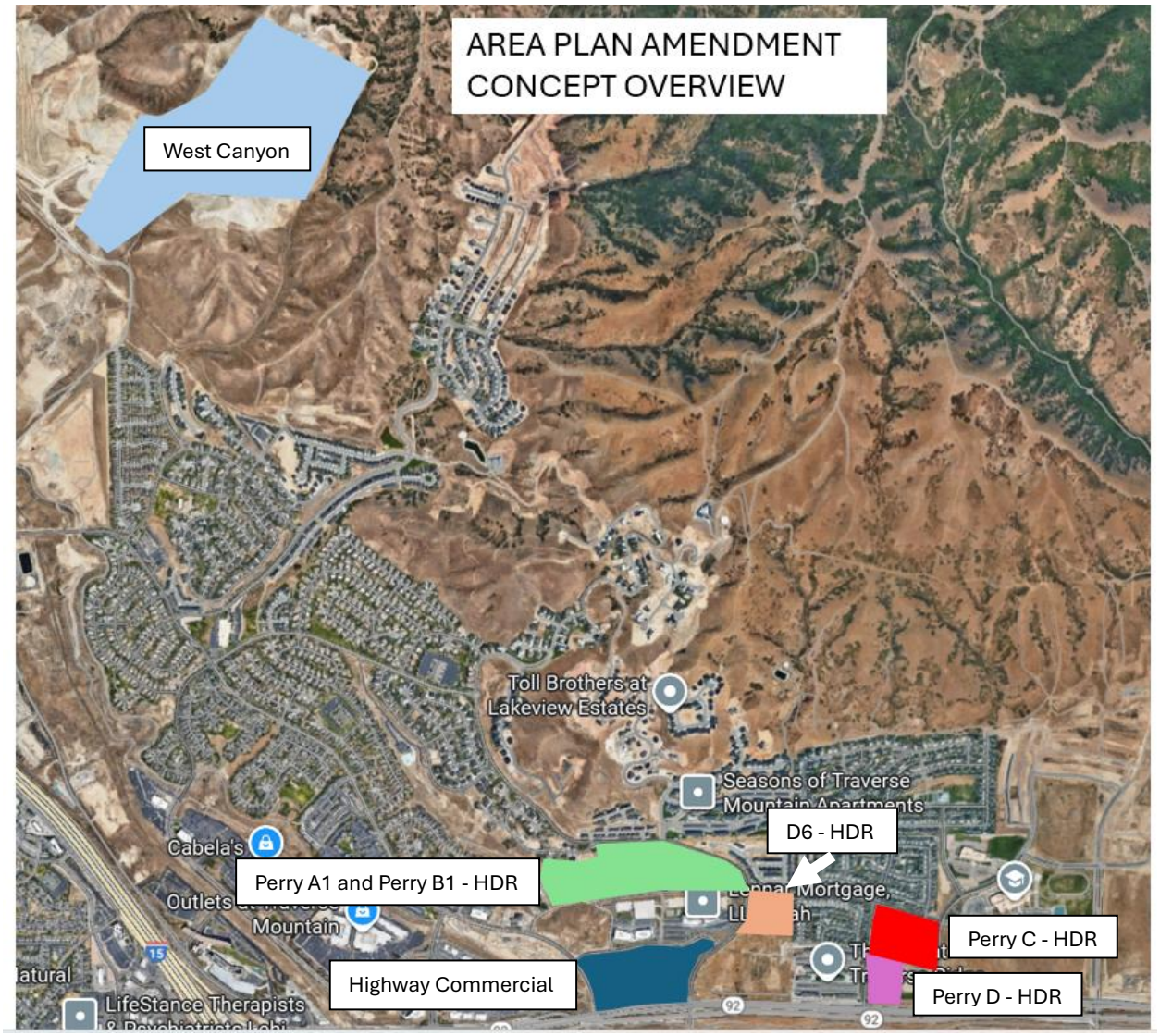
- Maximum dwelling units shall be 300 dwelling units.
- Maximum density shall be 30 dwelling units per acre.

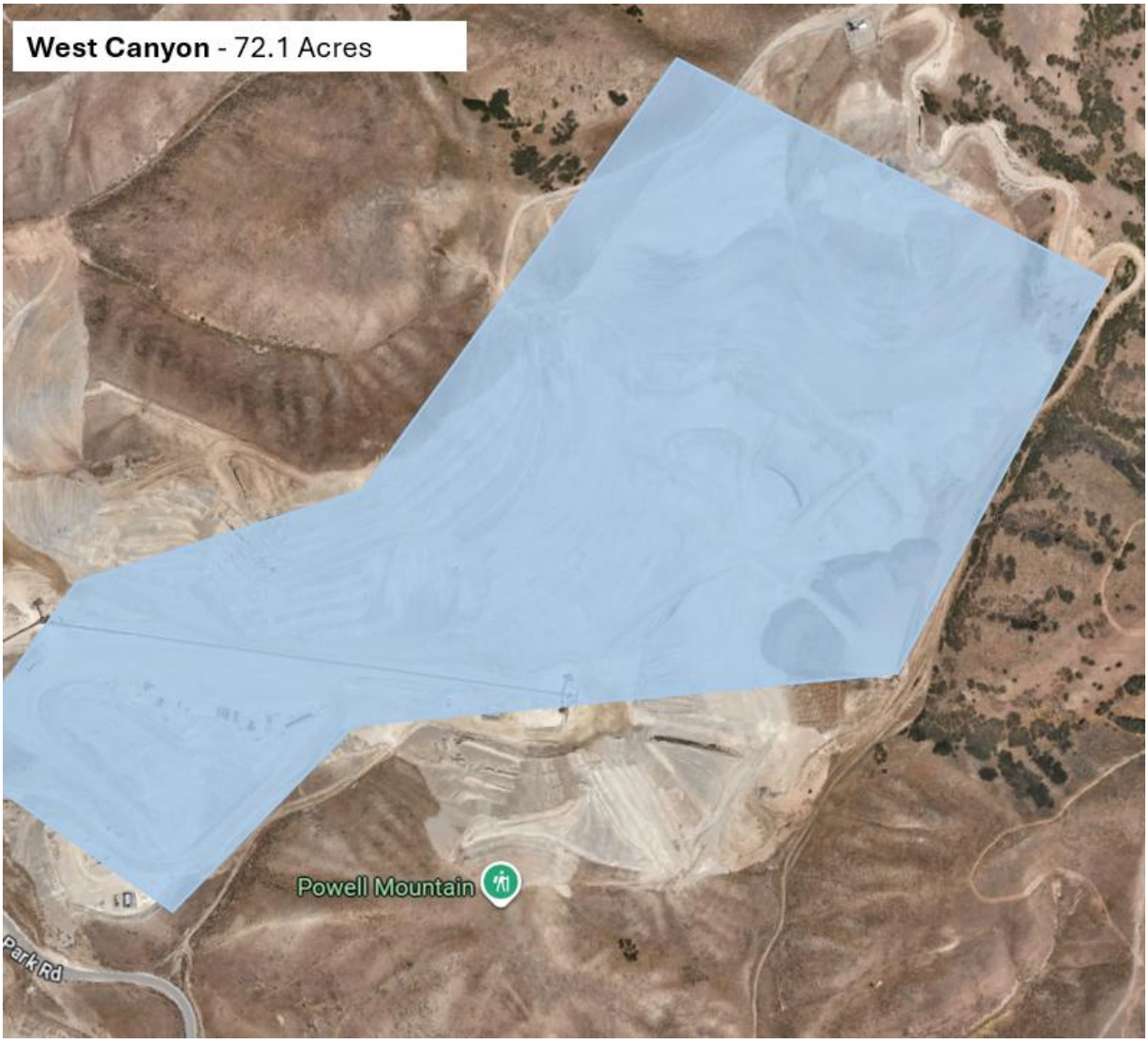
7. Superseding Language

All provisions of the Traverse Mountain Area Plan inconsistent with this amendment, including restrictions limiting density transfers solely within Planning Districts or prohibiting transfers from West Canyon to other Planning Districts, are hereby modified to the extent necessary to give effect to this amendment.

All other provisions of the Traverse Mountain Area Plan shall remain in full force and effect.

Exhibit A – Traverse Mountain Area Plan Amendment Overview



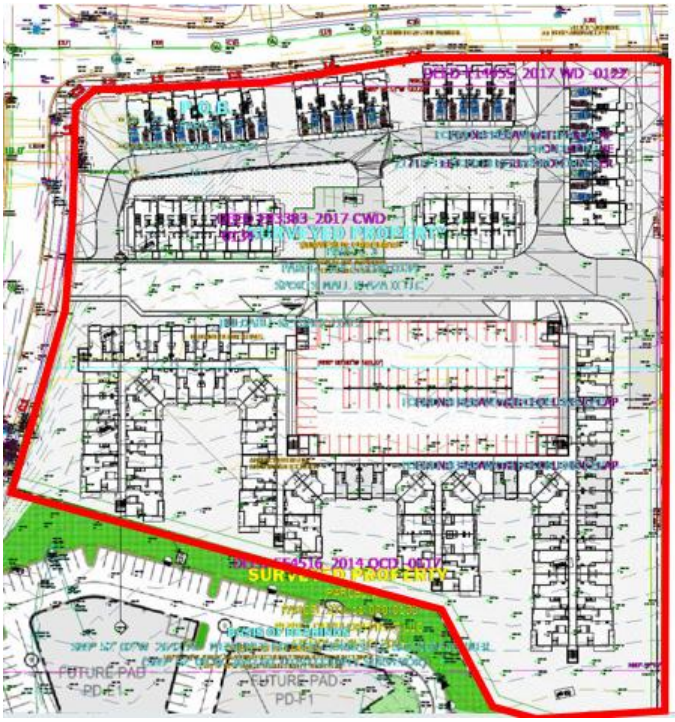


Perry A1 and Perry B1 – HDR – 60.3 Acres

Amended Change
827 Dwelling Units
Maximum density of 50 units/acre
Maximum building height of 85', or 7 stories.
Building height at Morning Vista Rd elevation in section shown in blue cannot exceed 15'.




D6 – HDR - Approx. 8.70 Acres
Amended Change:
300 Dwelling Units
Maximum Density of 30 units/Acre
See attached site plan concept on next slide
W Travers
900 W
N 900 W
Lennar Mortgage, LLC Utah
Free Lennar Homebuyer Webinar
raverse Pkwy
ning Vista Rd





Highway Commercial- Approx. 8.70 Acres

Amended Change:
Units may be transferred to this parcel if a joint venture is entered into. Maximum of 300 Dwelling Units
Maximum Density of 30 units/Acre



Perry C – HDR - 67.7 Acres

Amended Change:
Perry C2 – About 11.42 Acres
Allowed Dwelling Units – 300
Maximum Density of 30 units/acre

Area Shown in Blue shows required 0.5 acre park




Perry D – HDR - 25.6 Acres
Amended Change:
Perry D2 – About 5.69 Acres
Change to Highway Commercial
No Dwelling Units Allowed
Mountain View
W Sunrise Wy
Central Bank - Traverse Mountain
N 500 W
Timpanogos Hwy
Utah State Route 92

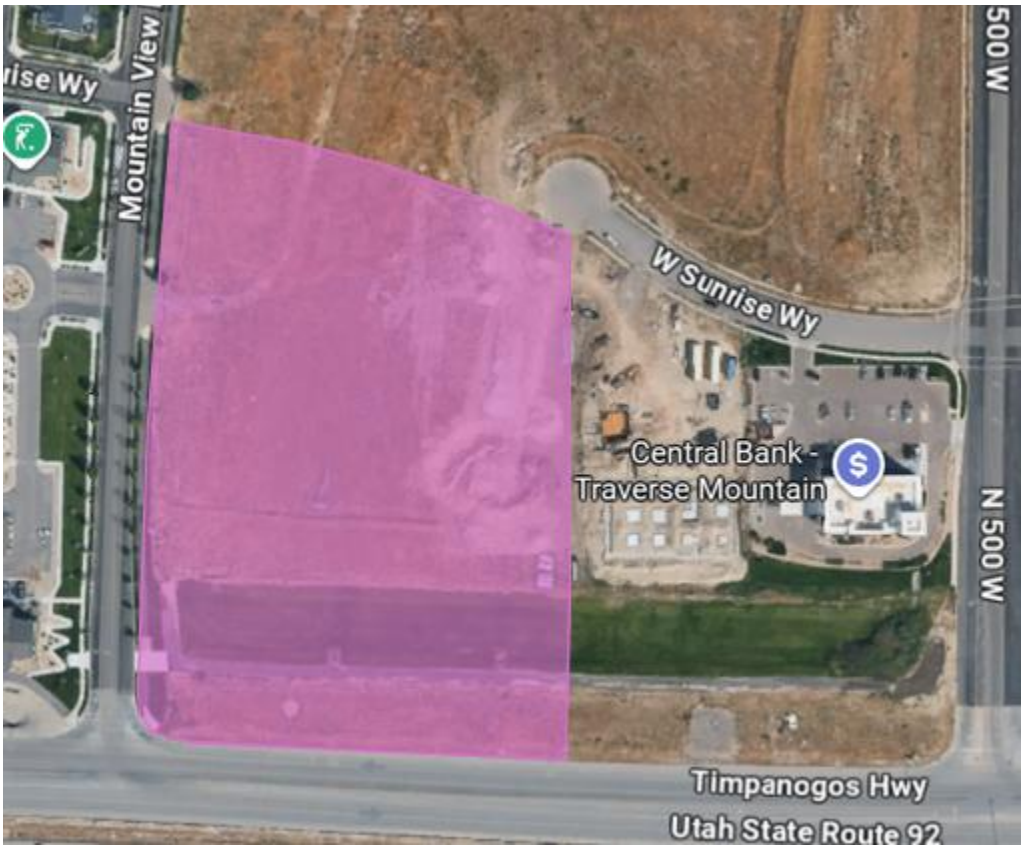
Exhibit B – Perry D6 Planning Area Boundary



Exhibit C – Perry C Planning Area Boundary

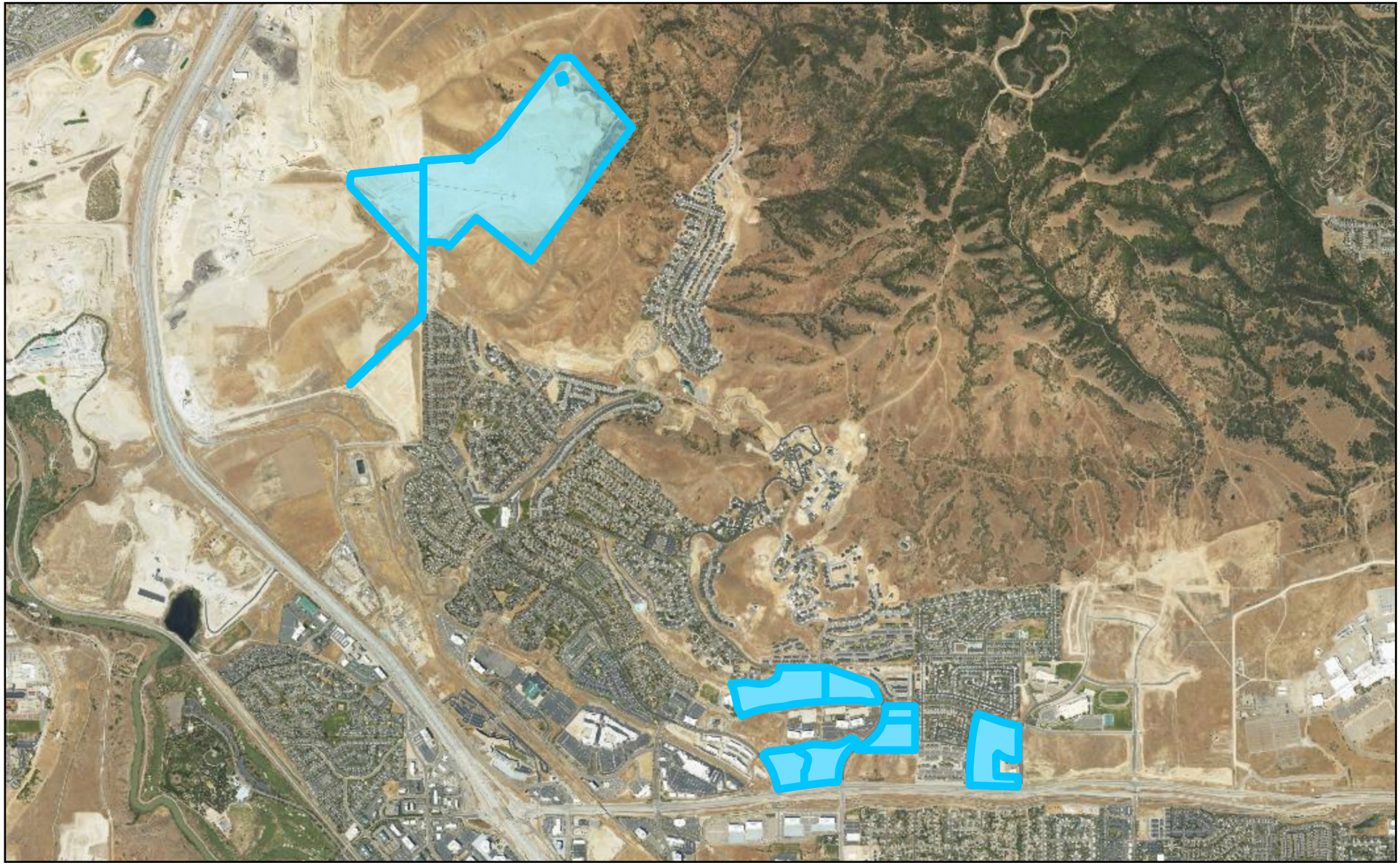


Exhibit D – Perry D2 Planning Area Boundary



Traverse Mountain Area Plan Amendment

Overall Aerial

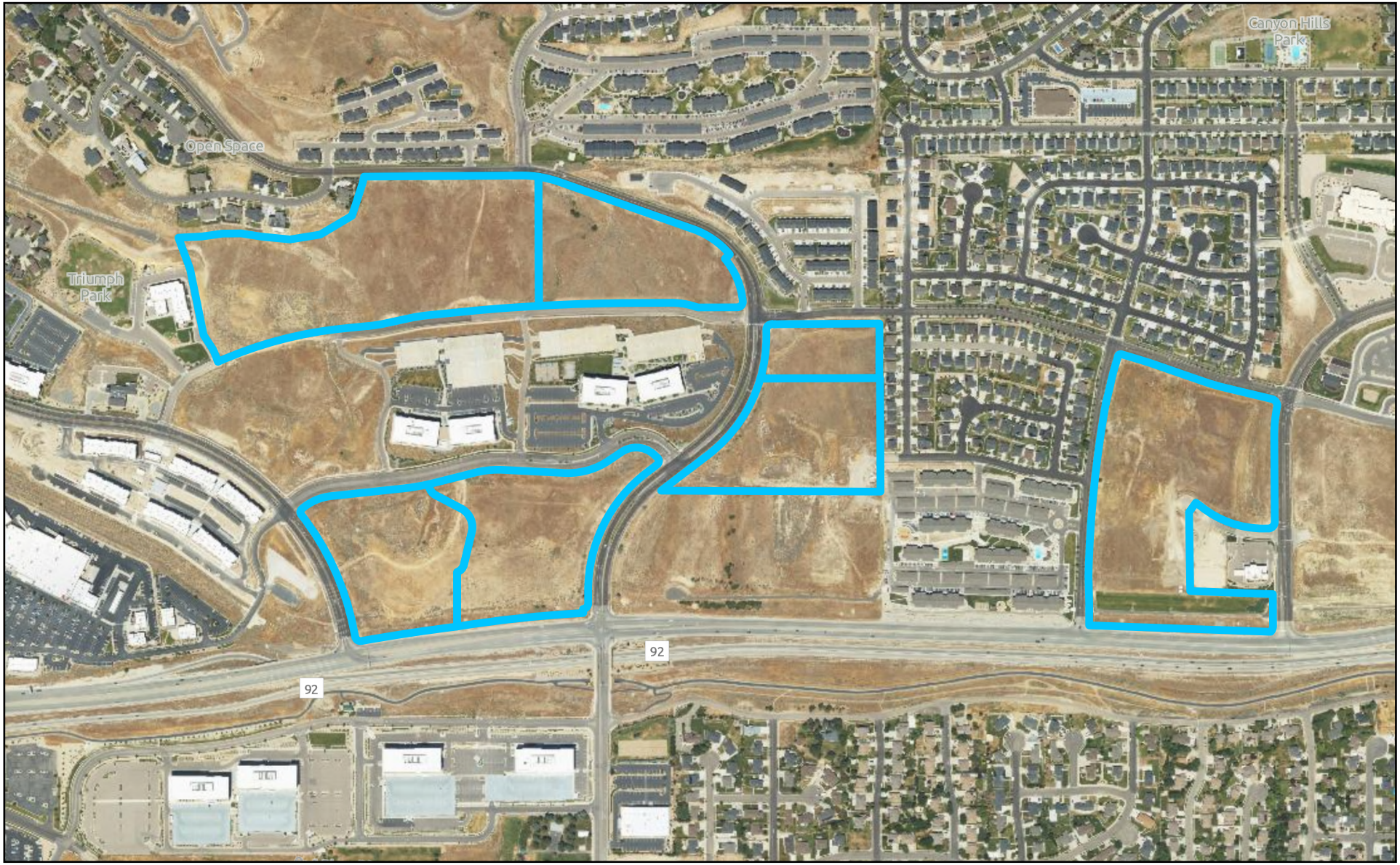


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LEHI CITY

Traverse Mountain Area Plan Amendment

Aerial

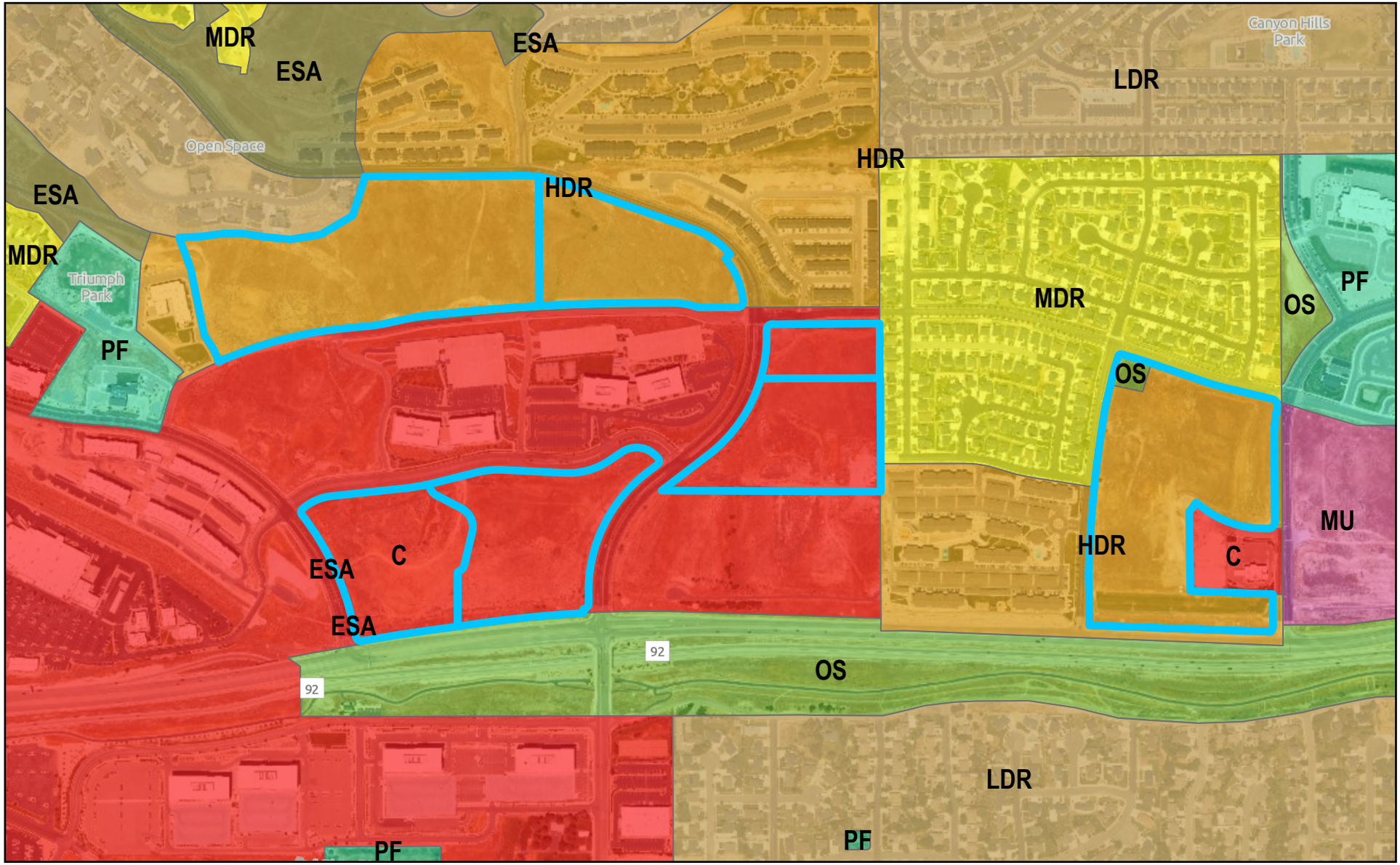


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Traverse Mountain Area Plan Amendment

General Plan

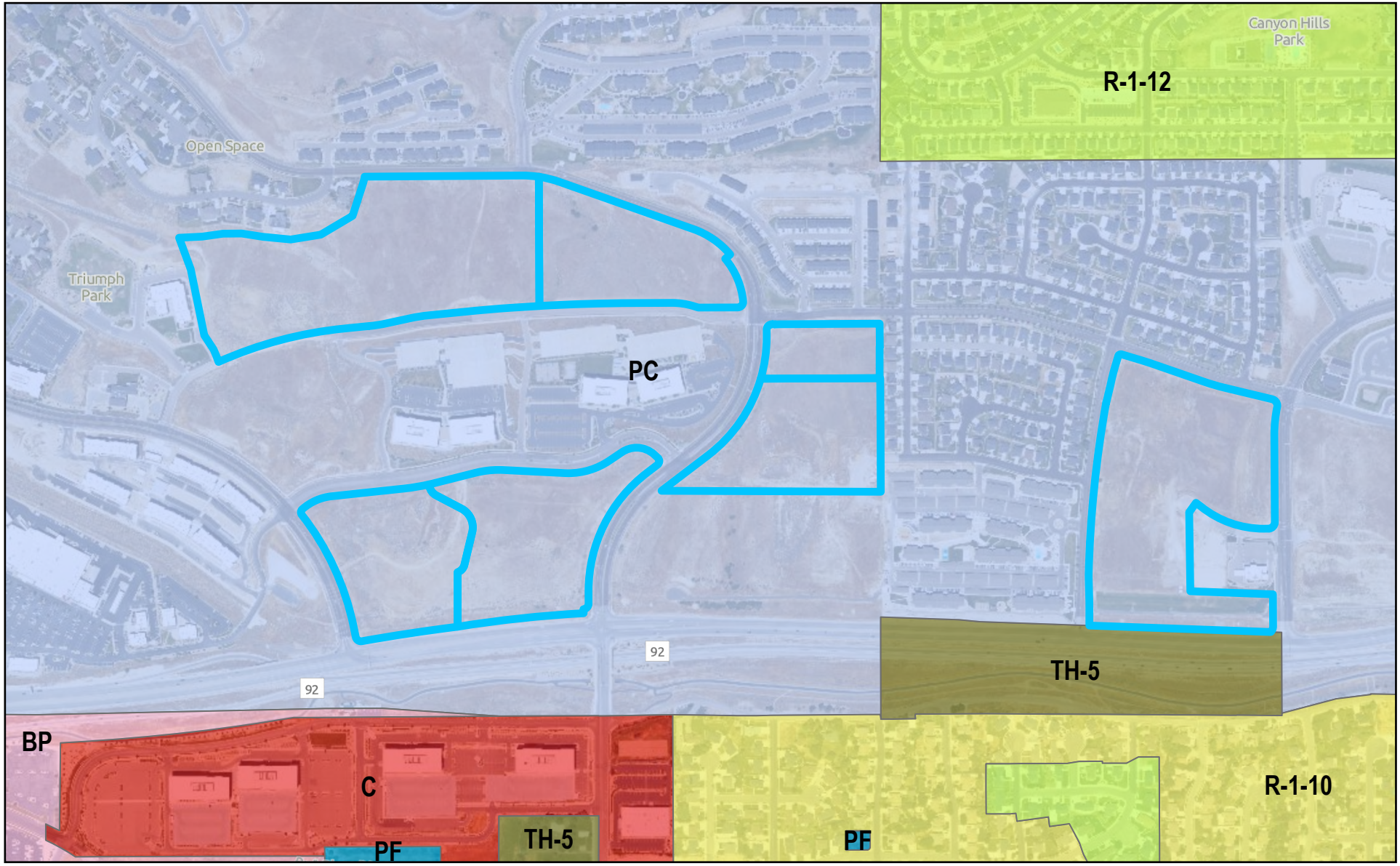


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Traverse Mountain Area Plan Amendment

Zoning

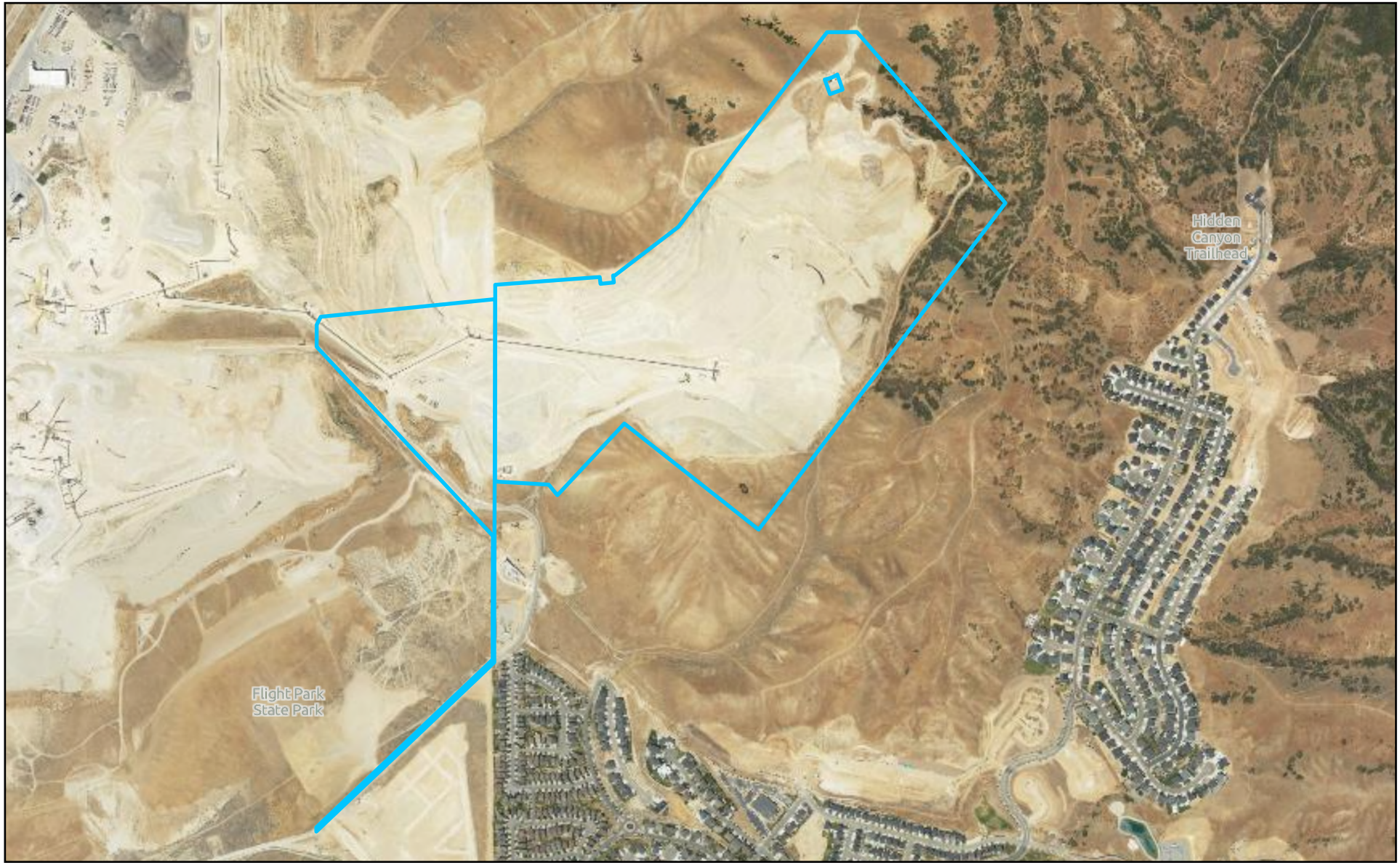


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Traverse Mountain West Canyon

Aerial

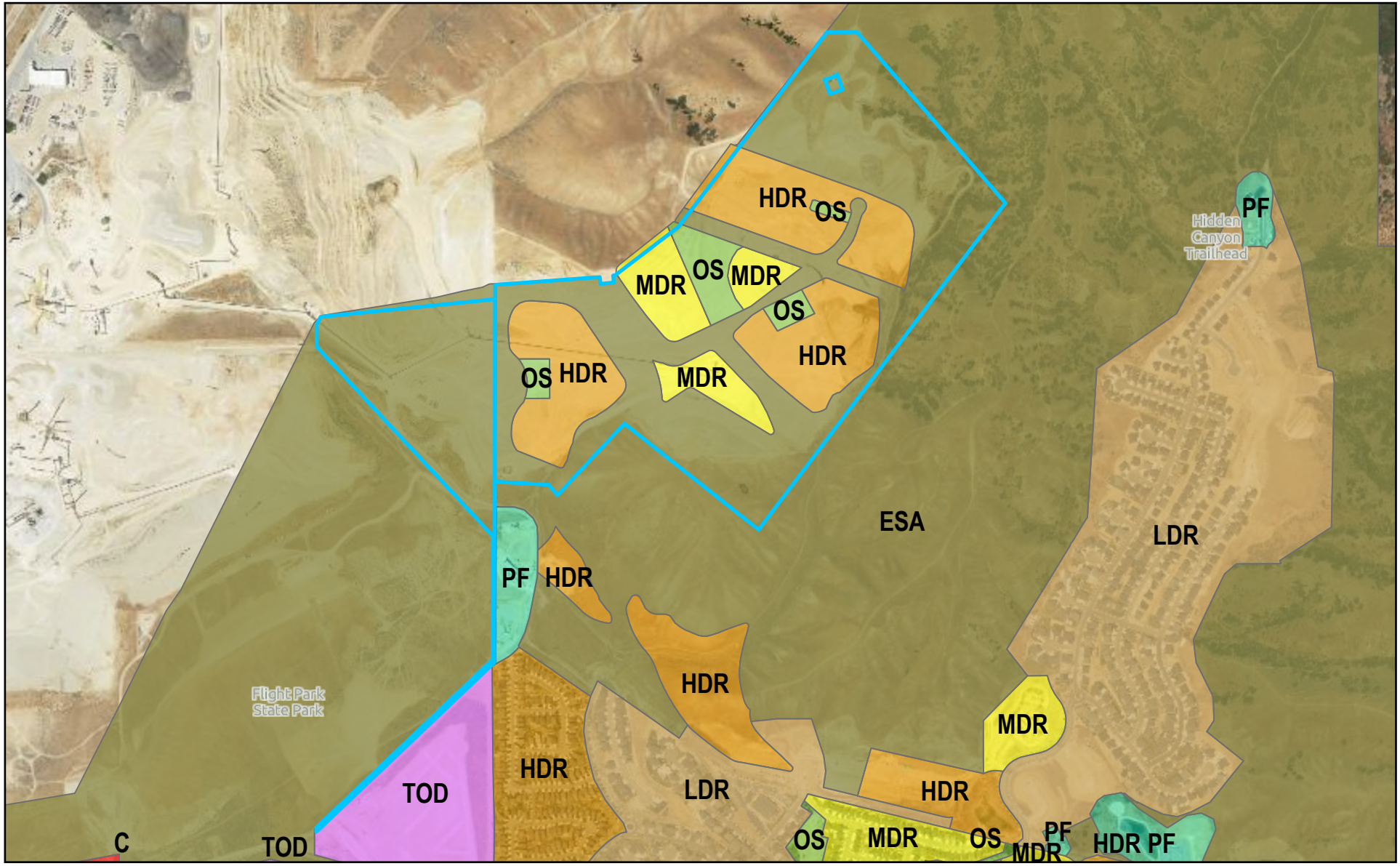


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Traverse Mountain West Canyon

General Plan

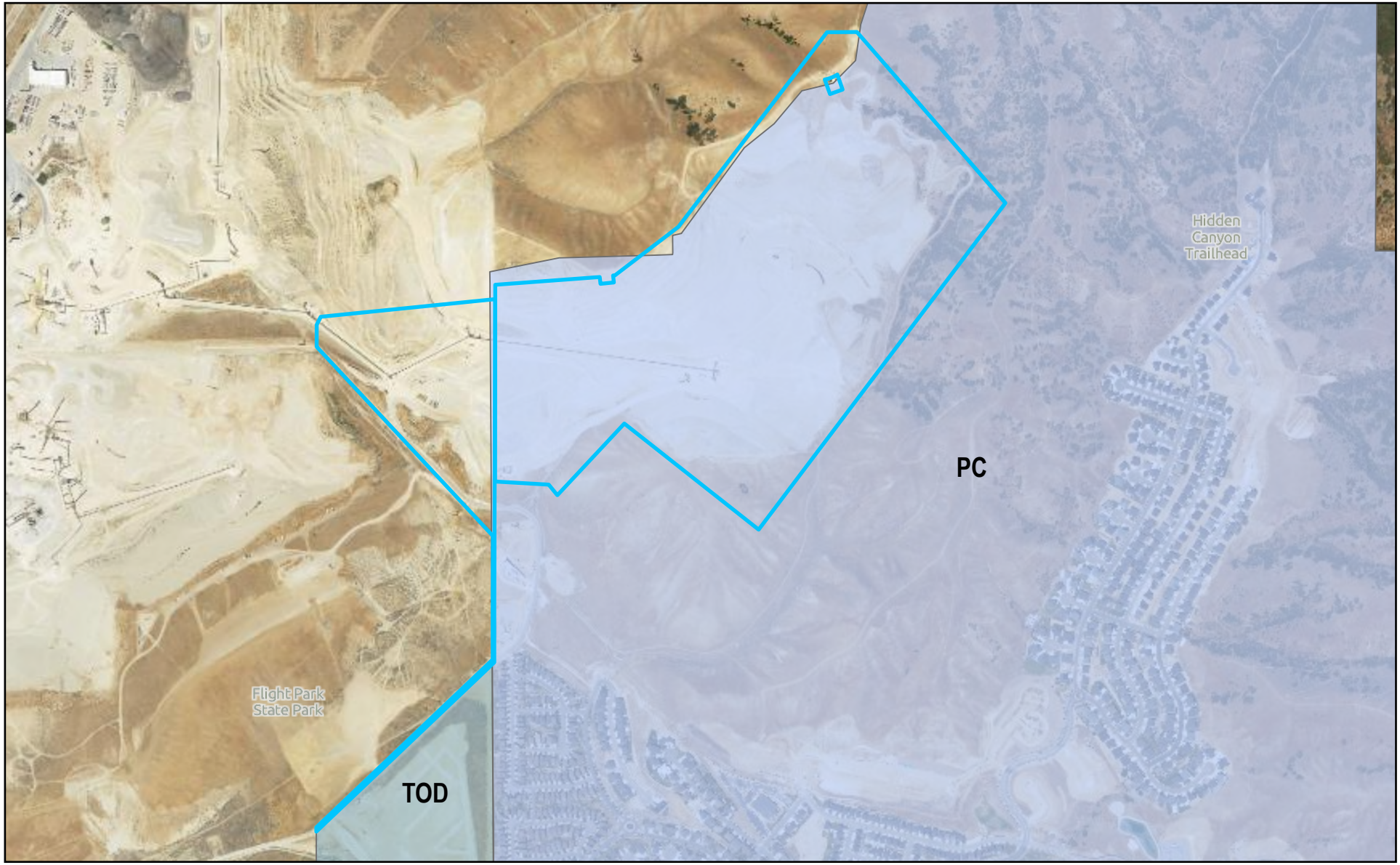


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Traverse Mountain West Canyon

Zoning



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LEHI CITY

Current Area Plan Designations



Agenda Item No: 3.6

Planning Commission Agenda Item Report

Meeting Date: April 23, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Mike Greene's request for review of the Greene Zone Change on 1.57 acres located at 2001 West 1500 North, changing the zoning from A-1 to R-1-22.

Summary:

Attachments:

Greene 1.pdf

Greene 2.pdf

GREENE ZONE CHANGE
PLANNING COMMISSION REPORT

Applicant	Mike Greene		
Meeting Date	April 23, 2026		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	2001 West 1500 North		
Acreage	1.57 acres		
Existing Zoning	A-1		
Existing General Plan Land Use Designation	VLDRA		
Proposed Zoning Designation	R-1-22		
Existing Land Use	Single family residential		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	A-1	Single family residential
	East	A-1	Single family residential
	West	A-1	Church
Date of DRC Review	March 25, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 05.020. Zoning Districts Purpose

B. The Very Low Density Residential Agricultural Districts (A-5, A-1, and R-1-22) provide for large-lot single-family residential areas. These districts are designed to encourage lands suited for farming and ranching operations.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

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

Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

PROPERTY HISTORY

December 11, 1978 The Lehi Meadows Addition annexation incorporated this property into Lehi City.

REPORT ANALYSIS

The applicant requests review and recommendation for a zone change from A-1 to R-1-22 for property located at 2001 W 1500 N. This zone change is on 1.57 acres of property and will eventually develop with a single flag lot. The proposed R-1-22 zoning aligns with the Very Low-Density Residential Agriculture designation in the General Plan.

The Development Review Committee (DRC) reviewed the proposed zone change and had one comment regarding water dedication: Water dedication will be required as a condition prior to recording the zone change ordinance.

SCOPE OF APPROVAL

Zone changes are legislative items. However, the City sets an expectation of the zoning by the General Plan Designations. This proposed zone change is consistent with the General Plan Land Use Designation, so the Planning Commission and City Council would need specific reasons to not approve the zone change.

The public can speak to this item, understanding that it will be approved unless there are significant legitimate concerns.

POSSIBLE MOTIONS AND FINDINGS

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

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;

5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The overall community benefit of the proposed amendment.

Greene Residential Zone Change
DRC Redline Comments

Mike Greene- requests review of the Greene Zone Change on 1.57 acres located at 2001 West 1500 North, changing the zoning from A-1 to R-1-22.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Mike Greene
Date of Plans Reviewed: 03/13/26
Time Start: 1:00 pm
Time End: 1:06 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. Water dedication will be required as a condition of recording the zone change. The amount of water would be .90 acre feet of culinary and 4.06 acre feet of irrigation water.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 23, 2026.

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

To whom it may concern, 05 March 2026

My name is Mike Greene

I am requesting an amendment to the zoning map for the parcel that I currently reside on.

My address is 2001 W 1500 N, and the lot is currently 1.57 acres and zoned A-1

I am requesting a zone change to R-1-22 to facilitate the building of a new home at the rear of the property. This home will be on a flag lot.

The zone change would be consistent with other properties in the area, that have the same designation on the general plan.

The effect on the surrounding properties in my opinion would be a positive one, utilizing property that would otherwise be less attractive in the current state, such as weeds and vehicle parking.

The gain to public health, safety, and community benefit from the zone change would be again just being able to utilize property that would be otherwise unused and potentially not properly maintained contributing to a less desirable piece of property.

Thank you,

Mike Greene

Greene Zone Change

Aerial

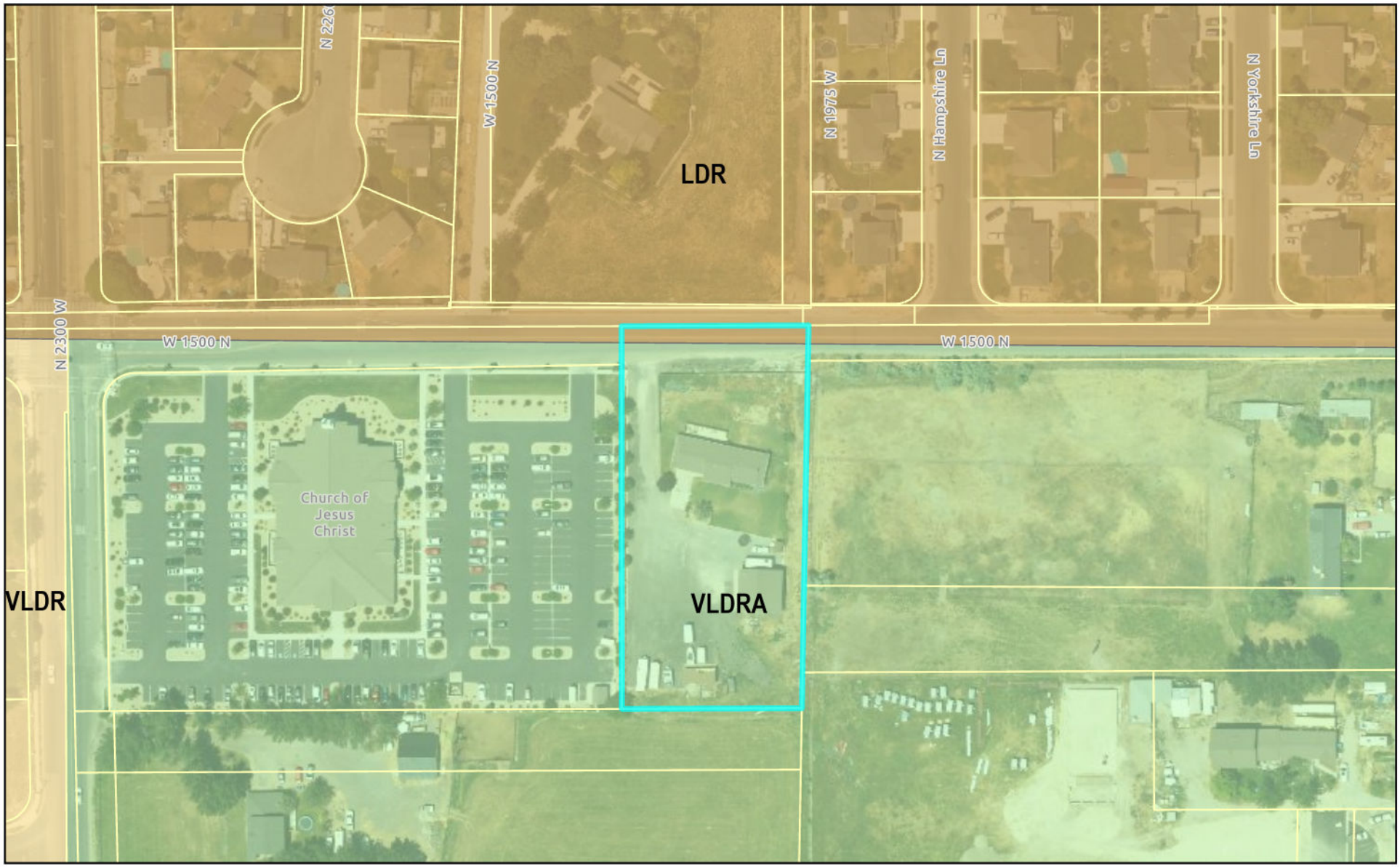


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Greene Zone Change

General Plan

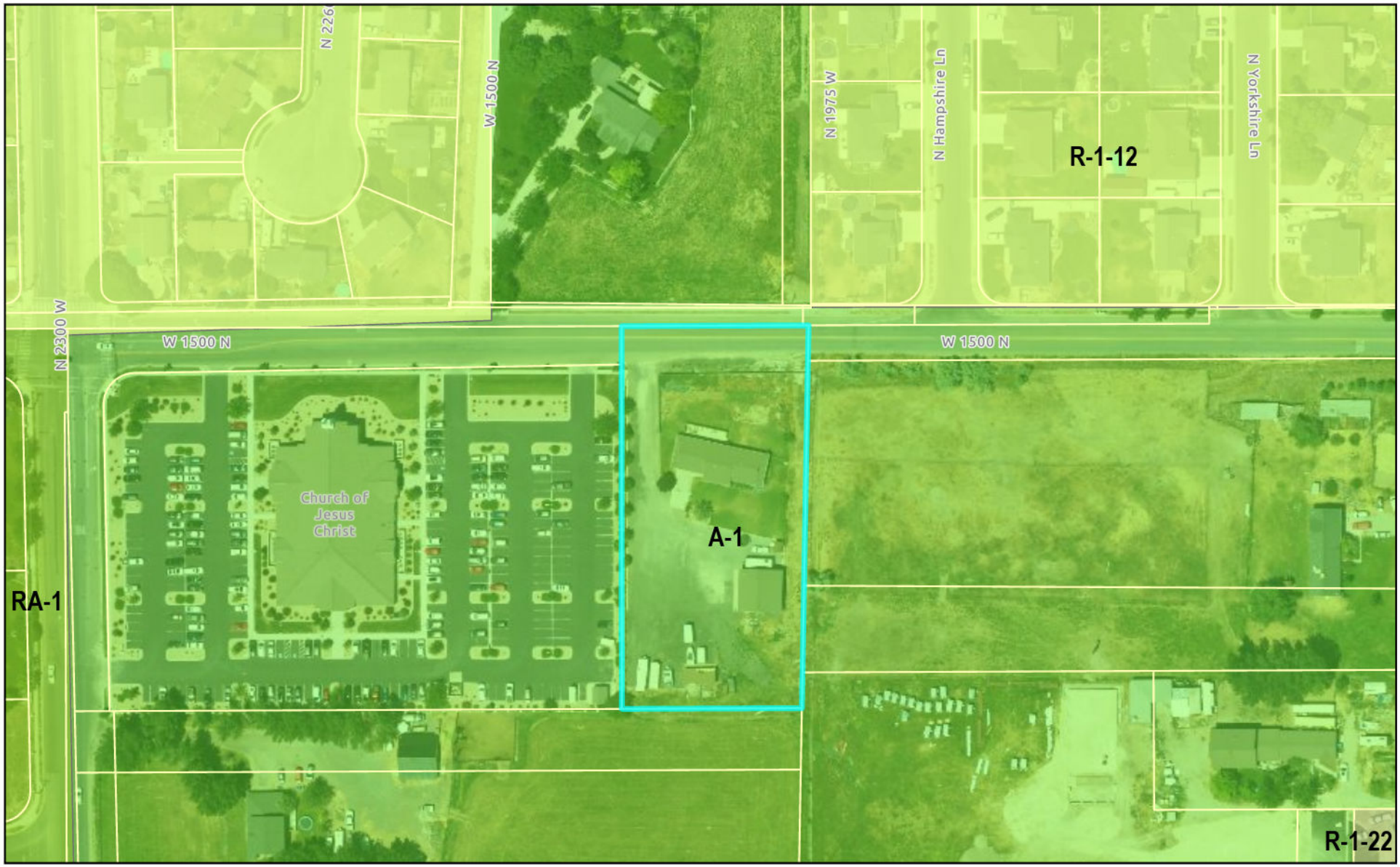


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LEHI CITY

Greene Zone Change

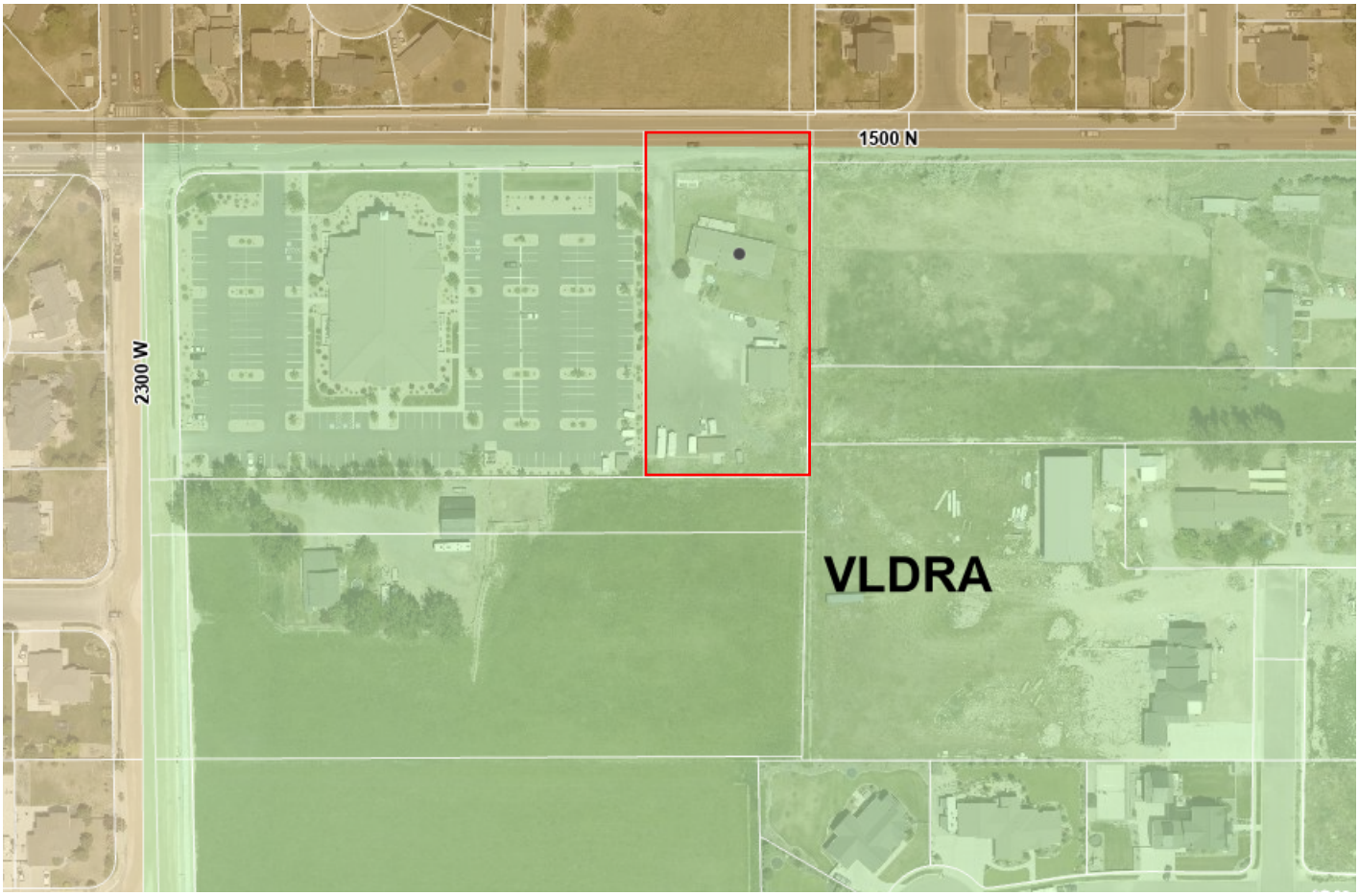
Zoning



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LEHI CITY


1500 N
2300 W
2350 W
1340 N


1500 N
2300 W
VLDRA

Agenda Item No: 3.7

Planning Commission Agenda Item Report

Meeting Date: April 23, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Jeffrey White's request for approval of a conditional use for the conversion of an existing accessory building into a detached ADU located at 1420 North 4200 West.

Summary:

Attachments:

White 1.pdf

white 2.pdf

WHITE DADU CONVERSION CONDITIONAL USE AND SITE PLAN

PLANNING COMMISSION REPORT

Applicant	Jeff White		
Meeting Date	April 23, 2026		
Requested Action/Purpose	Public hearing and approval of a proposed conditional use and site plan		
Decision Type	Administrative		
Location	1420 North 2400 West		
Project Area	0.38 acres		
Existing Zoning	RA-1		
General Plan Designation	Very Low-Density Residential (VLDR)		
Existing Land Use	Single-family residential		
Adjacent Zoning and Land Use	*North*	RA-1	Single-family residential
	South	RA-1	Single-family residential
	East	RA-1	Single-family residential
	West	RA-1	Single-family residential
Date of DRC Review	March 11, 2026		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

Planning Commission	Public hearing and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

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

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

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

Section 26.040. Detached Accessory Dwelling Units. *(Amended 07/27/21; 01/11/22; 10/10/23, 06/11/24; 08/26/25)*

1. All accessory buildings with an accessory dwelling unit require:
   (a) A minimum 14,520 square foot lot size.
   (b) Not located on slopes over 20 percent and not located in any other environmentally sensitive area.
      (i) A grading plan is required if proposed on a slope between 10 and 20 percent (see Chapter 12B).
   (c) The maximum finished living area of the dwelling unit shall not exceed 1300 square feet.
   (d) Must be on a permanent foundation.
   (e) Only one accessory dwelling unit is allowed per lot, meaning an ADU cannot be approved in the main structure and in a detached building.
   (f) All lighting shall comply with Section 12.110.
   (g) A separate address (assigned by the City) is required to be displayed in a size and location that is clearly visible from the street.
      (i) The address will be the primary home address with a ½ at the end signifying to emergency services that it is in a detached dwelling unit.
   (h) All utility services shall be connected to the primary dwelling.
   (i) Adequate all-weather access shall be provided for emergency service vehicles and utilities. Minimum width of 12 feet required.
   (j) The accessory dwelling unit shall include a minimum of two off-street parking stalls in addition to the parking required for the primary dwelling. Each parking stall shall be a minimum of 9 feet by 20 feet in size.
   (k) The accessory dwelling must meet all other requirements of Section 26.030 for Accessory Dwelling Units.

2. New build construction or conversion of an accessory building permitted after December 31, 2020 into an ADU will be a permitted use if it meets the following requirements:
   (a) Can be within five feet of either the side or rear property line if the wall within five feet has either no windows or two small opaque windows each no greater than two square feet in size. If the walls have windows larger than two square feet in size, a minimum setback of 10 feet is required for a one-story (maximum 20-foot height) structure. Any two-story structure (or that exceeds 20 feet in height) must meet the setbacks for a primary dwelling in the zone.
   (b) The height of the accessory building shall be no greater than the primary structure to a maximum of 35 feet.
   (c) The dwelling portion of the accessory building must be at least 300 square feet in area.
   (d) Review of a new build ADU or conversion of an accessory building permitted after December 31, 2020 into an ADU will be done by the Reviewing Departments to determine adequate access, utilities, address location, and other design features.

3. Conversion of an existing accessory building (permitted prior to January 1, 2021) into an ADU requires a Conditional Use Permit.
   (a) The dwelling portion of the accessory building must be at least 300 square feet and does not require a garage.
   (b) The dwelling portion of the building must have a minimum setback of 5 feet from the property line.
   (c) If the building is built within the required setback for the zone no windows can be on the side(s) of the structure within the required setback.
   (d) The conditional use approval will include review by the Reviewing Departments to determine adequate access, utilities, address location, and other design features.

PROPERTY HISTORY

June 30, 2003	Property was recorded as part of the Spring Haven Plat A.
August 12, 2020	A detached garage was approved by the Lehi Building Department.

REPORT ANALYSIS

The applicant is requesting conditional use approval to convert an existing building to an accessory dwelling unit (ADU) on their property located at 1420 North 2400 West.

Detached ADUs are a permitted use in all residential zones and require a minimum lot size of 14,520 square feet. The lot size of the property is around 16,596 square feet. However, the Development Code states that accessory structures built before January 1, 2021 require a conditional use permit to convert the building to an ADU. This structure was approved by the Building Department in August of 2020.

The detached ADU exceeds the minimum 300 square foot requirement as the existing garage is 580 square feet. The building is also currently set back 5 feet from the rear property line. Parking will be provided by the garage on the bottom level and additional concrete parking spaces around the structure. There should be minimal impact to neighbors.

The DRC had 2 redline comments, including:

1. Is the existing power service (main breaker) adequate for the additional load? Provide a load sheet or panel diagram from a licensed electrician indicating service size requirements.
2. If approved, you will need to provide an address visible from the street. Address of the main residence +1/2.

Please include all DRC comments in your motion.

SCOPE OF APPROVAL

Conditional Use applications are administrative items. The Planning Commission may place reasonable conditions to mitigate against any potential negative impacts to adjacent properties.

This is a public hearing item. Public comments focused on potential negative impacts and any conditions that could reduce these impacts provide useful information to the Commission.

POSSIBLE MOTIONS AND FINDINGS

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

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

White Conditional Use Permit
DRC Redline Comments

Jeff White- requests review of a conditional use permit for the conversion of an existing accessory building into a detached ADU located at 1420 North 2400 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 03/03/26
Time Start: 2:15 PM
Time End: 2:18 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. Is the existing power service (main breaker) adequate for the additional load? Provide a load sheet or panel diagram from a licensed electrician indicating service size requirements.

Brad – Fiber: No comments.
Garion – Fire:
2. If approved, you will need to provide an address visible from the street. Address of the main residence +1/2.

Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections:
A. A building permit will be required to change into living space.

Shelbey – Public Works: No comments.
Gary E. – Engineering: No comments.
Luke – Traffic: No comments.
Kim – Planning: No comments.

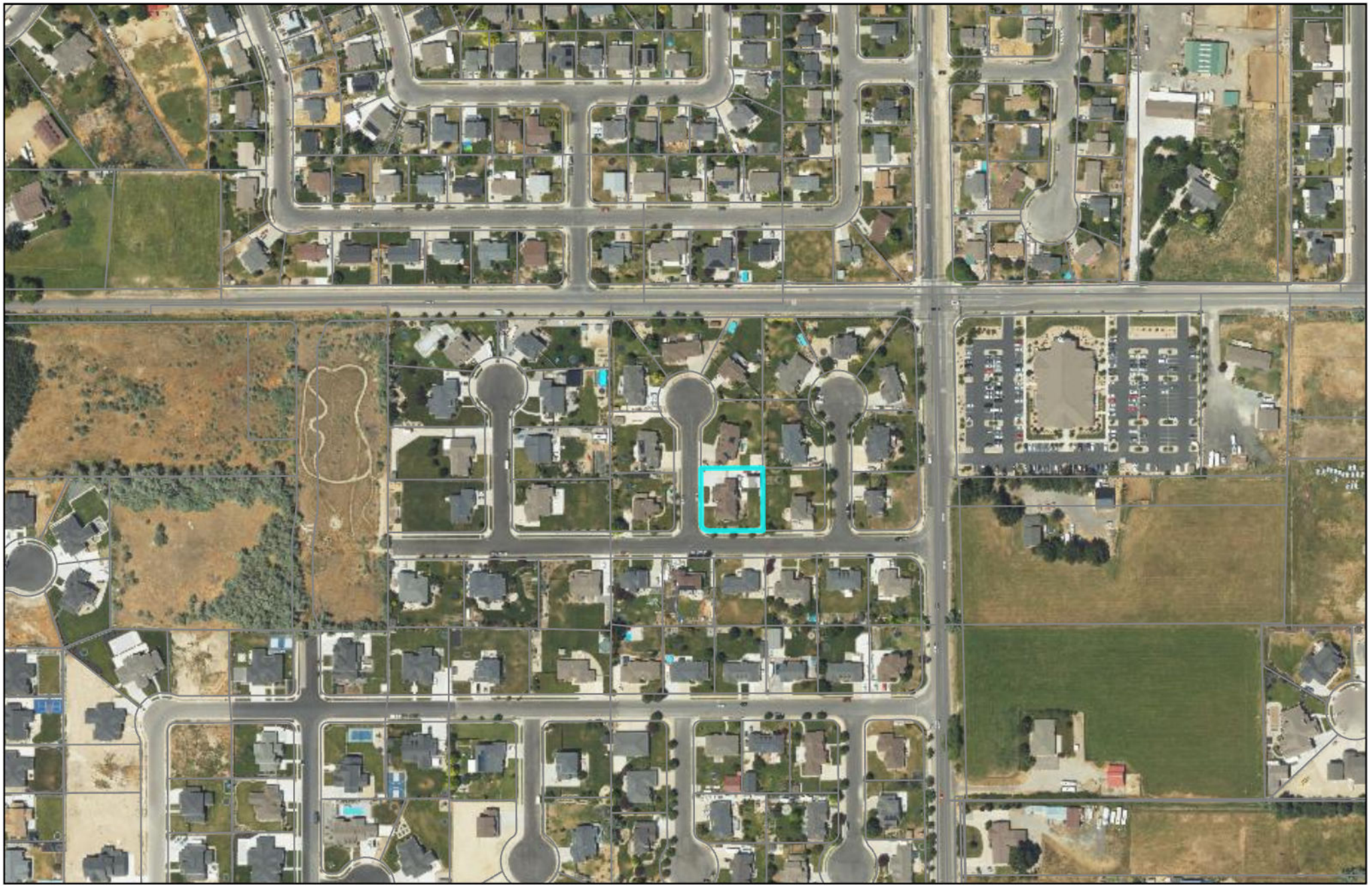
THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON MARCH 26TH (PENDING ENVELOPES).

PRECON MEETING REQUIRED? (FULL, TAIILGATE, NONE)

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

White DADU Conversion

Aerial Map



0 165 330 660 Feet

N

White DADU Conversion

Zoning

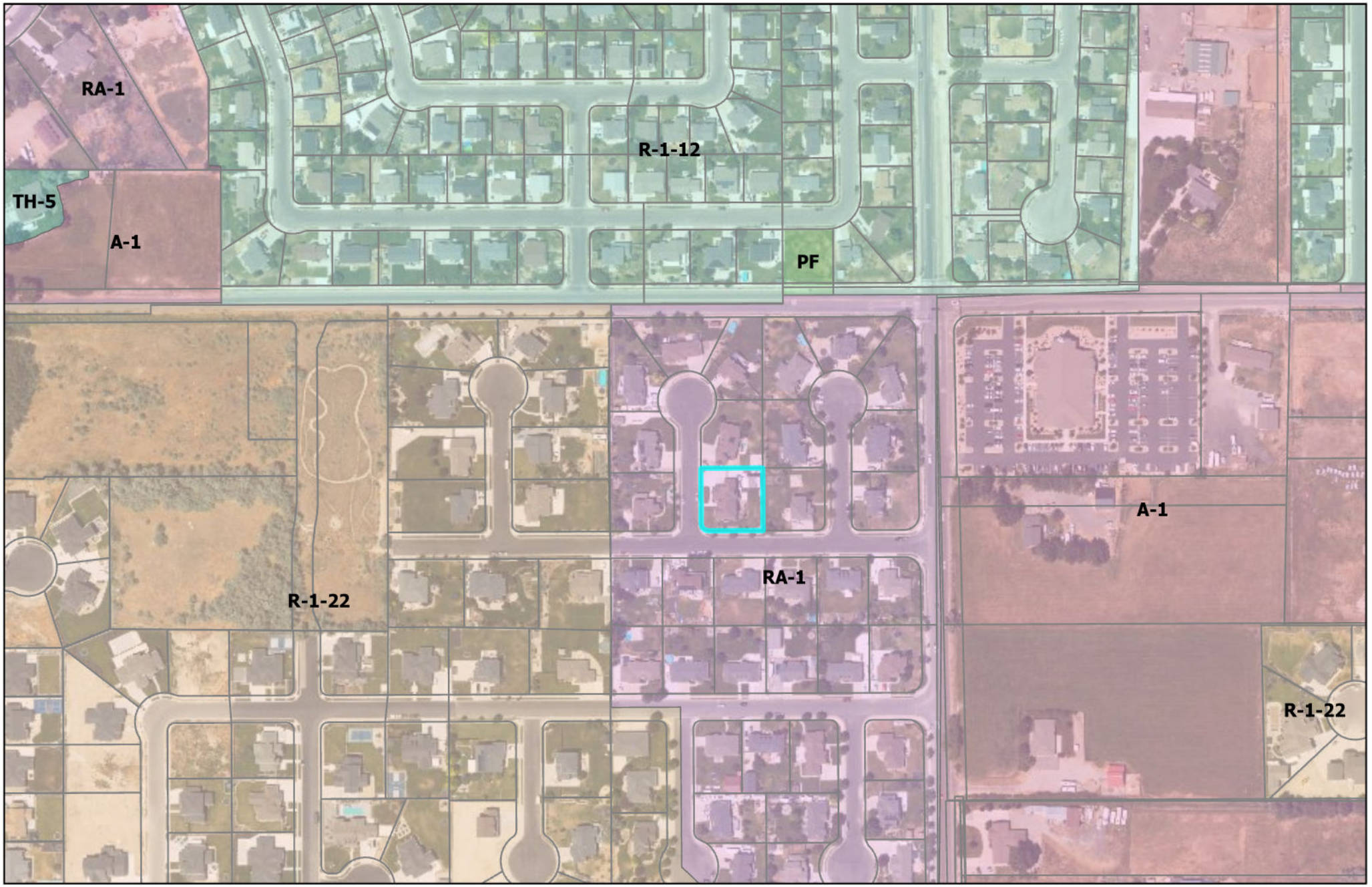


0 165 330 660 Feet

N

White DADU Conversion

Zoning



0 165 330 660 Feet

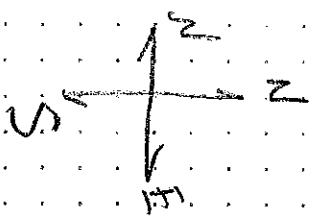
N

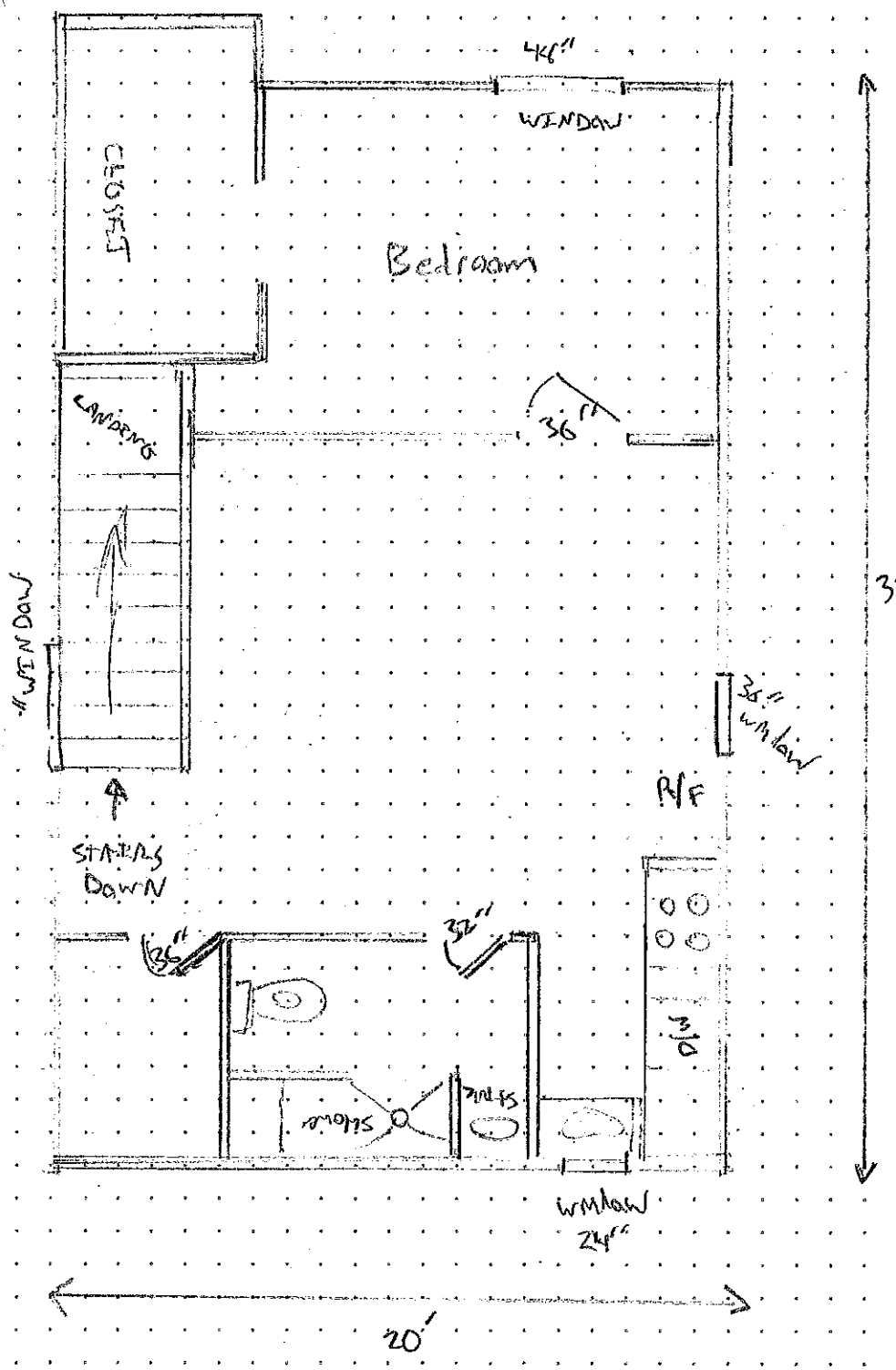
1ST LEVEL
S
N
E
ENTRY
36"
11' GARAGE OPENING
STAIRS UP
Finish Concrete Parking
North Property Line
LANDING 37"
GARAGE SPACE
36'
UTILITY
15'
18" window
18" window
18" window
5'
EAST PROPERTY LINE

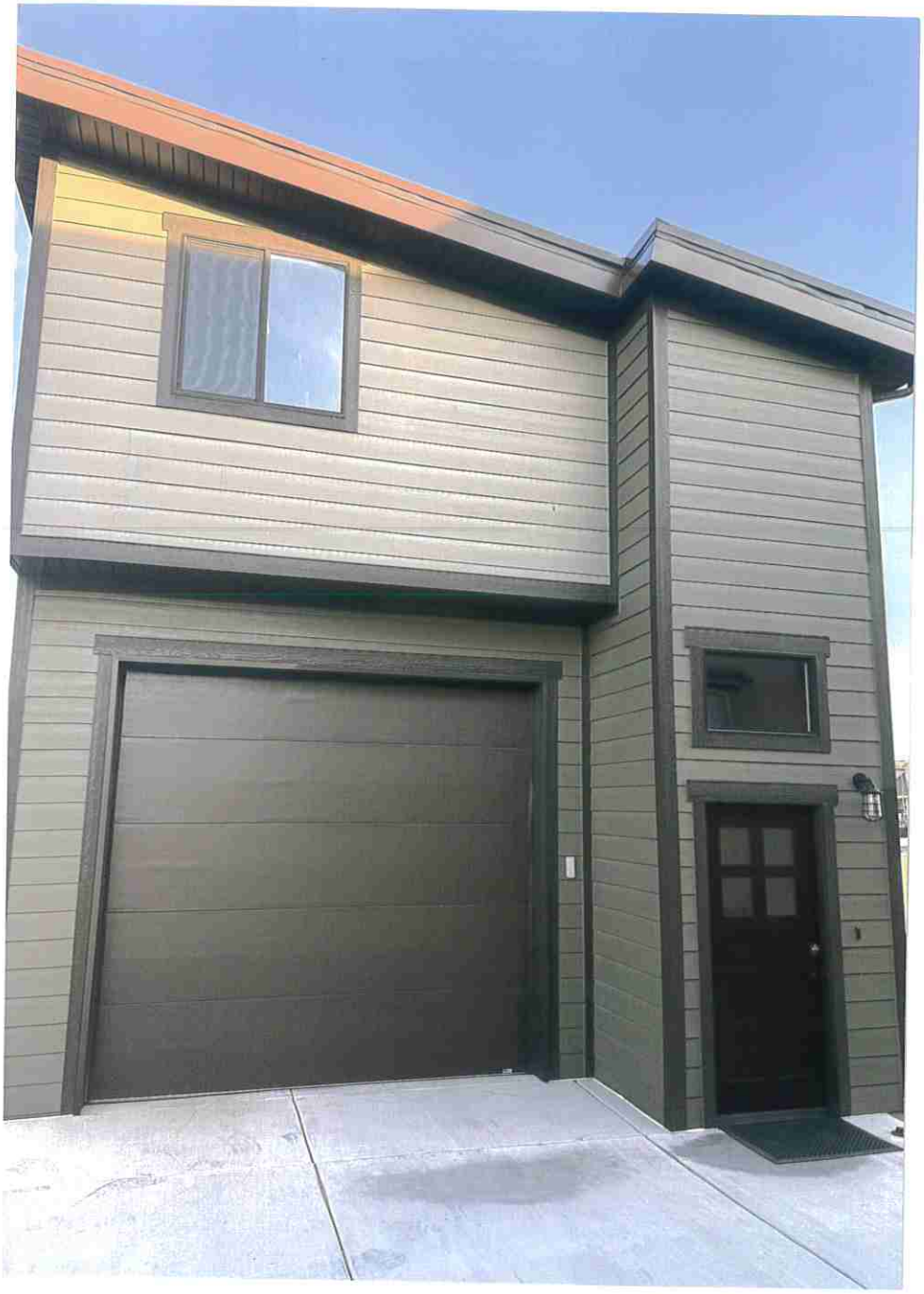
12

2nd Level

APPROX 580 Sq ft







Picture of front of structure W side



North / west side



EAST Side | Rear of Structure



South side of structure

Agenda Item No: 3.8

Planning Commission Agenda Item Report

Meeting Date: April 23, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Symphony Development's request for preliminary subdivision review of an update to Heritage Meadows, now a 14-lot residential development located at 1250 West 800 North, including density in lieu for connectivity.

Summary:

Attachments:

Heritage Meadows 1.pdf

Heritage Meadows 2.pdf

HERITAGE MEADOWS PRELIMINARY SUBDIVISION
PLANNING COMMISSION REPORT

Applicant	Symphony Homes		
Meeting Date	April 23, 2026		
Requested Action/Purpose	Public hearing, review, and recommendation for a proposed preliminary subdivision with proposed density in lieu of payment		
Decision Type	Administrative		
Location	1250 West 800 North		
Existing General Plan Designation	VLDRA		
Existing Zoning	R-1-22		
Existing Land Use	Undeveloped		
Number of Lots/Units	14 lots		
Adjacent Zoning and Land Use	*North*	R-1-22	Church
	South	R-1-22	Single family residential
	East	R-1-22	Single family residential
	West	R-1-22	Single family residential
Date of DRC Review	March 18, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

March 17, 2000	This property was part of the Gary G. Gurney Addition.
December 16, 2025	A zone change was approved by the City Council on this property to R-1-22.
February 12, 2026	A preliminary subdivision was approved for this property, but the direction was given to consider an alternative layout with density bonus for a bridge and trail connection.

REPORT ANALYSIS

The applicant is requesting review and recommendation of an update to the Heritage Meadows preliminary subdivision, now a 14-lot single family residential subdivision located at 1250 West 800 North. This report will discuss the

layout of the subdivision and the DRC comments.

Layout

In February, the direction given by Staff and the Planning Commission was to consider a trail connection and bridge. The applicant took this suggestion and incorporated it into their layout. The subdivision increased from 13 lots to 14 lots. After the density bonus, 10 of the 14 lots still meet the R-1-22 requirements. Lots 5-8 fall below the 22,000 square foot threshold.

The overall density of the subdivision is 1.62 units per acre, which still falls below the maximum allowance of 1.75 units per acre. The proposed subdivision connects into adjacent stub roads as required by the connectivity standards.

DRC Comments

There were six redline comments from the DRC, including:

1. Provide landscaping plan for the trail access. Consider providing a wider corridor if possible similar to the bridge to the west-to accommodate trees in the planter beds.
2. Add note: Bridge construction and installation to be paid for by the developer.
3. If bonus lots are given, add note to plat indicating the number of bonus lots for the instillation of the bridge across the Waste Ditch and the trail ROW and paving.
4. The Public Works Department will need to give approval for the bridge to cross the Waste Ditch. If the pedestrian bridge has been decided to install, a bonus lot calculation will need to be run to determine the number of additional lots.

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

Subdivisions are administrative items. If they meet the Code requirements they must be approved.

The public may speak to this item but they should recognize that this item will not be denied. The public may want to bring up concerns or items the Planning Commission may not be aware of.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may provide a positive or negative recommendation to the City Council on the proposed preliminary subdivision with density in lieu of payment. Any motion should include findings. Possible findings include:

1. The proposed subdivision will provide a trail and bridge connection increasing neighborhood access to the trail network.
2. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
3. Other findings based upon information presented at the public hearing.

Heritage Meadows Subdivision Review
DRC Redline Comments

Symphony Development – requests preliminary subdivision review of an update to Heritage Meadows, now a 14-lot residential development located at 1250 West 800 North.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Jake, Russell
Date of Plans Reviewed: 03/10/26
Time Start: 1:30 pm
Time End: 1:41 pm

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks:

1. Provide landscaping plan for the trail access. Consider providing a wider corridor if possible similar to the bridge to the west-to accommodate trees in the planter beds.
2. Add note: Bridge construction and installation to be paid for by the developer.

Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments
Gary E. – Engineering:

3. If bonus lots are given, add note to plat indicating the number of bonus lots for the instillation of the bridge across the Waste Ditch and the trail ROW and paving.
4. The Public Works Department will need to give approval for the bridge to cross the Waste Ditch. If the pedestrian bridge has been decided to install, a bonus lot calculation will need to be run to determine the number of additional lots.

Luke – Traffic: No comments
Kim – Planning:

5. Indicate which side is the front on corner lots
6. At the time of final subdivision, show and note the ramp connecting to the trail/bridge connection to meet Lehi Standard Detail RD-19. Also, include this standard detail in the details section of the final.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 23, 2026.
(NEED ENVELOPES BEFORE SCHEDULING IF PRELIMINARY)

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.

Heritage Meadows Preliminary Subdivision

Aerial

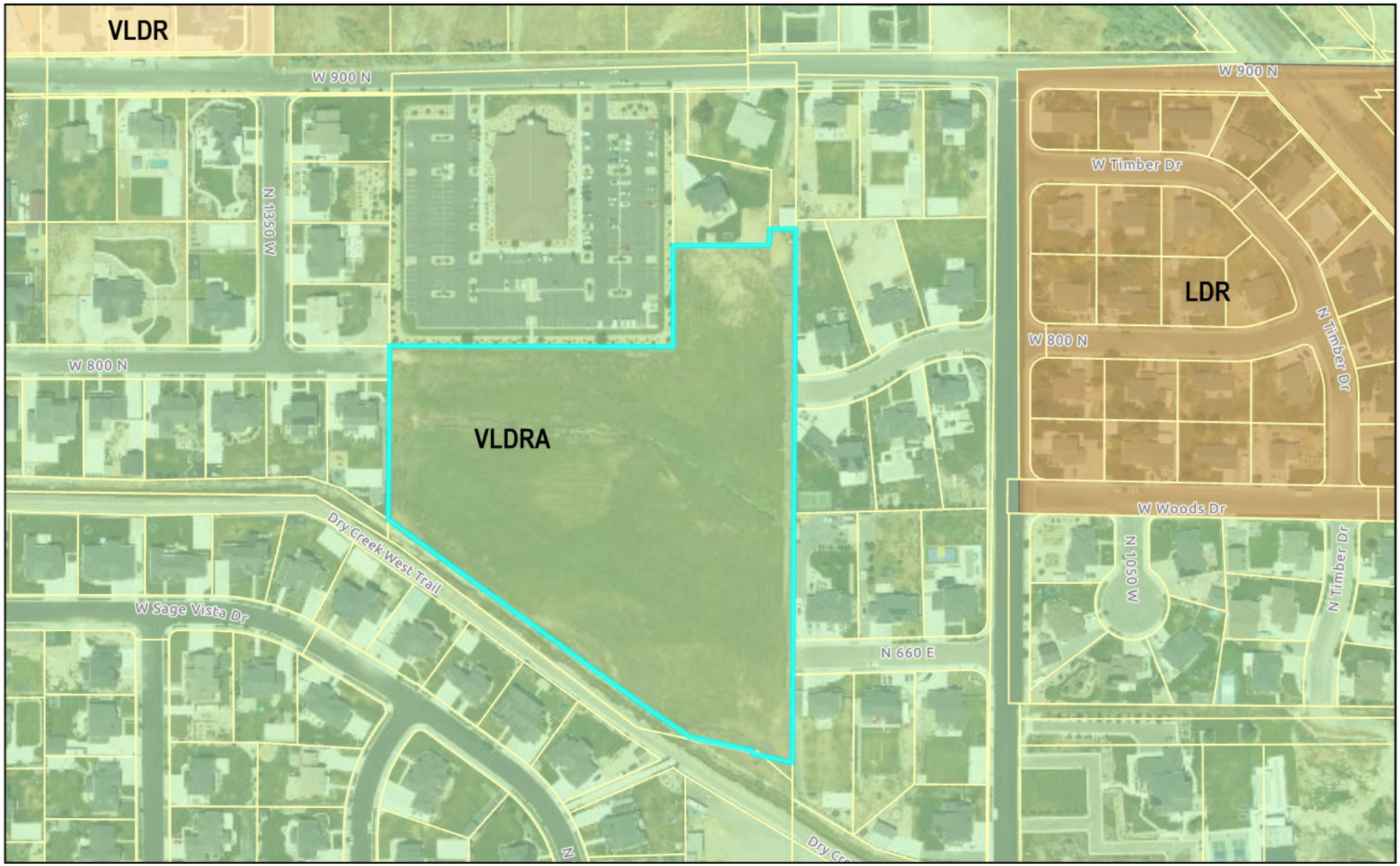


0 290 580 1,160 Feet

LEHI CITY

Heritage Meadows Preliminary Subdivision

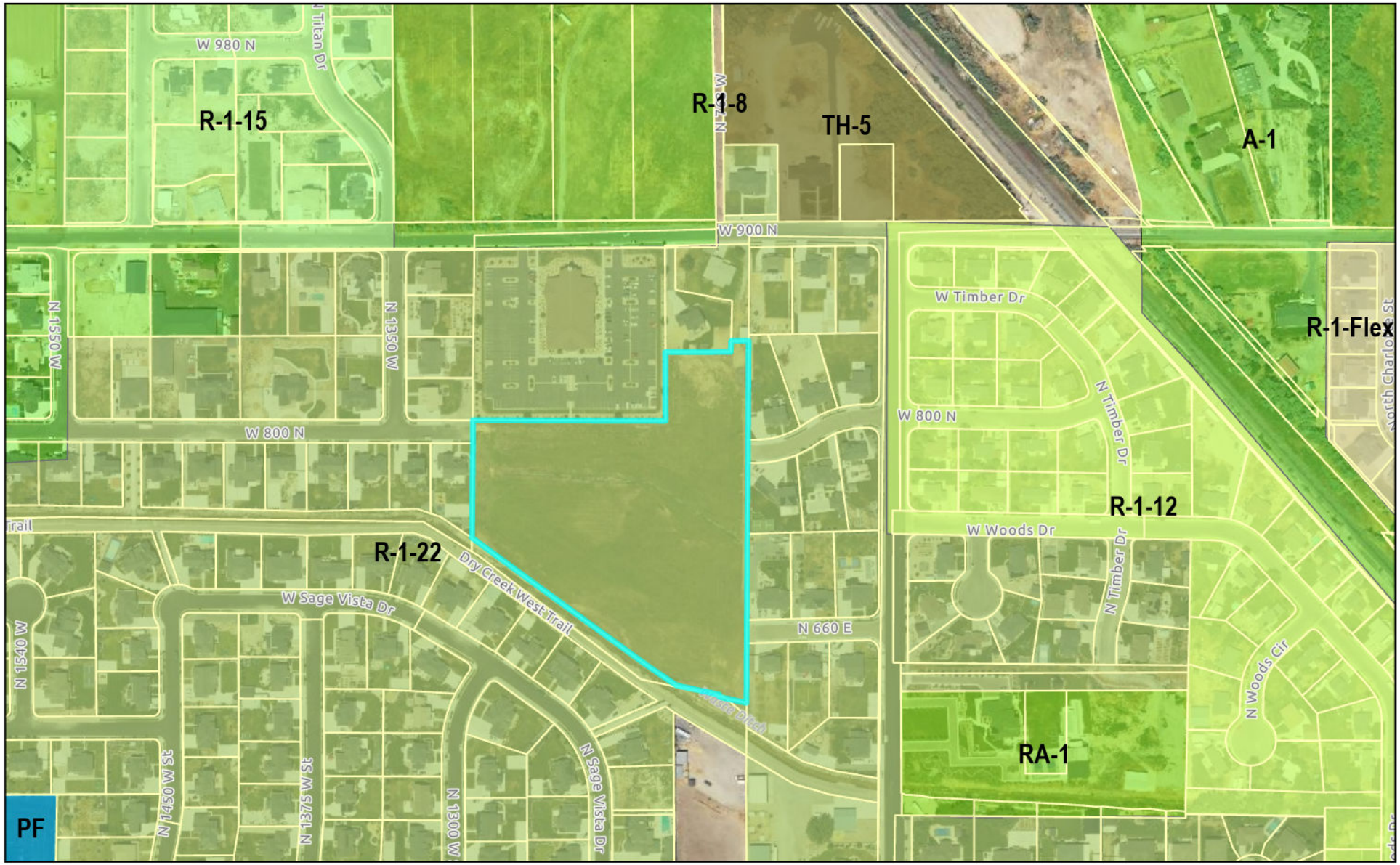
General Plan



LEHI CITY

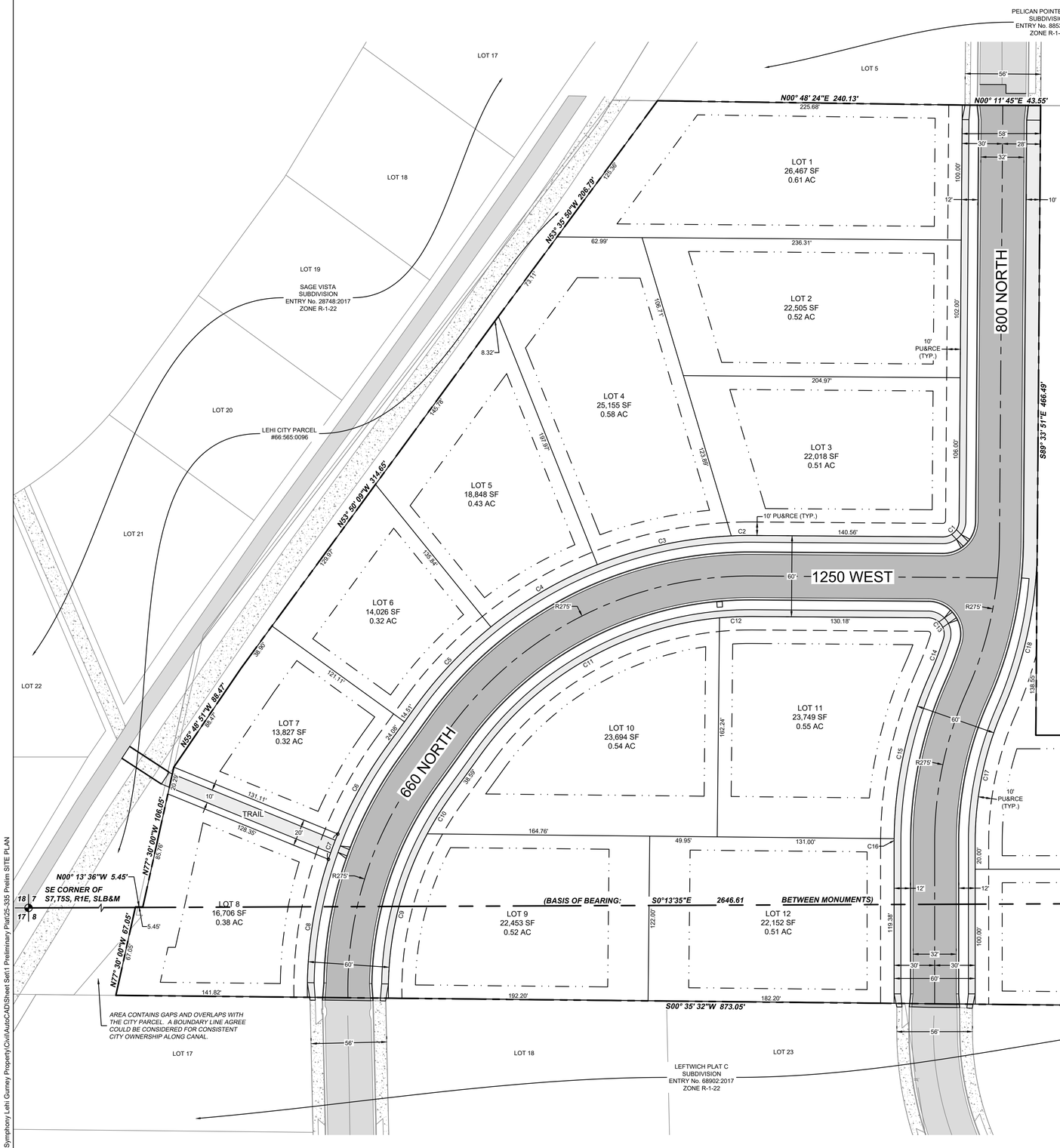
Heritage Meadows Preliminary Subdivision

Zoning



0 425 850 1,700 Feet

LEHI CITY



CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	12.00	90°00'00"	18.85	S44°33'51"E 16.97
C2	305.00	3°00'40"	16.03	S1°04'11"E 16.03
C3	305.00	19°08'40"	101.91	S12°08'51"E 101.44
C4	305.00	17°13'29"	91.69	S30°19'56"E 91.35
C5	305.00	15°11'02"	80.83	S46°32'11"E 80.59
C6	305.00	13°41'39"	72.90	S60°58'32"E 72.72
C8	305.00	19°31'10"	103.91	S81°20'32"E 103.41
C9	245.00	29°34'15"	126.45	N76°43'53"W 125.05
C10	245.00	7°49'03"	33.43	N68°02'14"W 33.40
C11	245.00	48°52'29"	208.99	N29°41'28"W 202.71
C12	245.00	5°41'23"	24.33	N2°24'32"W 24.32
C13	12.00	107°10'00"	22.44	N54°01'05"E 19.31
C14	245.00	6°30'43"	27.85	S49°08'25"E 27.83
C15	305.00	23°37'16"	125.74	S77°41'46"E 124.85
C16	305.00	0°29'36"	2.63	S89°45'12"E 2.63
C17	245.00	23°38'25"	100.87	N78°12'17"W 100.16
C18	305.00	23°09'16"	123.26	N77°59'13"W 122.42

LEGAL DESCRIPTION

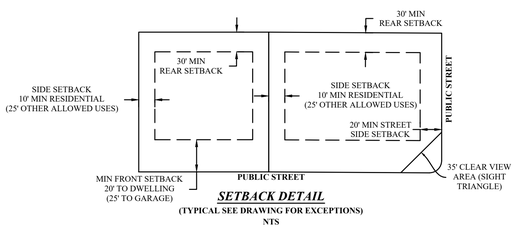
A portion of the SE 1/4 of Section 7 and the SW 1/4 of Section 8, Township 5 South, Range 1 East Salt Lake Base & Meridian more particularly described as follows:

Beginning at a point on the south line of the Gurney Estates Plat A Subdivision according to the official plat thereof on file in the office of the Utah County Recorder, located S0°13'35"E along the Section line 351.55 feet from the East Quarter Corner of Section 7, T5S, R1E, SLB&M;

thence along said plat the following 3 (three) bearings and distances: (1) East 34.08 feet; (2) thence N1°42'16"E 26.24 feet; (3) thence N89°42'30"E 42.51 feet to a point on the west line of the Leftwich Plat C Subdivision according to the official plat thereof on file in the office of the Utah County Recorder; thence S0°35'32"W along said plat 873.05 feet to the southeast corner of the Gurney Plat B Subdivision according to the official plat thereof on file in the office of the Utah County Recorder; thence along said plat and extension thereof the following 3 (three) bearings and distances: (1) N77°30'00"W 67.05 feet; (2) thence N0°13'36"W 5.45 feet; (3) N77°30'00"W 106.05 feet to the northeast corner of that real property described in Entry No. 12167:2017 according to the Official Records of Utah County; thence along said property the following 3 (three) bearings and distances: (1) N55°48'51"W 88.47 feet; (2) thence N53°50'09"W 314.65 feet; (3) thence N53°35'50"W 206.79 feet to the east line of Pelican Pointe Plat A Subdivision according to the official plat thereof on file in the office of the Utah County Recorder; thence along said plat the following 2 (two) bearings and distances: (1) N0°48'24E 240.13 feet; (2) thence N0°11'45"E 43.55 feet to the southwest corner of Lot 1 Gurney Plat B Subdivision according to the official plat thereof on file in the office of the Utah County Recorder; thence along said lot the following 2 (two) bearings and distances: (1) S89°33'51"E 466.49 feet; (2) thence North 165.43 feet to the southwest corner of the Gurney Estates Plat A Subdivision according to the official plat thereof on file in the office of the Utah County Recorder; thence East along said plat 124.31 feet to the point of beginning.

Contains: 8.62+/- acres

DATA TABLE	
PROJECT AREA	8.62 ACRES
LOTS	14 SINGLE FAMILY
DENSITY	1.62 UNITS/ACRE
LOT AREA	6.78 ACRES
DEDICATION AREA	1.84 ACRES



SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

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

HERITAGE MEADOWS
SUBDIVISION
CONSTRUCTION DRAWINGS

1199 WEST 900 NORTH
LEHI, UT 84043

MARK:	DATE:	DESCRIPTION:

PROJECT #: 25-335
DRAWN BY: R. WEBER
PROJECT MANAGER: J. BLACK
ISSUED: 03/09/2026

PROFESSIONAL ENGINEER
No. 10251701-2202
JESSE W. BLACK
STATE OF UTAH
DRAFT

PRELIMINARY PLAT

C002

P:\2025\25-335 Symphony Lehi Gurney Property\Civil\AutoCAD\Sheet Set\1 Preliminary Plat\25-335 Prelim SITE PLAN

Agenda Item No: 3.9

Planning Commission Agenda Item Report

Meeting Date: April 23, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of James DeSpain's request for approval of an exception for a second portion of his yard to have an 8-foot fence located at 295 West 400 South.

Summary:

Attachments:

DeSpain 1.pdf

DeSpain 2.pdf

DESPAIN 8-FOOT FENCE EXCEPTION
PLANNING COMMISSION REPORT

Applicant	James DeSpain		
Meeting Date	April 23, 2026		
Requested Action/Purpose	Approval of a proposed site plan		
Decision Type	Administrative		
Location	295 West 400 South		
Existing Zoning	R-1-Flex		
General Plan Land Use Designation	LDR		
Existing Land Use	Single Family Home		
Adjacent Zoning and Land Use	*North*	R-2	Single Family Homes
	South	A-1	Railroad Corridor
	East	R-1-Flex	Single Family Homes
	West	R-1-Flex	Single Family Homes
Date of DRC Review	April 1, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 12.070. Compatibility Assessment.

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

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

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

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

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

PROPERTY HISTORY

June 15, 1872 This property is part of the original incorporated boundaries of Lehi City.

May 25, 2021 The Mendenhall Place Final Subdivision was approved by the City Council.

January 7, 2026 The DRC approved an 8-foot fence on the east and west property lines due to grade issues.

REPORT ANALYSIS

The applicant requests approval to install an eight-foot fence on the south side of their property at 295 West 400 South. The Code allows for exceptions to the six-foot limit on fence height. The applicant requests the additional height for a few reasons. Primarily, there is a desire to match the previously approved fencing and not have a section that dips down to six feet. Additionally, they hope to enjoy their backyard to a similar level other people can by getting additional privacy from the railroad corridor.

The applicant expressed their intent to put up a cedar plank fence that matches the other sides.

The Reviewing Departments had two comments. Please consider including all DRC comments in your motion.

SCOPE OF APPROVAL

Fences over six-feet in height require an exception. The public can speak to this item with any concerns or support for the additional height. The Planning Commission may vote to approve the exception or not, but either motion should be based on findings.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed 8-foot fence will/will not allow the applicant added enjoyment of their backyard, provide privacy from railroad corridor, and match the east and west side fences that were approved due to grading issues.
2. The applicant provided/ did not provide adequate justification for why they want or need the 8-foot fence.
3. The 8-foot fence will/will not have a negative impact on their neighborhood or the community.

DeSpain 8-foot Fence
DRC Redline Comments

James DeSpain- requests review of an exception for a second portion of his yard to have an 8-foot fence located at 295 West 400 South.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: James DeSpain
Date of Plans Reviewed: 03/24/26
Time Start: 1:07 pm
Time End: 1: 10 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:
1. Fences over 7' tall require a building permit.

Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:
2. This 8 foot fence request appears to have less to do with grade issues and more to do with privacy/noise issues from the train and a desire to be consistent with the side yard fences. This will need to go to Planning Commission to receive the exception.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 23, 2026 AT 7 PM.

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.

DeSpain 8 Foot Fence Exception

Aerial

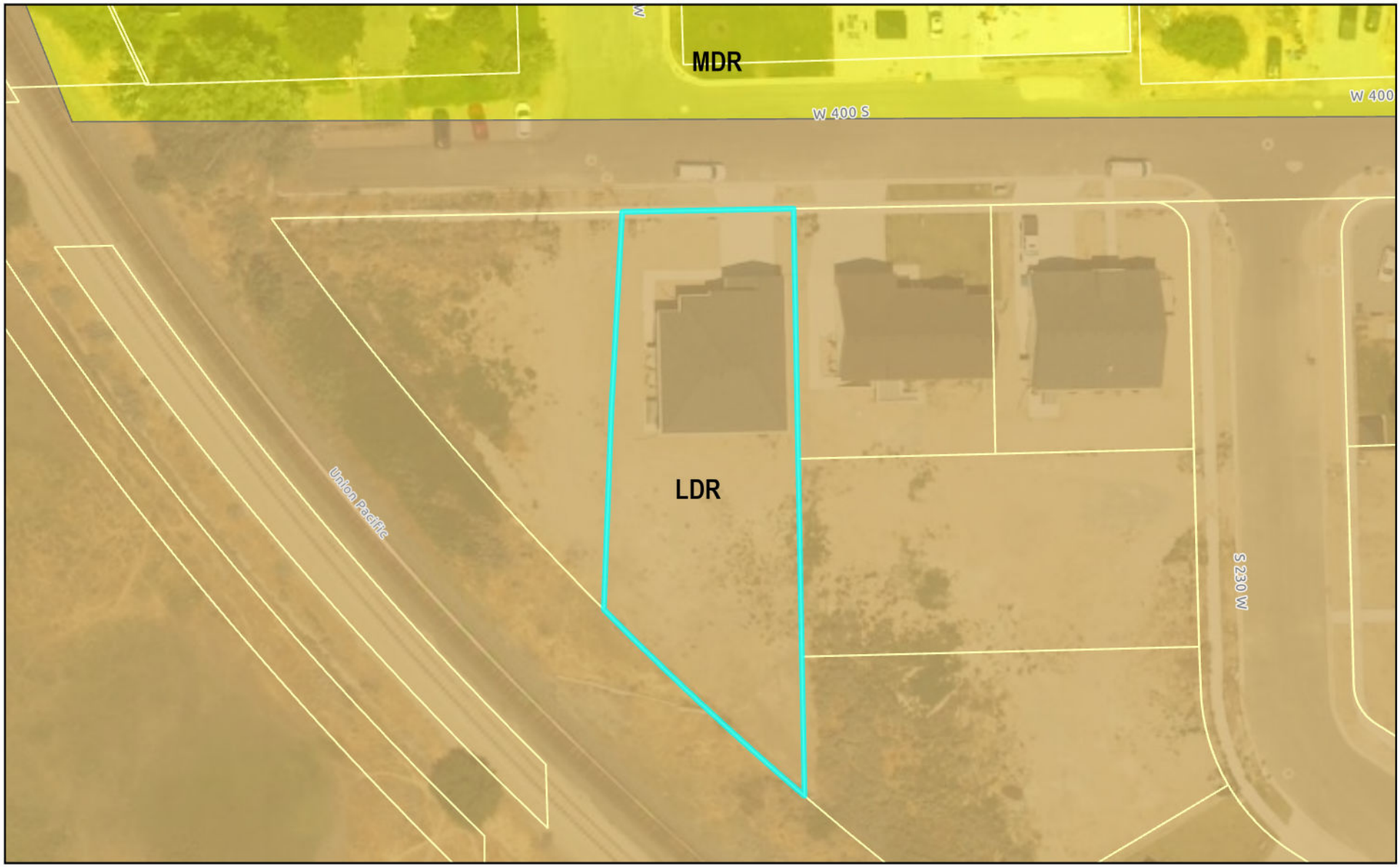


0 70 140 280 Feet

LEHI CITY

DeSpain 8 Foot Fence Exception

General Plan

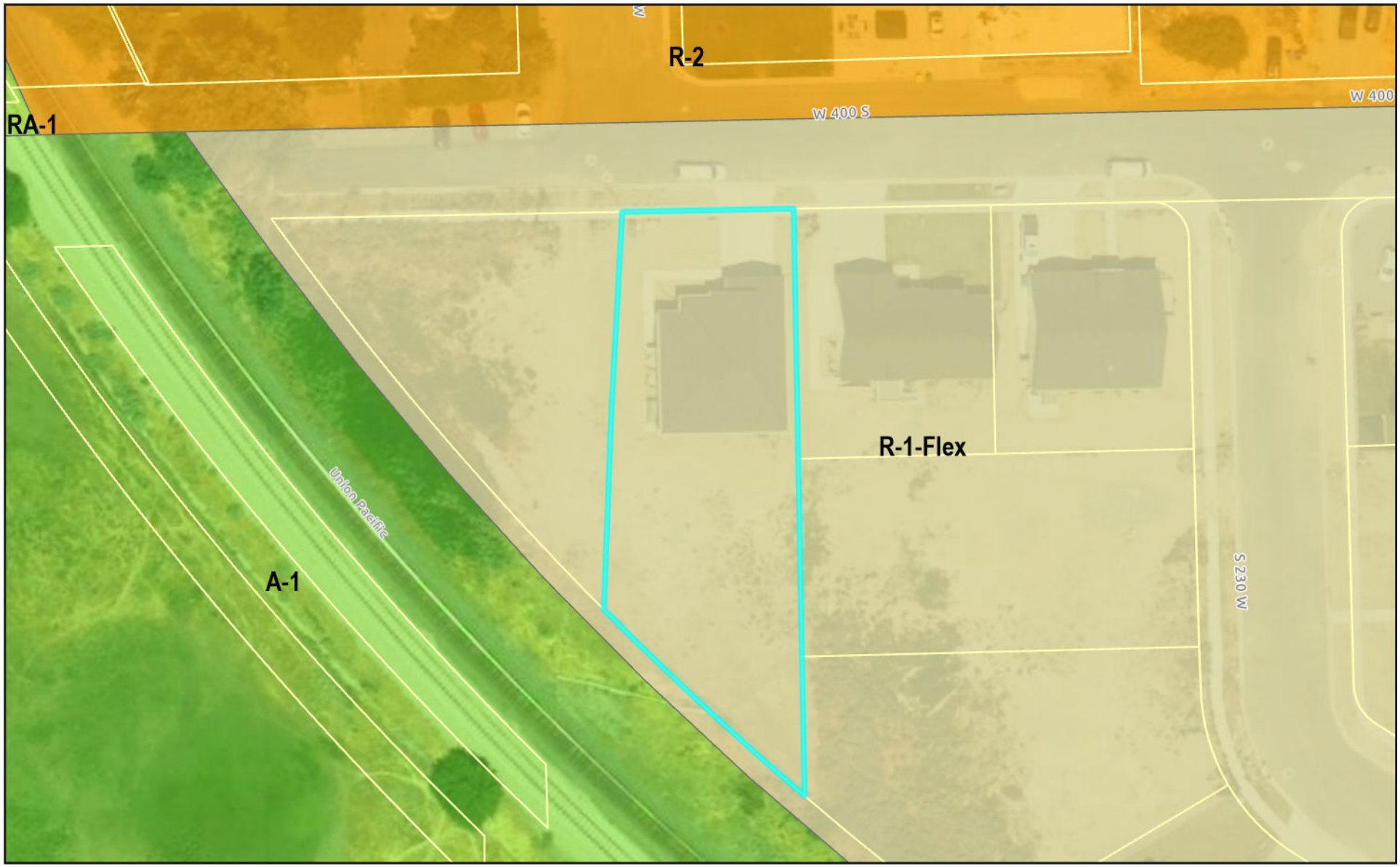


0 70 140 280 Feet

LEHI CITY

DeSpain 8 Foot Fence Exception

Zoning



0 70 140 280 Feet

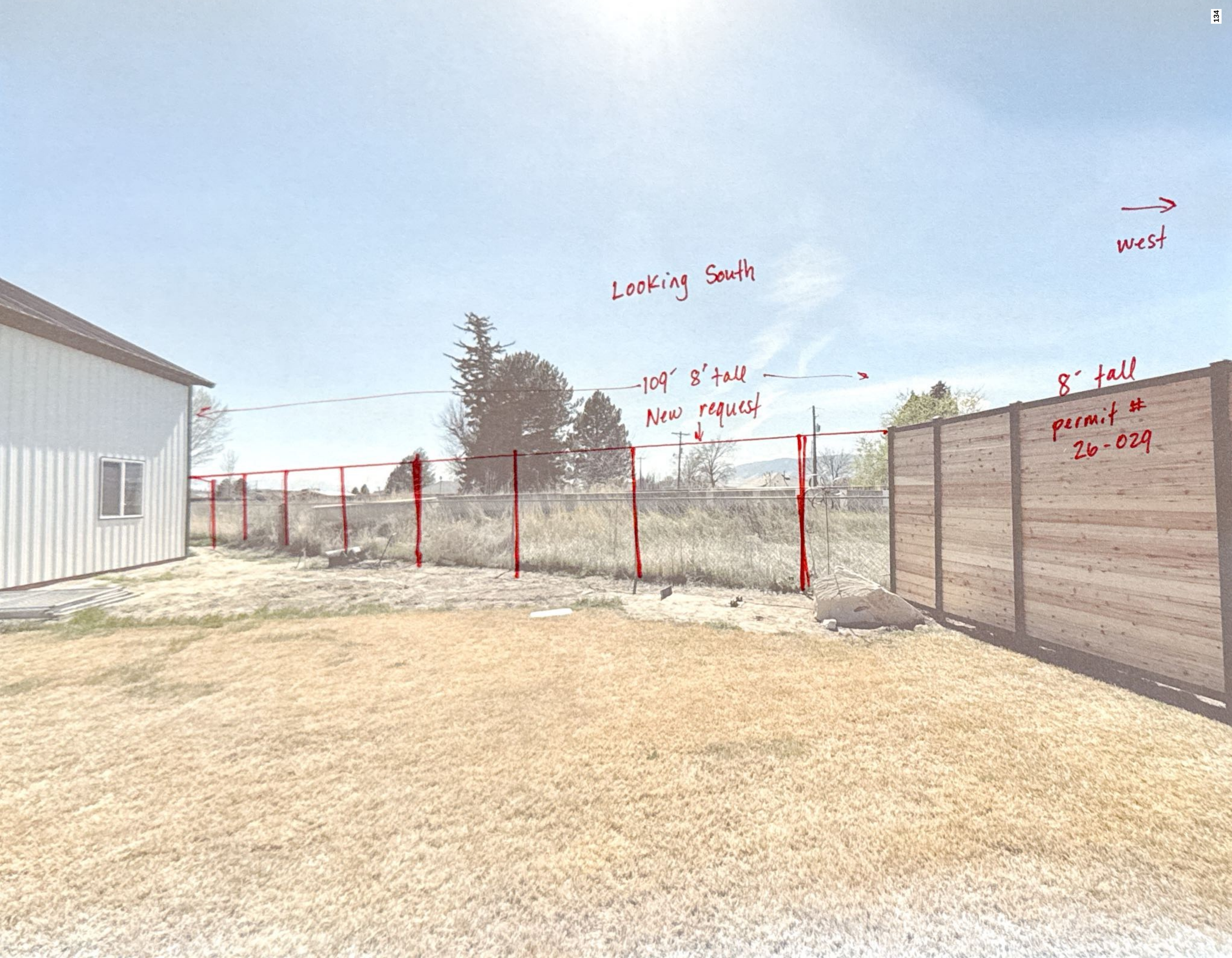
LEHI CITY

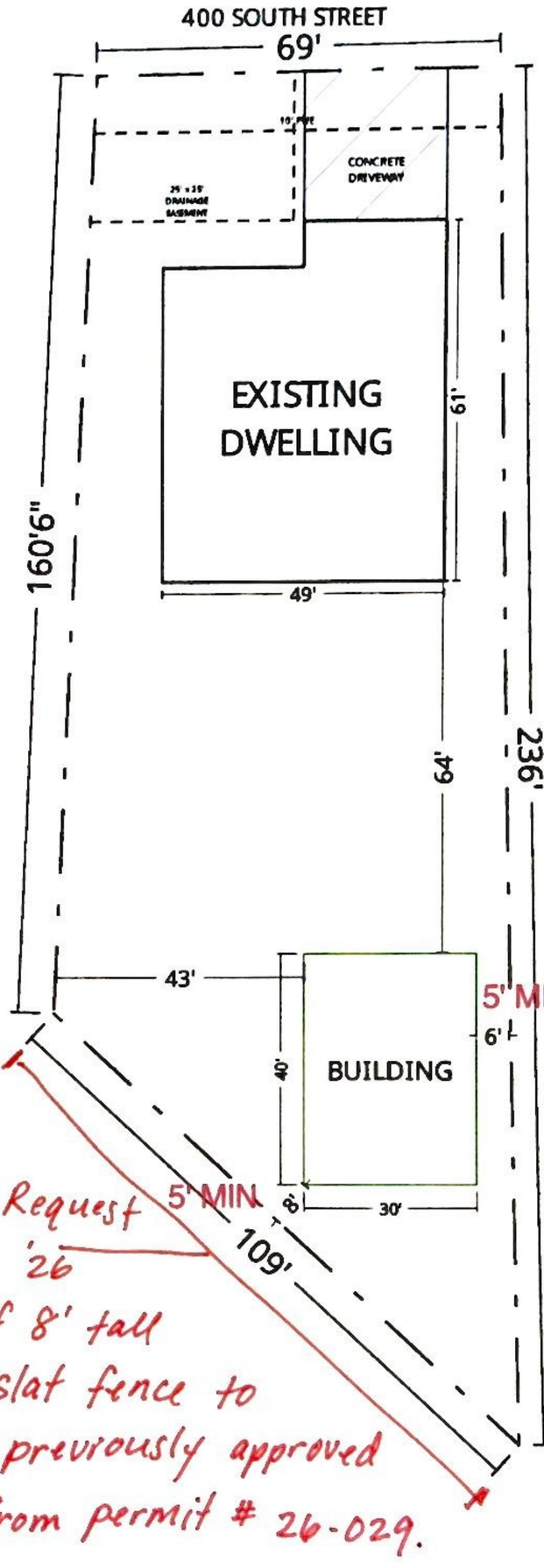

N
DeSpain
295 W. 400 S.
6' fence
8'
6' Fence on block.
East neighbor
South East Lot
109' of 8' tall cedar plank fencing.

Looking East

8' tall

#26-029


west
Looking South
109' 8' tall
New request
8' tall
permit #
26-029



JAMES DESPAIN
295 W 400 S LEHI UT 84043
PARCEL: 67-153-0002
PH: 215-272-6447

N

50'
SCALE

Notes:

1. Drainage to be maintained on lot or taken to an approved drainage source.
2. Material to be dropped off on site without disruption to traffic.
3. A portable toilet, dumpster, and concrete washout will be on site during construction.

Agenda Item No: 3.10

Planning Commission Agenda Item Report

Meeting Date: April 23, 2026
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Jacob Hansen's request for review of an amendment to the Hansen Tennis Facility Development Agreement, allowing for signage as part of the project.

Summary:

Attachments:

Hansen Tennis Club DA Revision 1.pdf

Hansen Tennis Club DA Revision 2.pdf

HANSEN (JJR) TENNIS CLUB FACILITY DEVELOPMENT AGREEMENT AMENDMENT

PLANNING COMMISSION REPORT

Applicant	Jacob Hansen		
Meeting Date	April 23, 2026		
Requested Action/Purpose	Review of a proposed Development Agreement amendment		
Decision Type	Legislative		
Location	2065 W 900 N		
Existing Zoning	A-1		
Existing General Plan Land Use Designation	VLDRA		
Existing Land Use	Tennis Facility		
Adjacent Zoning and Land Use	*North*	A-1	Single-family residential
	South	TH-5	Undeveloped
	East	TH-5	Single-family residential
	West	A-1	Ascent Academy

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 29.020. Criteria for Entering into a Development Agreement.
The city may enter into a development agreement only if the development agreement:

A. Has been duly adopted by the City Council in accordance with the provisions of this chapter.

B. The proposed development to which the development agreement pertains is in conformity with the general plan, zoning district regulations, and other applicable requirements of the City.

C. The proposed development subject to the agreement contains outstanding features that advance the policies, goals and objectives of Lehi City, or the property owner agrees to provide capital improvements that exceed the development's proportionate share of the costs of the facilities needed to service the development, which hereby advance the provision of facilities to serve Lehi City.

APPLICABLE STATE CODE REGULATIONS

10-9a-532

(2) (a) A development agreement may not:

(i) limit a municipality's authority in the future to:

(A) enact a land use regulation; or

(B) take any action allowed under Section 10-8-84;

(ii) require a municipality to change the zoning designation of an area of land within the municipality in the future; or

(iii) allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 10-9a-502, including a review and recommendation from the planning commission and a public hearing.

PROPERTY HISTORY

June 7, 1985	This property was annexed into Lehi City as the Wilkin Addition.
June 8, 2021	The Lehi City Council tabled a proposed General Plan Amendment on the property and directed staff to draft a Development Agreement which was later approved.
July 11, 2023	The Lehi City Council approved an amendment to the Hansen (JJR) Tennis Facility Development Agreement Amendment for phasing and landscape concerns.

REPORT ANALYSIS

The applicant is requesting an amendment to the Hansen (JJR) Tennis Club Development Agreement to allow for signage on the property and building. The original agreement allowed for the commercial recreational tennis facility, but signs for the building were overlooked and not clearly defined during the approval process. The building is now complete and operational.

Most types of signage are not allowed or are restricted in residential zones, including home occupations, but due to the non-residential nature of the facility Staff believes it would make sense to allow signage under the agreement. The proposed signs are smaller in size but comparable to what would typically be allowed in nonresidential areas.

As noted in the DRC comments, the applicant's narrative states they want simple spotlights for illumination. The Code does not allow spotlights that shine upwards. The Planning Commission and City Council will need to decide if they are comfortable with the applicant's proposal of lighting type as well.

There were two redline comments from the DRC including:

1. No monument signs (foundations) are allowed in the PUE space.

2. Spotlights from the ground are not typically allowed per Section 12.110(C)(1) of the Development Code: Shielding of fixtures. Outdoor lighting shall be fully shielded and installed in such a manner that light is directed downward and the area of direct illumination is contained on the site. All fixtures shall be appropriately shielded, as per Figure 2

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

Development Agreements and subsequent amendments are legislative items at the full discretion of the City Council. The Planning Commission reviews the Development Agreement and can recommend any changes to the City Council.

The public can also speak to this item and express any concerns or support for the development agreement amendment. The public can also suggest changes to the language of the agreement.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed Development Code amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
2. Additional findings based upon information presented during the public hearing.

Hansen Tennis Facility Development Agreement
DRC Redline Comments

Jacob Hansen- requests review of an amendment to the Hansen Tennis Facility Development Agreement, allowing for signage as part of the project.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: None
Date of Plans Reviewed: 03/24/26
Time Start: 1:00 pm
Time End: 1:06 pm

DRC REDLINE COMMENTS:
Glade – Power:
1. No monument signs (foundations) are allowed in the PUE space.

Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Luke – Traffic: No comments
Kim – Planning:
2. Spotlights from the ground are not typically allowed per Section 12.110(C)(1) of the Development Code:

   Shielding of fixtures. Outdoor lighting shall be fully shielded and installed in such a manner that light is directed downward and the area of direct illumination is contained on the site. All fixtures shall be appropriately shielded, as per Figure 2

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 23, 2026.

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.

JJR Tennis CLub
Revision to Development Agreement:

We need to amend the development agreement between JJR Tennis Club, LLC and Lehi City because it doesn't define what type of sign we may put in front of the property and on the building.

We are proposing a monument sign that is no bigger than 48" wide and 48 " high and two to three feet off the ground. The sign will not be backlit, but will have simple spotlights from the ground for illumination.

We would also like two signs on the building that are approximately 10 feet in diameter on the east and west side of the building. They won't be backlit, but will have spotlights from the ground for illumination.

JJR TENNIS CLUB
AMENDED DEVELOPMENT AGREEMENT

This AMENDED DEVELOPMENT AGREEMENT ("Agreement") effective as of the date the last Party signs below ("Effective Date") by and among Lehi City, a political subdivision of the State of Utah ("City") and JJR Tennis Club, L.L.C. ("Developer"). The City and the Developer are hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. City, acting pursuant to its authority under Municipal Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, -803, as amended, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations of Lehi City, in the exercise of its legislative discretion, has elected to approve and enter into this Agreement.

B. Developer has a legal interest in certain real property, as described in Exhibit A attached hereto ("Property") and has an approved concept plan to construct a Tennis and Pickleball Facility with both indoor and outdoor courts, club house, pro shop, vending machine/concession area and meeting room ("Approved Use") on the property.

C. On June 8, 2021, the City Council tabled Developer's proposed General Plan Amendment and directed City Staff to prepare a development agreement that would allow the proposed use in the current Very Low Density Residential Agricultural designation to allow a tennis and pickleball facility in the current General Plan designation and A-1 Zone.

D. On October 22, 2021 the JJR Tennis Club Development Agreement was recorded, entry #179971:2021.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1

1.1 Use Approval. The City agrees, and this Agreement confirms, that a tennis and pickleball facility, in other words, the Approved Use, shall be a permitted use on the Property described herein on Exhibit "A" as of the Effective Date of this Agreement, subject to the terms of this Agreement. In consideration for the Approved Use, the minimum setbacks are allowed to be reduced to 10 feet on the side and rear yard setbacks. The building(s) that will be part of the tennis and pickleball facility described above (the "Building") may be up to 45 feet high. The Building size can be any size that fits within the 10-foot setbacks and complies with the 45-foot height maximum.

1.2 Phases. Developer may construct the Approved Use in multiple phases:

(a) Phase 1: Construction of the clay courts. Once completed, the clay courts may be used with portable restrooms and an all-weather driveway until Phase 2 is completed.

(b) Phase 2: Construction of the indoor courts building and land improvements such as the parking lot, landscaping, drive aisle and utilities as shown on the approved site plan.

(c) Phase 3: Construction of new indoor pickleball courts provided the site still meets parking requirements for the Approved Use, including any additional spaces required for the indoor pickleball courts.

ARTICLE 2

2.1 Developer agrees to the following:

2.1.1 Developer will install a six-foot high sight obscuring fence between the recreational facility and the adjacent residential/agricultural properties to the east and south. Developer will also include a fence or hedge along the west property line from 900 North to the start of Ascent Academy's property line. A natural barrier such as hedges may be substituted for a fence if the natural barrier extends five feet or higher at full growth.

Hours of operation shall be limited to the hours of 6:00am to 10:00pm.

2.1.2 All DRC comments noted in their review of the concept plan and dated May 12, 2021, and Planning Commission requirements from May 27, 2021, will need to be resolved to City Staff's satisfaction at the time of site plan application, provided that the Developer and City agree as follows:

(a) The Building may be up to 100% made from metal, excluding the windows and other design elements used at the Developer's discretion.

(b) The Building will include decorative lighting on the outside. All lighting shall be shielded to minimize light trespass. Outdoor court lighting shall not exceed 25' in height.

(c) The Building will include a cupola or some type of similar architectural design on the roof to enhance the aesthetics.

(d) The Building will have an agricultural aesthetic like what was shown in the concept plan on May 12, 2021 (DRC) and May 27, 2021 (planning commission).

(e) The Developer is not restricted by the A-1 Zone Lehi City Development Code requirements unless specifically stated in this Agreement.

(f) The site shall provide adequate parking on-site, including any parking needs for events or tournaments.

2.1.3 Prior to issuance of a building permit, Developer will dedicate water for the proposed commercial recreation facility at a rate of 1.35 acre feet of culinary water per acre of property and 1.25 acre feet of irrigation water per acre of property. If the land use of the property

changes, additional water may be required to be dedicated to Lehi City based on the Water Rights Conveyance Requirements in Section 27.070 of the Development Code.

2.1.4 This Agreement and Developer's right to develop and use the property described on Exhibit "A" for the Approved Use shall begin on the Effective Date and expire only upon termination of this Agreement or expiration of the Approved Use as specifically provided for elsewhere in this Agreement. This Agreement will terminate without further action by either party if Developer has not completed Phase 2 within four years of the Effective Date of this Agreement ("Termination Date"). If Developer is making reasonable progress toward completion, Developer may request an extension of the Termination Date of up to one additional year. Developer must make the request within 60 days of the Termination Date, and the City will not unreasonably withhold or delay granting such extension. Once Phase 1 has been completed, if Developer elects not to proceed with the construction of the indoor courts building described in Phase 2, Developer must still complete the Phase 2 land improvements within two years of the Effective Date ("Modified Approved Use"). As long as Phase 1 and the Phase 2 land improvements are completed within two years of the Effective Date, unless otherwise agreed to by the parties in writing, and except as otherwise specifically set forth in or provided by this Section 2.1.4 or Section 2.1.5 or Section 3.1 below, this Agreement and the Developer's right to develop and use the property described on Exhibit "A" for the Modified Approved Use will continue in perpetuity regardless of whether subsequent phases are constructed. The completion of Phase 1 and the Phase 2 land improvements shall not extend the deadline for the construction of the indoor courts building as described in this section 2.1.4.

2.1.5 Should Developer abandon the Approved Use for one full year at any time after completion of Phase 1, the Approved Use shall expire and only those uses allowed in the current A-1 Zone (or the then current zoning of the property) shall be allowed.

ARTICLE 3

3.1 Breach and Cure. Any material failure by any Party to perform any term or provision of this Agreement, which breach continues uncured for a period of ten (10) days following written notice of such failure from the non-defaulting Party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged breach and, where appropriate, the manner in which said breach satisfactorily may be cured. If the nature of the alleged breach is such that it cannot reasonably be cured within such 10-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such 10-day period. Upon the occurrence of an uncured breach or default under this Agreement as described above, the non-defaulting party may terminate this Agreement by written notice to the breaching party, and the non-defaulting Party may pursue any and all available legal or equitable remedies.

ARTICLE 4

4.1 Indemnification. Developer agrees to indemnify, hold harmless and defend the City from and against any and all loss, damage, or expense which the City may suffer or for which the City may be held liable by reason of any injury (including death) or damage to any property to the extent arising out of the Developer's breach of this Agreement. This indemnity provision shall not apply to claims arising from or attributable to the negligence or intentional conduct of the City.

4.2 No Agency, Joint Venture or Partnership. It is specifically understood and agreed to by and between the Parties that this Agreement does not create any form of agency relationship, joint venture, or partnership expressed or implied between them.

4.3 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties.

4.4 Other Necessary Acts. Each Party shall execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement.

4.5 Construction/Interpretation. The Parties acknowledge that each has had the opportunity to have this Agreement reviewed and revised by legal counsel and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

4.6 Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

4.7 Waiver. No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement. Any waiver by any Party of a breach of any provision of this Agreement shall not operate or be construed as a waiver by such Party of any subsequent breach, except as outlined in Article 4.1 above.

4.8 Utah Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

4.9 Covenant of Good Faith and Fair Dealing. Each Party shall use its best efforts and take and employ all necessary actions in good faith consistent with this Agreement to ensure that the rights secured by the other Parties through this Agreement can be enjoyed.

4.10 Representations. Each Party hereby represents and warrants to each other Party that the following statements are true, complete and not misleading as regards the representing warranting Party;

(a) Such Party is duly organized, validly existing and in good standing under the laws of the state of its organization.

(b) Such Party has full authority to enter into this Agreement and to perform all of its obligations hereunder. The individual(s) executing this Agreement on behalf of such Party do so with the full authority of the Party that those individual(s) represent.

(c) This Agreement constitutes the legal, valid and binding obligation of such Party enforceable in accordance with its terms, subject to the rules of bankruptcy, moratorium and equitable principles.

4.11 No Third-Party Beneficiaries. This Agreement is between the City and the Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

4.12 Force Majeure. No liability or breach of this Agreement shall result from delay in performance or nonperformance caused, directly or indirectly, by circumstances beyond the reasonable control of the Party affected ("Force Majeure"), including, but not limited to, fire, extreme weather, terrorism, explosion, flood, war, power interruptions, pandemics and related governmental restrictions or actions, the act of other governmental bodies, accident, labor trouble or the shortage or inability to obtain material, service, personnel, equipment or transportation, failure of performance by a common carrier, failure of performance by a public utility, or vandalism.

4.13 Notices.

Any notice or communication required hereunder between the parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the City:
The Honorable Mayor Mark Johnson
Lehi City
153 North 100 East
Lehi, UT 84043

With Copies to:
Ryan Wood
Lehi City Attorney
153 North 100 East
Lehi, UT 84043

If to Developer:
JJR Tennis Club, L.L.C.
Attn: James V. Anderson
824 N. 700 W.
American Fork, UT 84003

4.14 Entire Agreement, Counterparts and Exhibits. Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer. This Agreement may only be modified as mutually agreed by both Parties in a writing signed by appropriate authorities of City and Developer.

4.15 Non-Assignability; Agreement to Run with the Land. This Agreement shall not be assignable by Developer except upon the express written consent of the City in its sole discretion; provided however, that Developer may fully assign this Agreement to its corporate parent, a corporate affiliate or a subsidiary. Notwithstanding the foregoing or any other provision of this Agreement to the contrary, this Agreement shall be recorded against the property described on Exhibit "A" and shall be deemed to run with the land and shall be binding on and inure to the benefit of the City and all successors and assigns of Developer in the ownership or development of any portion of such property. To avoid any doubt, all future owners of the property described on Exhibit "A" shall be permitted to develop and use the same for the Approved Use as permitted under this Agreement, unless the Approved Use has been terminated as provided in Sections 2.1.4, 2.1.5 or 3.1 of this Agreement.

[Remainder of page intentionally left blank; signature page to follow]

IN WITNESS WHEREOF, this Agreement has been entered into by and between City, and Developer as of the Effective Date.

LEHI CITY CORPORATION

_____
By: Mark Johnson
Its: Mayor

ATTEST:

Teisha Wilson
City Recorder

JJR TENNIS CLUB, L.L.C.

By: _____
Its: _____

STATE OF UTAH)
ss:
COUNTY OF _____)

On this_____ day of _____, 2021 before me, _____ a notary public, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the _____ of JJR Tennis Club, L.L.C. and that said document was signed by him in behalf of said Company by Authority of its operating agreement, or member or manager consent, and said _____ acknowledged to me that said Company executed the same.

Witness my hand and official seal.

Notary Public

(notary seal)

Exhibit "A"

Property Legal Description: LOT 1, LEHI TENNIS FACILITY SUB AREA 3.105 AC.

Hansen Tennis Club Development Agreement Revision

Aerial



0 175 350 700 Feet

LEHI CITY

Hansen Tennis Club Development Agreement Revision

General Plan

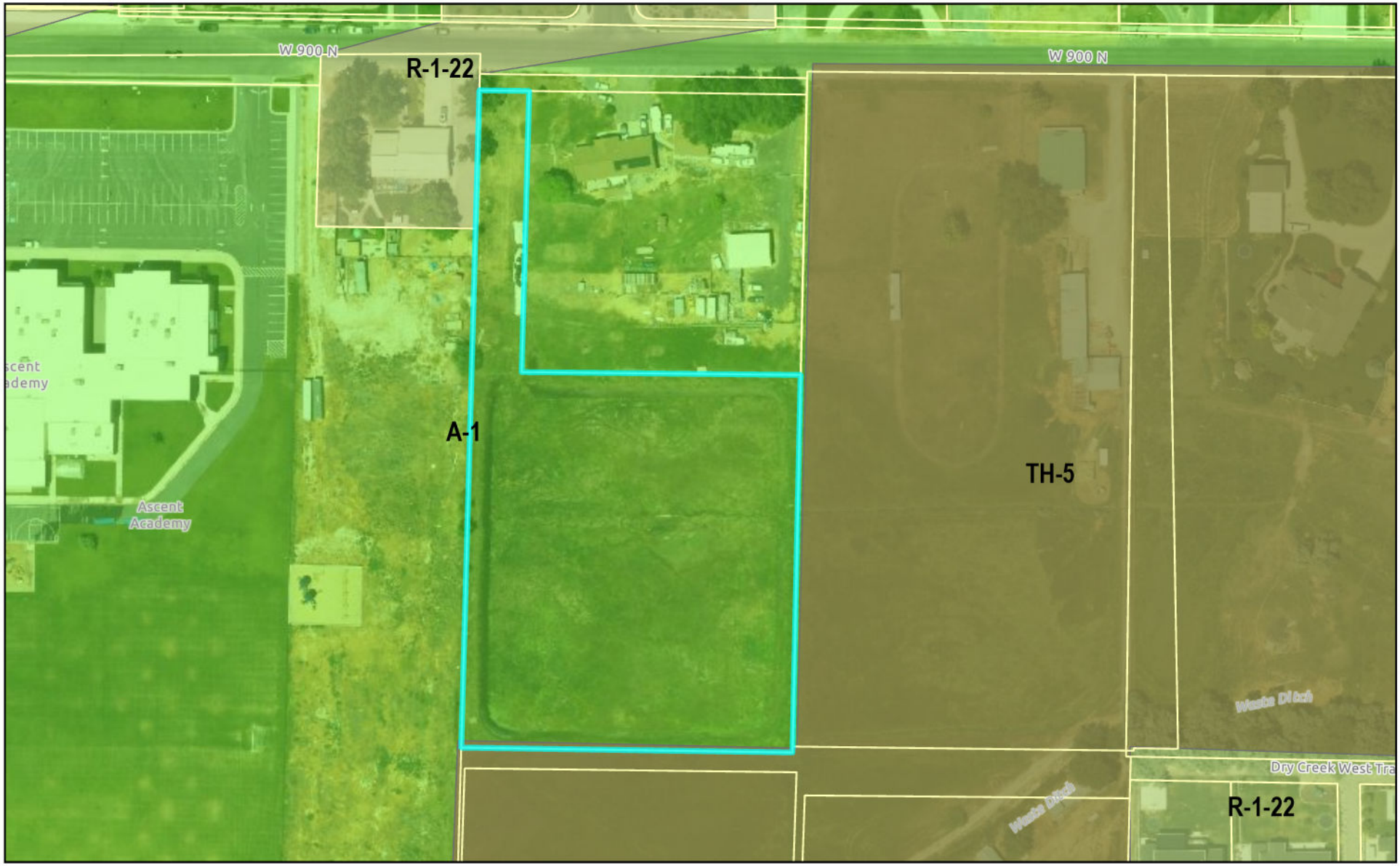


0 175 350 700 Feet

LEHI CITY

Hansen Tennis Club Development Agreement Revision

Zoning



0 175 350 700 Feet

LEHI CITY



1. FRONT ENTRANCE SIGN - 48" W X 36" H



FRONT OF SIGN - 48" W X 36" H



BACK OF SIGN - 48" V





CIRCLE LOGO 84" W X 84" H - NON-LIT



CIRCLE LOGO 84" W X 84" H - NON-LIT

BUILDING SIDE 2 - ORANGE LOGO STYLE 1 NON-LIT VIEW