Lehi Planning Commission Meeting
Agenda
August 27, 2026

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

1. Call to Order

2. Consent Agenda

3. Regular Agenda

   3.1. Public hearing and recommendation of Perry Commercial's request for review of an amendment to the Traverse Mountain Area Plan changing approximately 5 acres located at Timpanogos Highway and Mountain View Road from High Density Residential to Highway Commercial. Tabled from August 13th meeting.
   Traverse Mountain 1.pdf
   Traverse Mountain 2.pdf

   3.2. Public hearing and consideration of Ryan Harmison's request for approval of an exception to the front maximum setback for the 235 Office Suites Concept located at 235 W State Street. Withdrawn.
   235 Office Suites 1.pdf
   235 Office Suites 2.pdf

   3.3. Public hearing and recommendation of Jeanne Walker's request for review of R-1-22 zoning for the Pasture Walk Annexation on 4.4 acres located at approximately 900 North 1000 West.
   Pasture Walk 1.pdf
   Pasture Walk 2.pdf

   3.4. Public hearing and recommendation of Nick Nelson's request for review of the Nelson Zone Change, changing the zone from TH-5 to A-1 located at 1193 North 2300 West.
   Nelson Zone Change 1.pdf
   Nelson Zone Change 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: 3.1

Planning Commission Agenda Item Report

Meeting Date: August 27, 2026
Submitted By: Danielle Carlton
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 an amendment to the Traverse Mountain Area Plan changing approximately 5 acres located at Timpanogos Highway and Mountain View Road from High Density Residential to Highway Commercial. Tabled from August 13th meeting.

Summary:

Attachments:

Traverse Mountain 1.pdf

Traverse Mountain 2.pdf

TRAVERSE MOUNTAIN AREA PLAN AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Perry Commercial
Meeting Date	August 27, 2026
Requested Action/Purpose	Public hearing, review and recommendation of a proposed area plan amendment
Decision Type	Legislative
Location	Approximately 633 West Sunrise Way
Date of DRC Review	July 15, 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 area plan amendment to the Traverses Mountain Area Plan changing approximately five acres from High Density Residential to Highway Commercial at approximately 633 West Sunrise Way.

The other parcels on Sunrise Way are commercial uses including a bank and office building. This location off of Timpanogos Highway represents a good location for commercial uses.

This item was tabled on August 13, 2026.

The applicant is not proposing changing any other areas in the Traverse Mountain Area Plan.

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 on the proposed Traverse Mountain Area Plan Amendment. Any motion should include findings. Possible findings include:

1. The proposed area plan amendment will change land next to Timpanogos Highway to Commercial.
2. The proposed area plan amendment is consistent with land uses to the east.
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 Highway Commercial
DRC Redline Comments

Perry- requests review of a proposed amendment to the Traverse Mountain Area Plan changing the area located at Timpanogos Highway and Mountain View Road to Highway Commercial

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Luke Seegmiller, Brad Wilbur
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: none
Date of Plans Reviewed: 7/6/26
Time Start: 1:11pm
Time End: 1:11pm

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:
This will change land currently designated as High Density Residential to Commercial.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 13th

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

Perry Planning Area Modifications

Summary

This minor Amendment to the Traverse Mountain Area Plan will provide more commercially zoned land with accompanying tax revenue for Lehi City. This change will provide a commercial user's services/goods to the Traverse Mountain community. This change will make the land use consistent to the parcel to the East.

1. 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 A.

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

- Highway Commercial

2. Superseding Language

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

PUBLIC HEARING

AREA PLAN AMENDMENT

NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held on August 13, 2024 at 7:00 p.m. in the Council Chambers, Municipal Building, 153 North 100 East, Lehi, Utah, for the purpose of receiving comment on Parry Commercial's request for review of the Traverse Mountain Area Plan Amendment, changing approximately 5 acres located at Timpanogos Highway and Mountain View Road from High Density Residential to Highway Commercial.

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

All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385.201.1000.
Or by scanning the QR Code below.

PUBLIC
HEARING

AREA PLAN AMENDMENT

PERRY HOMES
at
Fox Canyon
SCAN THE QR CODE TO LEARN MORE
801-766-0505
www.perryhomesutah.com

PUBLIC
HEARING
AREA PLAN AMENDMENT

Traverse Mountain Area Plan Amendment- Perry Highway Commercial

Aerial

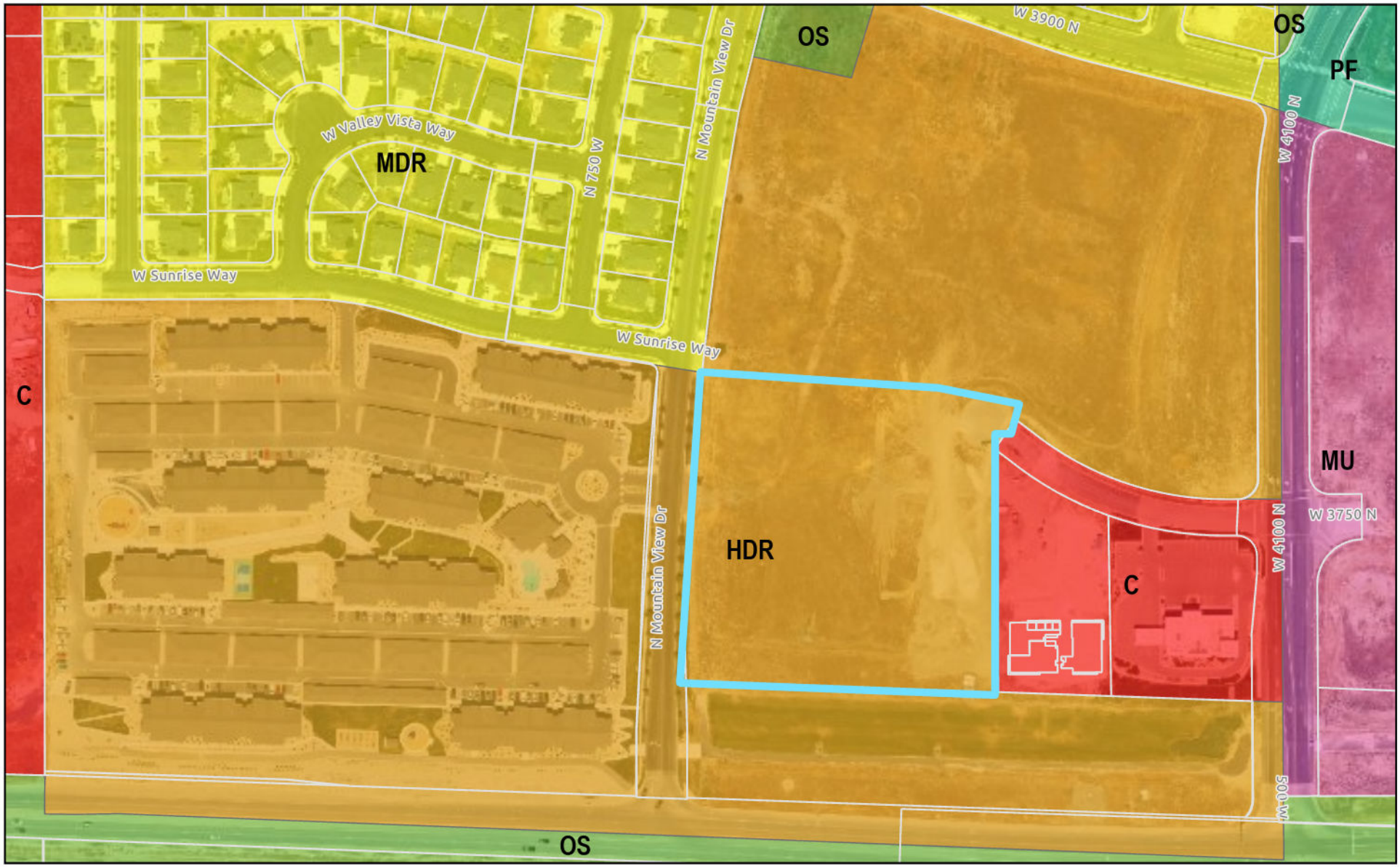


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LEHI CITY

Traverse Mountain Area Plan Amendment- Perry Highway Commercial

General Plan



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LEHI CITY

Traverse Mountain Area Plan Amendment- Perry Highway Commercial

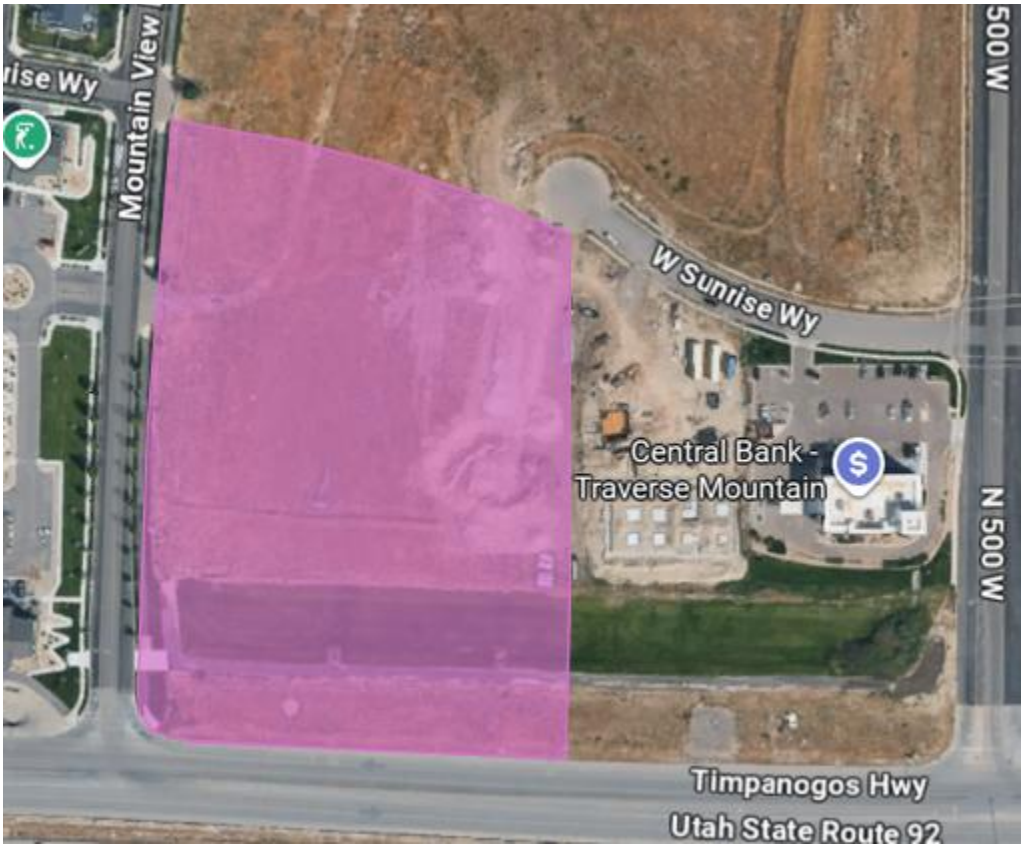
Zoning



0 275 550 1,100 Feet

LEHI CITY

Exhibit A – Perry D2 Planning Area Boundary



Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: August 27, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Ryan Harmison's request for approval of an exception to the front maximum setback for the 235 Office Suites Concept located at 235 W State Street. Withdrawn.

Summary:

Attachments:

235 Office Suites 1.pdf

235 Office Suites 2.pdf

235 OFFICE SUITES CONCEPT
PLANNING COMMISSION REPORT

Applicant	Ryan Harmison		
Meeting Date	August 27, 2026		
Requested Action/Purpose	Public hearing and approval of a concept plan with exceptions		
Decision Type	Administrative		
Location	235 W State Street		
Existing Zoning	NC		
General Plan Land Use Designation	NC		
Adjacent Zoning and Land Use	*North*	R-2/MU	Single family residential/State Street
	South	R-2	Single family residential
	East	MU	Auto Sales & Rental
	West	R-2	Single family residential
Date of DRC Review	July 29, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing, review, and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

Chapter 37 Design Standards
3. Urban Village District Design Standards
iii. Setbacks:

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

2. The maximum setback for buildings shall be 25 feet as measured from the property line.

3. The maximum setback may be increased to accommodate existing mainline utilities, grade changes over 20 percent, existing buildings, or other hardship that is not self-imposed to the property.

4. A minimum setback of 30 feet shall be required from a building, necessary drive aisles for loading docks, and drive-thrus to the I-15 and SR-92 corridors.

REPORT ANALYSIS

The applicant requests review and approval of the 235 Office Suites Concept Plan. The applicant is requesting an exception to Chapter 37 of the Development Code to increase the maximum setback between the property line and the

building. This report will cover the layout of the site and the DRC comments.

Layout
The building itself is estimated to be 4,595 square feet which meets the requirements of the Neighborhood Commercial zone. Office is an allowed use within the Neighborhood Commercial zone. The applicant requests an exception to the maximum building setback due to the proposed location of a retention basin in the front portion of the lot. The future site plan will be required to address landscape buffering and architectural design requirements, but the applicant wanted to resolve the setback issue at this time.

DRC Comments
There were 13 redline comments from the DRC, including:

1. An exception will be needed on the front maximum building setback of 25'. The maximum setback may be increased to accommodate existing mainline utilities, grade changes over 20 percent, existing buildings, or another hardship that is not self-imposed to the property.
2. If this moves past concept, a landscaping and irrigation plan will be required. Also, a landscaping buffer will be required for the South and East boundaries.
3. Office/warehouse is not an allowed use in the Neighborhood Commercial Zone. The suites with the roll-up doors would still need to be finished as office space or another allowed use, with no warehousing.

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

As a concept plan this is an administrative item. If it meets the Code it must be approved. The applicant asks for an exception to the front maximum building setback of 25 feet. The maximum setback may be increased to accommodate existing mainline utilities, grade changes over 20 percent, existing buildings, or another hardship that is not self-imposed to the property.

The Planning Commission has some level of discretion to grant these exceptions.

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

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may approve, approve with modifications, or deny the proposed concept plan. Any motion should include findings. Possible findings include:

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

235 Office Suites Concept
DRC Redline Comments

*Ryan Harmison- requests review of the **235 Office Suites Concept** plan located at 235 W State Street.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal, Brad Wilbur
Assigned Planner: Jacob Curtis
Representatives of the Applicant Present: Ryan Harmison, Eric Smith
Date of Plans Reviewed: 7/16/26
Time Start: 1:04 pm
Time End: 1:26 pm

DRC REDLINE COMMENTS:
Glade – Power: (gkirkham@lehi-ut.gov)
1. A 15' PUE will be required along State Street.
2. Single phase power is available at this site. Maximum service size for single phase is 400 A. - 3-phase power will require a line extension and off-site easement acquisition by the developer.

Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer:
3. existing 3/4 culinary service, 1" PI service.
4. Existing 2" pi main in state street would have to be up sized to 8" for Fire hydrants
5. 4" sewer lateral to existing house is in 300 west.
6. 12" culinary main.

James – Parks:
7. If this moves past concept, a landscaping and irrigation plan will be required. Also, a landscaping buffer will be required for the South and East boundaries.

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

Shelbey – Public Works: No comments
Gary E. – Engineering:
9. Verify the entrance is between 25'-28' wide. (face of curb to sidewalk)
10. Verify the parking stalls are 9'x18'
11. This site will need to retain on site all storm water.

Matt – Traffic: No comments
Kim – Planning:
12. An exception will be needed on the front maximum building setback of 25'. The maximum setback may be increased to accommodate existing mainline utilities, grade changes over 20 percent, existing buildings, or other hardship that is not self-imposed to the property.
13. Office/warehouse is not an allowed use in the Neighborhood Commercial Zone. The suites with the roll-up doors would still need to be finished as office space or another allowed use, with no warehousing.

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

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 27, 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.

PUBLIC HEARING

CONCEPT

NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held on **August 27, 2024 at 7:00 p.m.** in the Council Chambers, Municipal Building, 153 North 100 East, Lehi, Utah for the purpose of receiving comment on Ryan Harmston's request for review of an exception for the 233 Office Suites Concept, located at 235 West State Street.

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

All documentation is available for review at the Lehi City Planning Division, 153 N 100 E. Telephone 385-201-1000, Or by scanning the QR Code below.

Scan for Project Info

Scan for Public Meetings & Notices

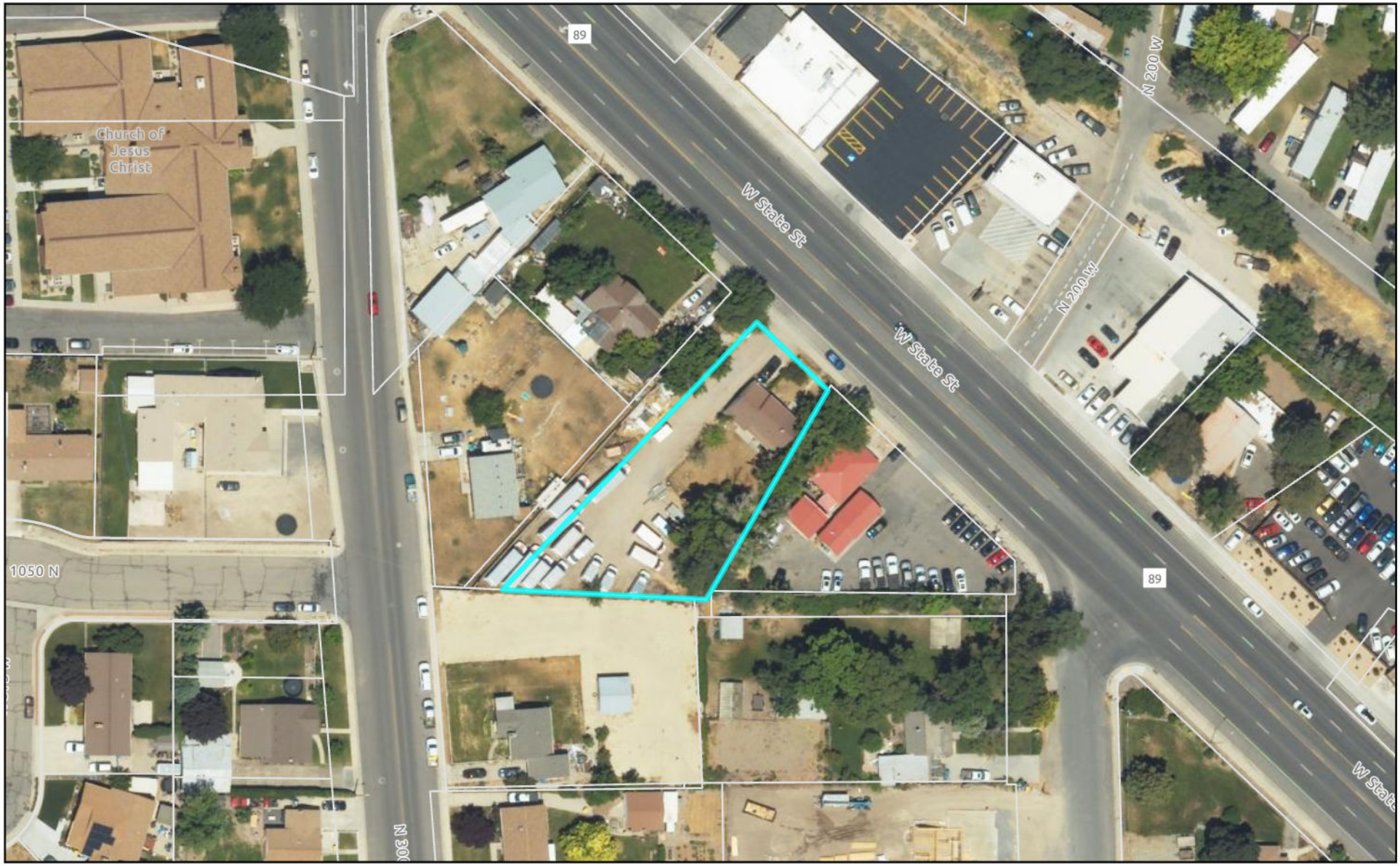


PUBLIC HEARING

CONCEPT

235 Office Suites Concept

Aerial

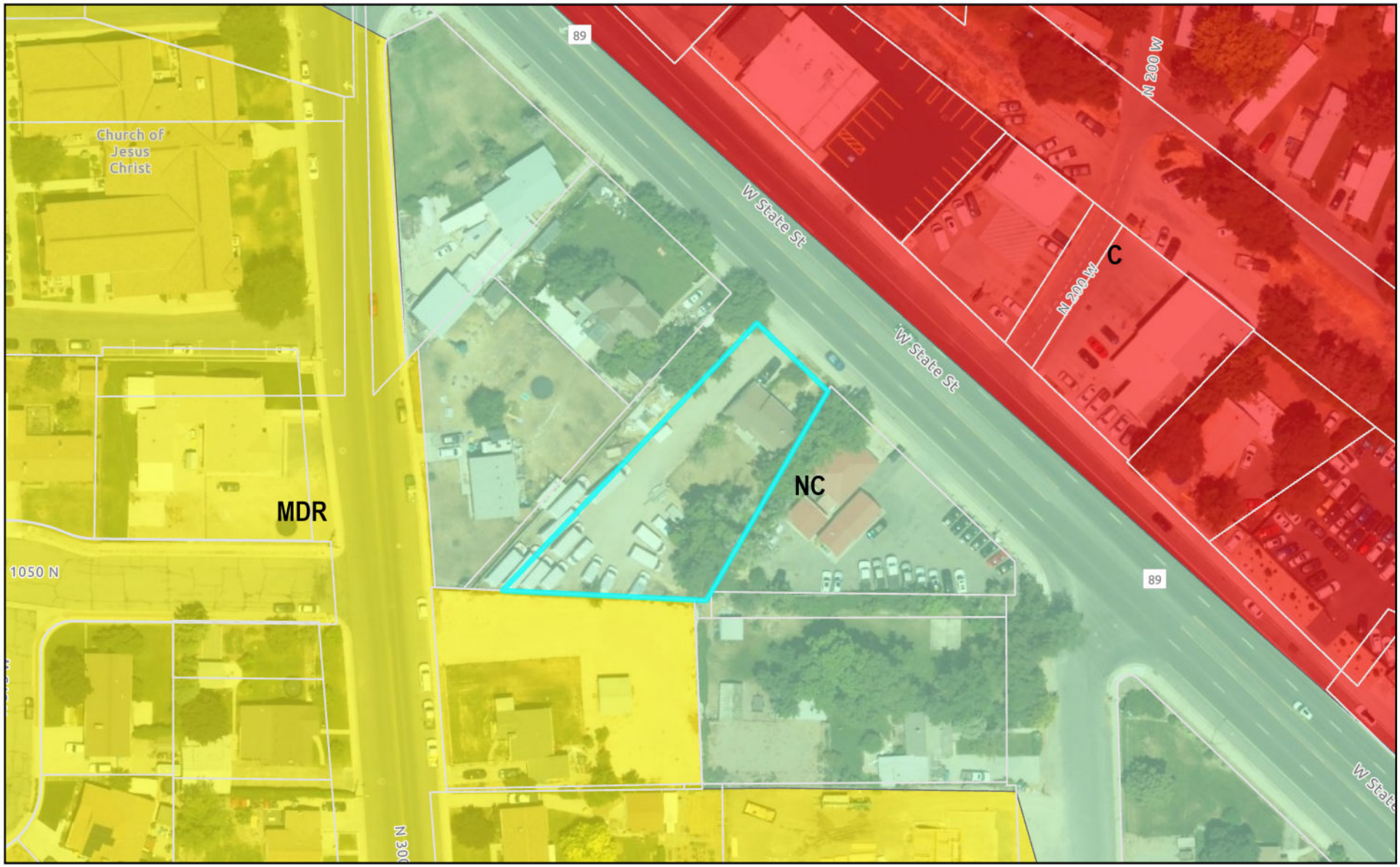


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LEHI CITY

235 Office Suites Concept

General Plan

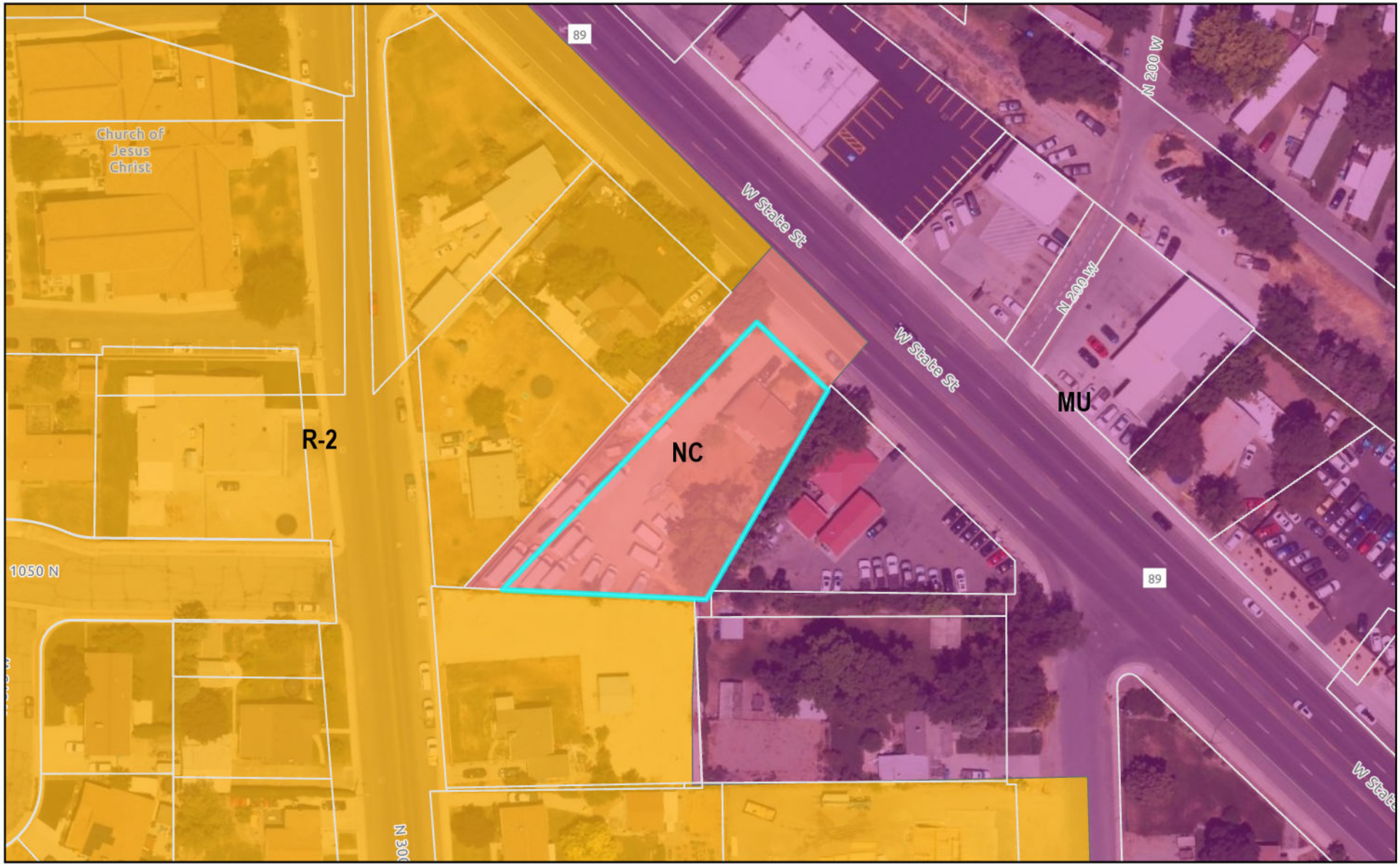


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LEHI CITY

235 Office Suites Concept

Zoning



LEHI CITY

REV	DATE	COMMENT:
A	JUN 09, 2026	1st Submittal
B	JUN 18, 2026	New Building, Light Poles, Single Trash Enclosure.

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

PLANNING NOTES:

ZONE: NC - NEIGHBORHOOD COMMERCIAL

LAND USE: OFFICE

SITE PARKING:

OFFICE:	$\frac{1 \text{ STALL}}{300 \text{ S.F.}}$ x 4,595 S.F.	= 16 STALLS REQUIRED 24 STALLS PROVIDED
ADA	$\frac{1 \text{ STALL}}{25 \text{ STALLS}}$ x 24	= 1 STALL REQUIRED
BICYCLE	$\frac{1 \text{ SPACE}}{3000 \text{ S.F.}}$ x 4,625	= 2 SPACES REQUIRED

SITE COVERAGE:

ASPHALT	10,282 S.F.	44.5%
BUILDING	4,595 S.F.	19.9%
CONCRETE	2,470 S.F.	10.7%
LANDSCAPE	5,771 S.F.	25.0%
TOTAL	23,118 S.F.	

SITE PLAN KEYNOTES:

1. BUILDING
2. PARKING LOT
3. RETENTION AREA
4. TRASH ENCLOSURE

HATCH LEGEND:

- ASPHALT
- CONCRETE
- LANDSCAPE

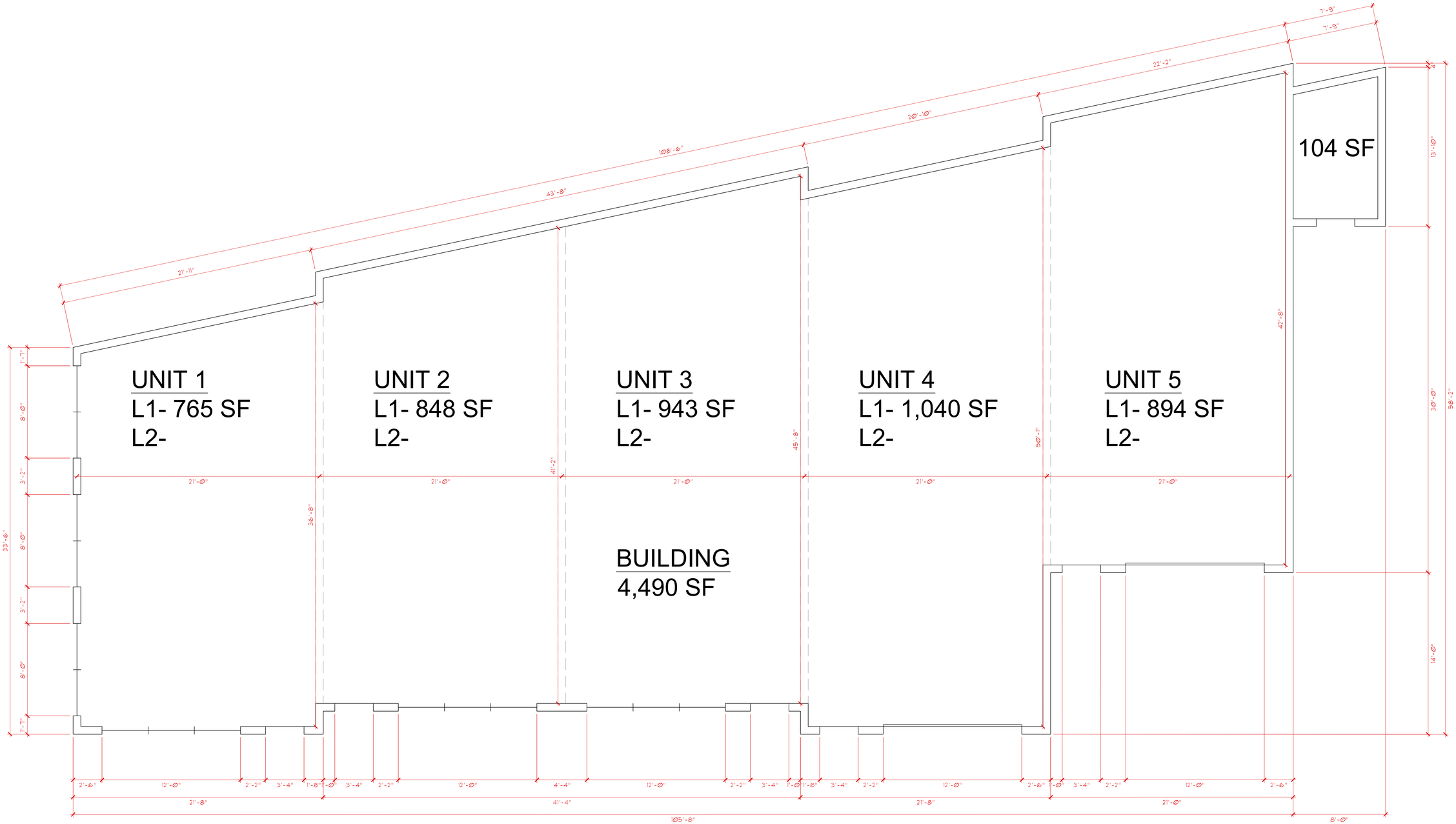
Blue Stakes of UTAH 811

SCALE CONSULTANTS

CONCEPTUAL
SITE IMPROVEMENT PLAN
SMITH LEHI DEVELOPMENT
235 WEST STATE STREET
LEHI, UTAH, 84043

C100

PAPER SIZE: ARCH full bleed D (36.00 x 24.00 Inches) PLOT DATE: Monday, June 15, 2026 10:34:40 AM PROJECT PATH: E:\PROJECTS\LAYTON DAVIS\11-SMITH OFFICE LEHI\DWGs\C100 SITE.dwg



1 A002 FLOOR PLAN
SCALE: 1/4"=1'-0"

PROGRESS SET

PRINTED DATE
06.17.2026

LAYTONDAVIS ARCHITECTS
2005 EAST 2700 SOUTH | SUITE 200
SALT LAKE CITY, UTAH 84109
P:801.487.0715 | WWW.LAYTONDAVISARCHITECTS.COM

LEHI DEVELOPMENT

CHRONOLOGY

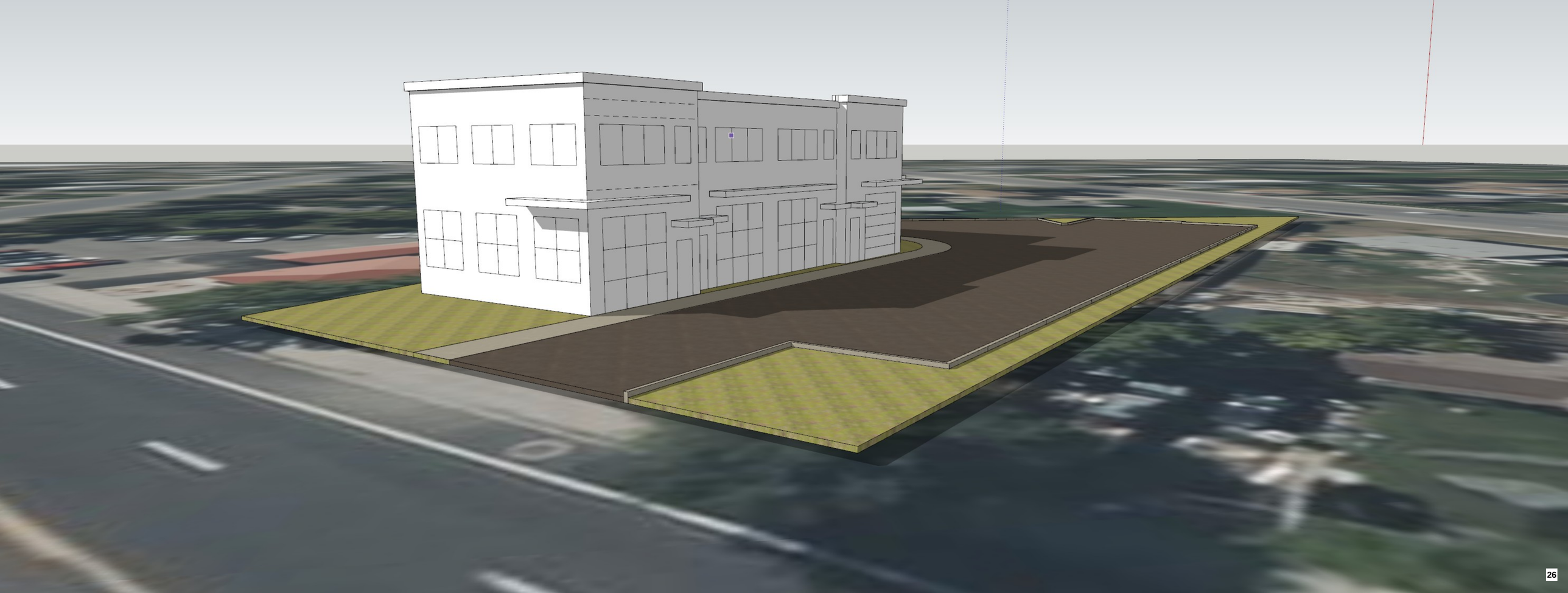
PROJECT NO
25.097

DWN BY/ CHK BY
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TITLE
FLOOR PLANS

24X36 SHEET #
A002

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Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: August 27, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Jeanne Walker's request for review of R-1-22 zoning for the Pasture Walk Annexation on 4.4 acres located at approximately 900 North 1000 West.

Summary:

Attachments:

Pasture Walk 1.pdf

Pasture Walk 2.pdf

PASTURE WALK ANNEXATION
PLANNING COMMISSION REPORT

Applicant	Jeanne Walker		
Meeting Date	August 27, 2026		
Requested Action/Purpose	Review and recommendation of proposed zoning on property to be annexed		
Decision Type	Legislative		
Location	Approximately 900 North 1000 West		
Requested Zoning	R-1-22		
General Plan Land Use Designation	VLDRA		
Acreage	4.4 acres		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	R-1-12	Single family residential
	East	A-1	Single family residential
	West	TH-5	Single family residential
Date of DRC Review	July 22, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

REPORT ANALYSIS

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

The General Plan designates this property as Very Low Density Residential Agriculture (VLDRA). The applicant requests review of their proposal to annex 4.4 acres of property located at approximately 900 North 1000 West with proposed R-1-22 zoning. The proposed annexation resolves an existing county island. This area has a general plan land use designation with the intent that it would annex into Lehi at some point.

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

PLANNING DIVISION RECOMMENDATION

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

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

Pasture Walk Annexation
DRC Redline Comments

Jeanne Walker- requests review of the Pasture Walk Annexation on 4.4 acres located at approximately 900 North 1000 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal
Representatives of the Applicant Present: Tony Trane
Assigned Planner: Jacob Curtis
Date of Plans Reviewed: 7/22/26
Time Start: 2:03 pm
Time End: 2:10 pm

DRC REPORT:

1. **Critical Issues: None**

2. **Location of existing and proposed City facilities**

3. **Zoning required or recommended- R-1-22**

4. **Distances to schools/parks/shopping**

5. **Transportation**

DRC GENERAL COMMENTS:

1. Can we coordinate with UTA to annex in this portion as well to fill in the County island? Put it as TH-5.
2. FYI - there is a master planned shared use trail along the edge of the railroad corridor that will need to be installed with development and reimbursed by the City.
3. As a condition of recording the annexation plat, water dedication will be required at a rate of .79 acre feet of culinary water and 2.9 acre feet per acre of irrigation water.
4. Show Matthews piece as A-1 Zone
5. Power- Future development will require a line extension.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON AUGUST 11, 2026.

NEED ENVELOPES

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

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


PUBLIC
HEARING
ANNEXATION
NOTICE is hereby given that a Public Hearing before the Lehi City
Planning Commission will be held on August 27, 2024 at 7:30 p.m. in
the Lehi City Hamilton Municipal Building, 153 North 100 East, Lehi,
Utah for the purpose of considering a request by Jeremy Ricks, Applicant
for R-1-22 (Residential) zoning on the following described
approximately 4.4 acres of property located at approximately 900 North
1000 West.
You can view the meeting live and submit comments online at
https://www.lehi-ut.gov/government/public-meetings/.
All documentation is available for review at the Lehi City Planning
Division, 153 N 100 E. Telephone 385-201-1600.

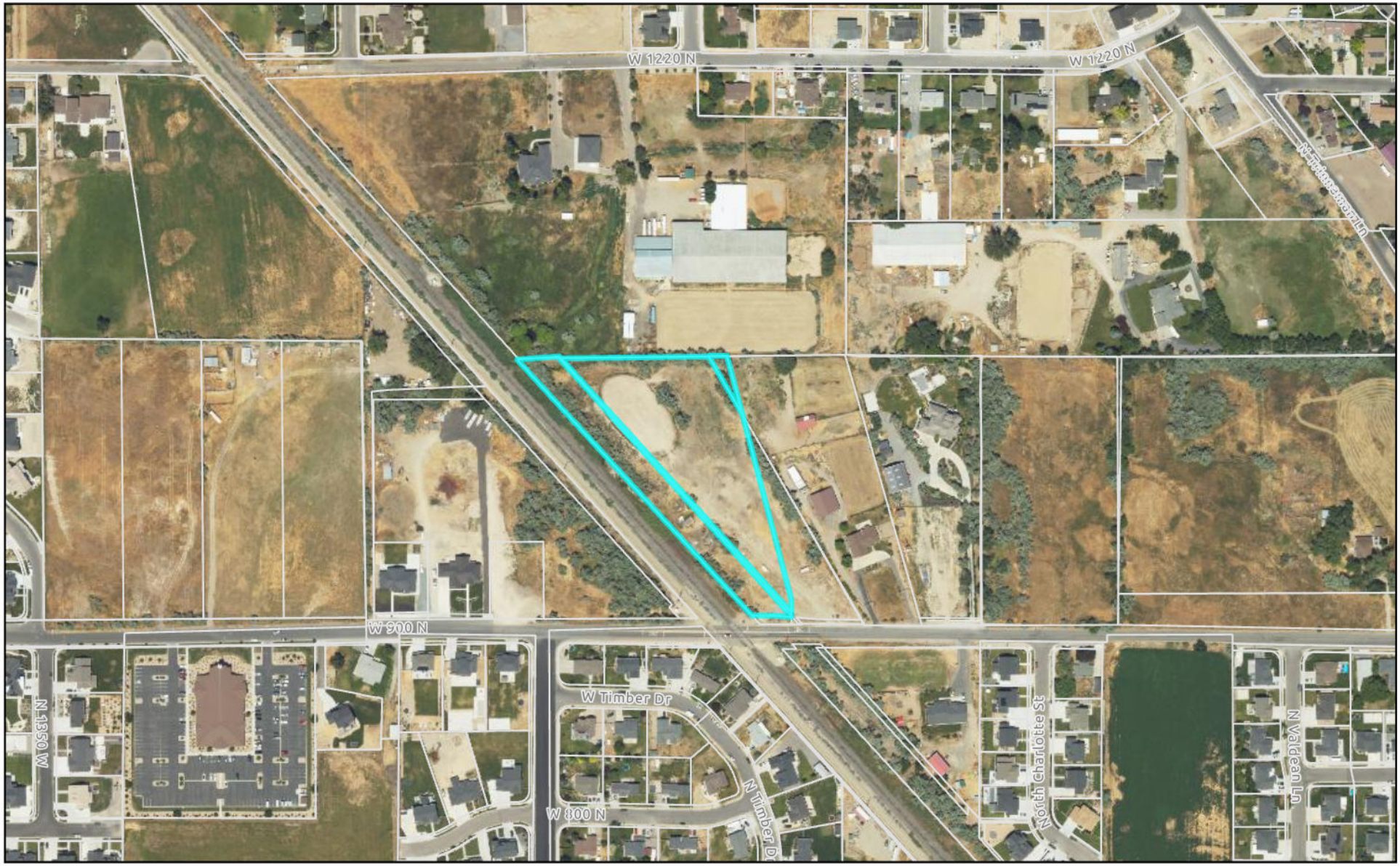
PUBLIC
HEARING

ANNEXATION


PUBLIC
HEARING
ANNEXATION

Pasture Walk Annexation

Aerial

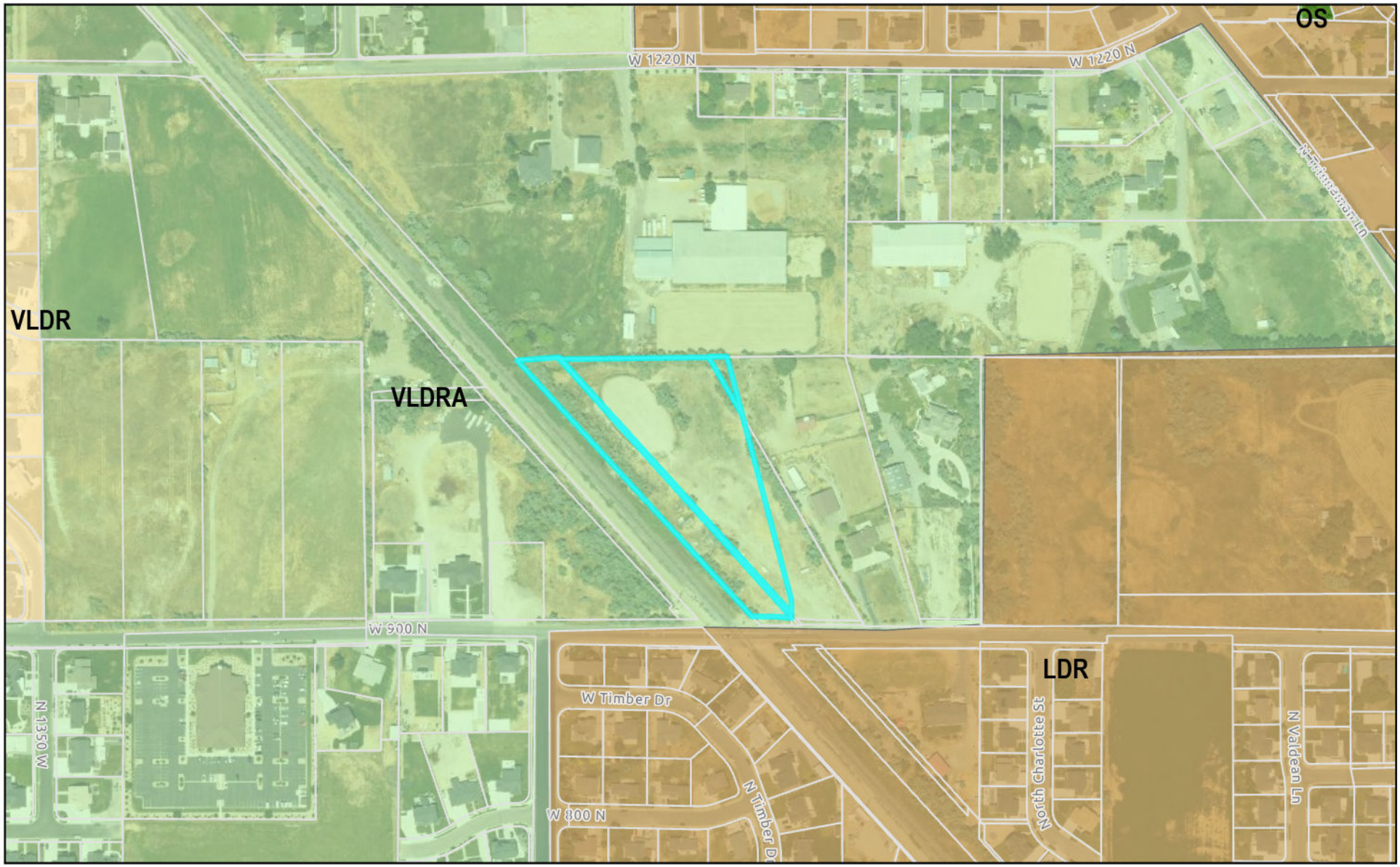


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LEHI CITY

Pasture Walk Annexation

General Plan

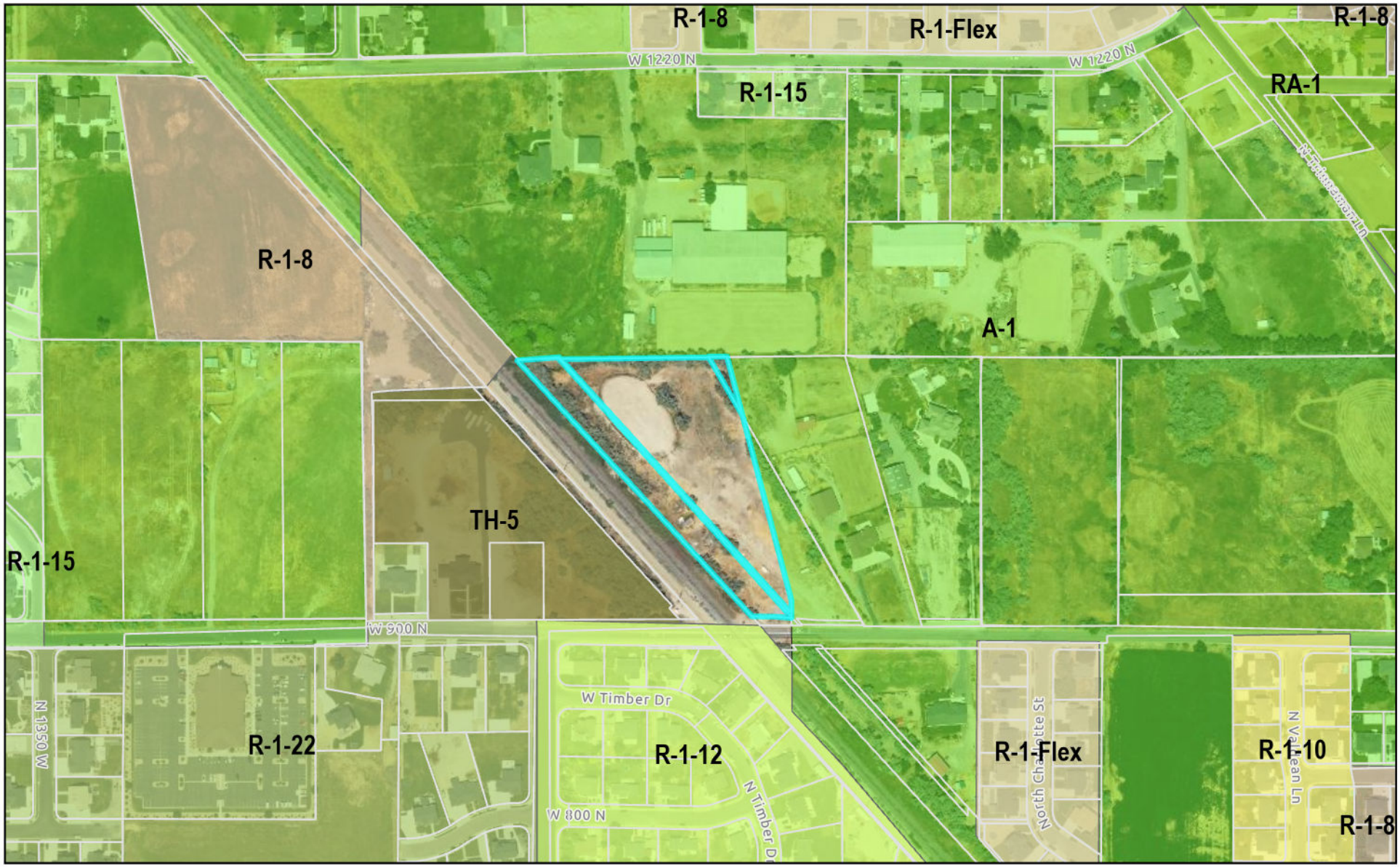


0 425 850 1,700 Feet

LEHI CITY

Pasture Walk Annexation

Zoning

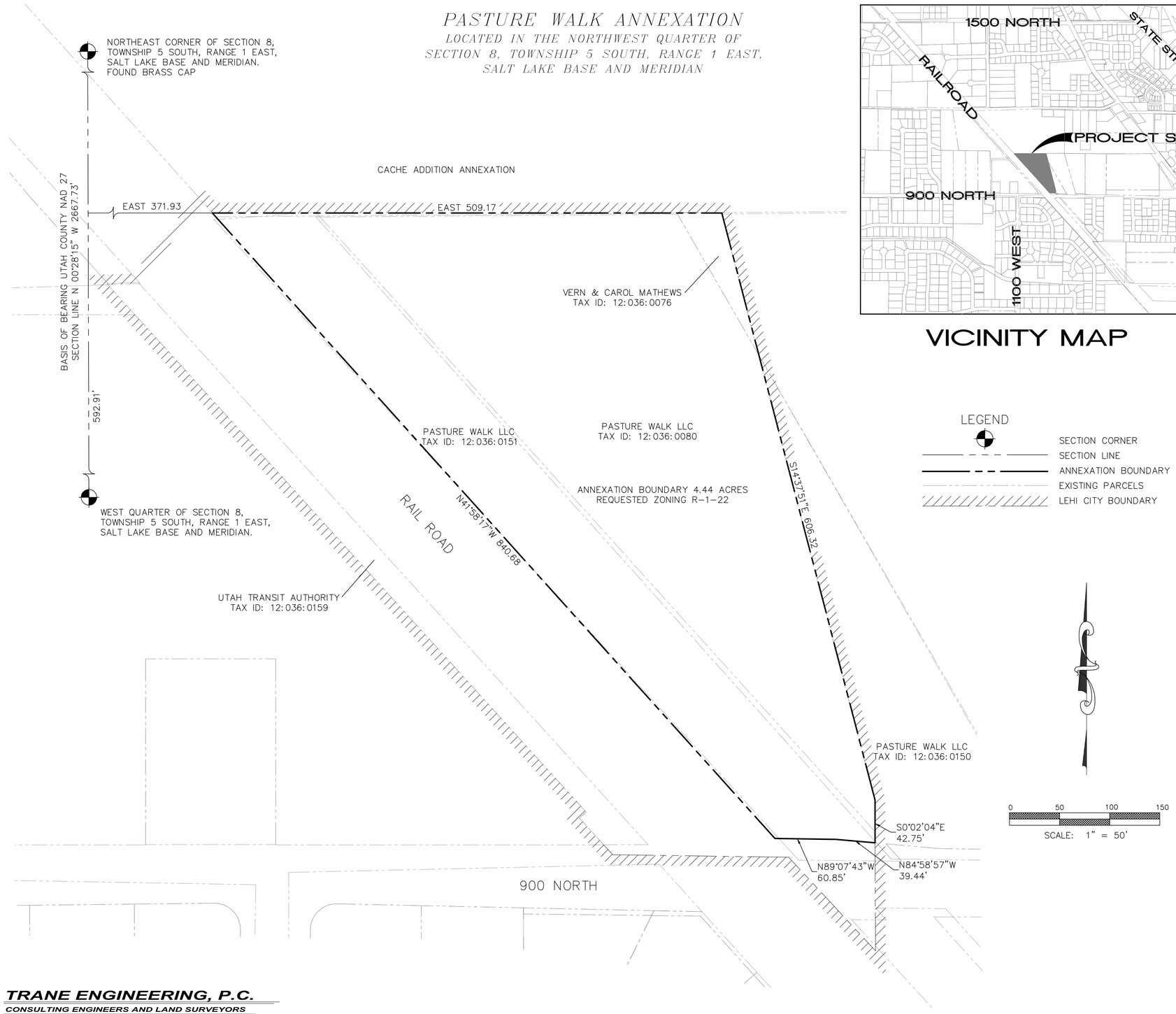


0 425 850 1,700 Feet

LEHI CITY

PASTURE WALK ANNEXATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



VICINITY MAP

LEGEND

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENCE NO. 5152741 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO LEHI CITY, UTAH COUNTY, UTAH.

ANNEXATION DESCRIPTION

Beginning at a point on the South line of Cache Addition Annexation which is North 00°28'15" West 592.91 feet along the section line and East 371.93 feet from West Quarter Corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence East 509.17 feet along said Cache Addition; thence along Lehi City Boundary the following two courses 1) South 14°37'51" East 606.32 feet; 2) South 00°02'04" East 42.75 feet; thence along Record of Survey Entry No. 26–088 the following three courses 1) North 84°58'57" West 39.44 feet; 2) North 89°07'43" West 60.85 feet; 3) North 41°58'17" West 840.68 feet to the point of beginning.

SURVEYOR

DATE

SURVEYOR'S SEAL

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

COUNTY SURVEYOR

DATE

COUNTY SURVEYOR'S SEAL

ACCEPTANCE BY LEGISLATIVE BODY

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

DATED THIS _____ DAY OF _____, 2021.

Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

City Recorder

RECORDER'S SEAL

FINAL LOCAL ENTITY PLAT

PASTURE WALK ANNEXATION

LEHI CITY, UTAH COUNTY, UTAH

SCALE 1" = 50 FEET

RECORDING INFORMATION

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

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: August 27, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Nick Nelson's request for review of the Nelson Zone Change, changing the zone from TH-5 to A-1 located at 1193 North 2300 West.

Summary:

Attachments:

Nelson Zone Change 1.pdf

Nelson Zone Change 2.pdf

NELSON ZONE CHANGE
PLANNING COMMISSION REPORT

Applicant	Nick Nelson		
Meeting Date	August 27, 2026		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	1193 North 2300 West		
Acreage	2.13 acres		
Existing Zoning	TH-5 (Transitional Holding)		
Existing General Plan Land Use Designation	Very Low-Density Residential Agriculture (VLDRA)		
Proposed Zoning Designation	A-1		
Existing Land Use	Agrarian		
Adjacent Zoning and Land Use	*North*	R-1-22	Single-family homes
	South	TH-5	Agrarian
	East	A-1	Agrarian
	West	R-1-22	Single-family homes
Date of DRC Review	August 5th, 2026		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

VERY LOW DENSITY RESIDENTIAL AGRICULTURAL (VLDRA)

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

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

PROPERTY HISTORY

September 16, 2008 Property was annexed into Lehi City.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from TH-5 to A-1 located at 1193 North 2300 West. This zone change is to facilitate the construction of a single-family home on the property. The proposed A-1 zoning designation meets the General Plan Designation of VLDRA for the property. The property is around 2.1 acres, and the minimum zoning requirements for the A-1 zone is one acre. It also has 100 feet of frontage. Therefore, the property meets the minimum zoning requirement for the A-1 zone.

There were two redline comments from the DRC, including:

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the A-1 zone. The amount of culinary water is 0.45-acre feet per acre and the irrigation water is 3.24-acre feet per acre.

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

Zone changes are a legislative item which mean that the Planning Commission has flexibility in recommending approval or denial of the zone change. The City Council will ultimately decide whether to approve or deny the zone change.

The public can also speak to the zone change sharing any concerns or support.

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.

Nelson Zone Change
DRC Redline Comments

Nick Nelson- requests review of the **Nelson Zone Change**, changing the zone from TH-5 to A-1 located at 1193 North 2300 West.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Gary Ellis, James Farnsworth, Matt Seal, Brad Wilbur
Assigned Planner: Katie Bussel
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 7/28/26
Time Start: 1:35 PM
Time End: 1:45 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. Add an address to the narrative, it is nice to know where we are looking at.

Shelbey– Public Works: No comments
Gary E. – Engineering: No comments.
Matt – Traffic: No comments.
Kim – Planning:
2. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the A-1 zone. The amount of culinary water is 0.45-acre feet per acre and the irrigation water is 3.24-acre feet per acre.

Consistency with the elements of the Lehi City General Plan.

This area has a proposed A-1 designation on the General Plan.

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

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

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

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

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON AUGUST 27TH. (NEED ENVELOPES BEFORE SCHEDULING)

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.

Nelson Zone Change Application

Narrative

We are only proposing the zone change on the 1.75 acre parcel (see parcel map included in the last email). The reason we're proposing the zone change and how it is consistent with the general plan is because that portion of the property is currently in TH5 zoning. We would like to zone it to A1 so we can build our home and also purchase the water rights to be able to have access to Lehi City water.

Attached is the Aerial photo.

Thank you.

Nick Nelson
Property Description
Lehi, Utah
7-21-2026

PROPERTY DESCRIPTIONS BEFORE LOT LINE ADJUSTMENT

PARCEL 1

Commencing North 1219.19 feet and West 23.21 feet from the West quarter corner of Section 7, Township 5 South, Range 1 East, Salt Lake Base & Meridian; running thence North 00°46'32" West 121.55 feet; thence South 88°58'05" East 284.16 feet; thence South 00°34'01" East 121.22 feet; thence North 89°02'00" West 283.71 feet to the place of beginning.

PARCEL 2

Commencing North 1222.43 feet and West 16.55 feet from the West quarter corner of Section 7, Township 5 South, Range 1 East, Salt Lake Base & Meridian; running thence South 88°56'43" East 277.04 feet; thence South 00°34'00" East 117.09 feet; thence South 89°05'57" West 240.13 feet; thence West 36.34 feet; thence North 00°46'32" West 125.97 feet to the place of beginning.

PARCEL 3

Commencing South 1291.20 feet and East 8.34 feet from the Northeast corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running thence South 00°40'03" East 118.43 feet; thence South 88°56'43" East 9.37 feet; thence South 00°46'32" East 125.97 feet; thence West 381.07 feet; thence North 00°00'28" West 250.03 feet; thence South 89°09'00" East 368.69 feet; thence South 09°53'45" East 0.008 feet to the place of beginning.

PROPERTY DESCRIPTIONS AFTER LOT LINE ADJUSTMENT

TOTAL PROPERTY

Commencing at a point being located North 89°54'25" West along the Section line 360.74 feet and South 1286.21 feet from the Northeast corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°08'58" East 369.07 feet; thence South 88°58'06" East 287.07 feet more or less to the westerly boundary of 2300 West Street; thence South 00°34'13" East along 2300 West Street 235.48 feet; thence South 89°05'57" West 249.37 feet; thence West 409.39 feet more or less to the easterly boundary of Plat "E", Colledge Farms Subdivision; thence along said Plat "E", the following two (2) courses: North 00°35'45" East 0.94 feet, North 00°04'30" East along said Plat "E", 249.10 feet more or less to the point of beginning.

Area = 160,550 sq.ft. or 3.69 Acres

PARCEL 1

Commencing at a point being located North 89°54'25" West along the Section line 360.74 feet and South 1286.21 feet from the Northeast corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°08'58" East 369.07 feet; thence South 88°58'06" East 53.62 feet; thence South 156.60 feet; thence West 322.24 feet; thence South 87.00 feet; thence West 100.74 feet more or less to the easterly boundary of Plat "E", Colledge Farms Subdivision; thence along said Plat "E", the following two (2) courses: North 00°35'45" East 0.94 feet, North 00°04'30" East 249.10 feet more or less to the point of beginning.

Area = 75,352 sq.ft. or 1.75 Acres

PARCEL 2

Commencing at a point being located South 00°47'06" East 1412.93 feet and East 42.54 feet from the Northwest corner of Section 7, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 88°56'43" East 234.65 feet to the westerly boundary line of 2300 West Street; thence South 00°34'13" East along 2300 West Street 114.62 feet; thence South 89°05'57" West 249.37 feet; thence West 308.65 feet; thence North 87.00 feet; thence East 322.24 feet; thence North 35.86 feet to the point of beginning.

Area 55,933 sq.ft. or 1.28 Acres

PARCEL 3

Commencing at a point being located South 00°47’06” East 1292.19 feet and East 44.21 feet from the Northwest corner of Section 7, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 88°58’06” East 233.45 feet to the westerly boundary line of 2300 West Street; thence South 00°34’13” East along 2300 West Street 120.86 feet; thence North 88°56’43” West 234.65 feet; thence North 120.74 feet to the point of beginning.

Area = 28,265 sq.ft. or 0.65 Acres


PUBLIC
HEARING
ZONE DISTRICT
MAP AMENDMENT

PUBLIC HEARING

ZONE DISTRICT MAP AMENDMENT

NOTICE is hereby given that a Public Hearing before the Cedr City Planning Commission will be held in the Cedar City Council Chambers, 10 S 100 E on **August 27, 2025 at 7:00 p.m.** for the purpose of considering a request from Kenneth Hamblin to change the zoning classification of the property described on the reverse side from Residential Agricultural (RA-1) to Residential (R-1).

All interested persons are invited to attend said hearing and express their views concerning the zoning thereof. A representative of the Planning Commission will be present at the hearing.

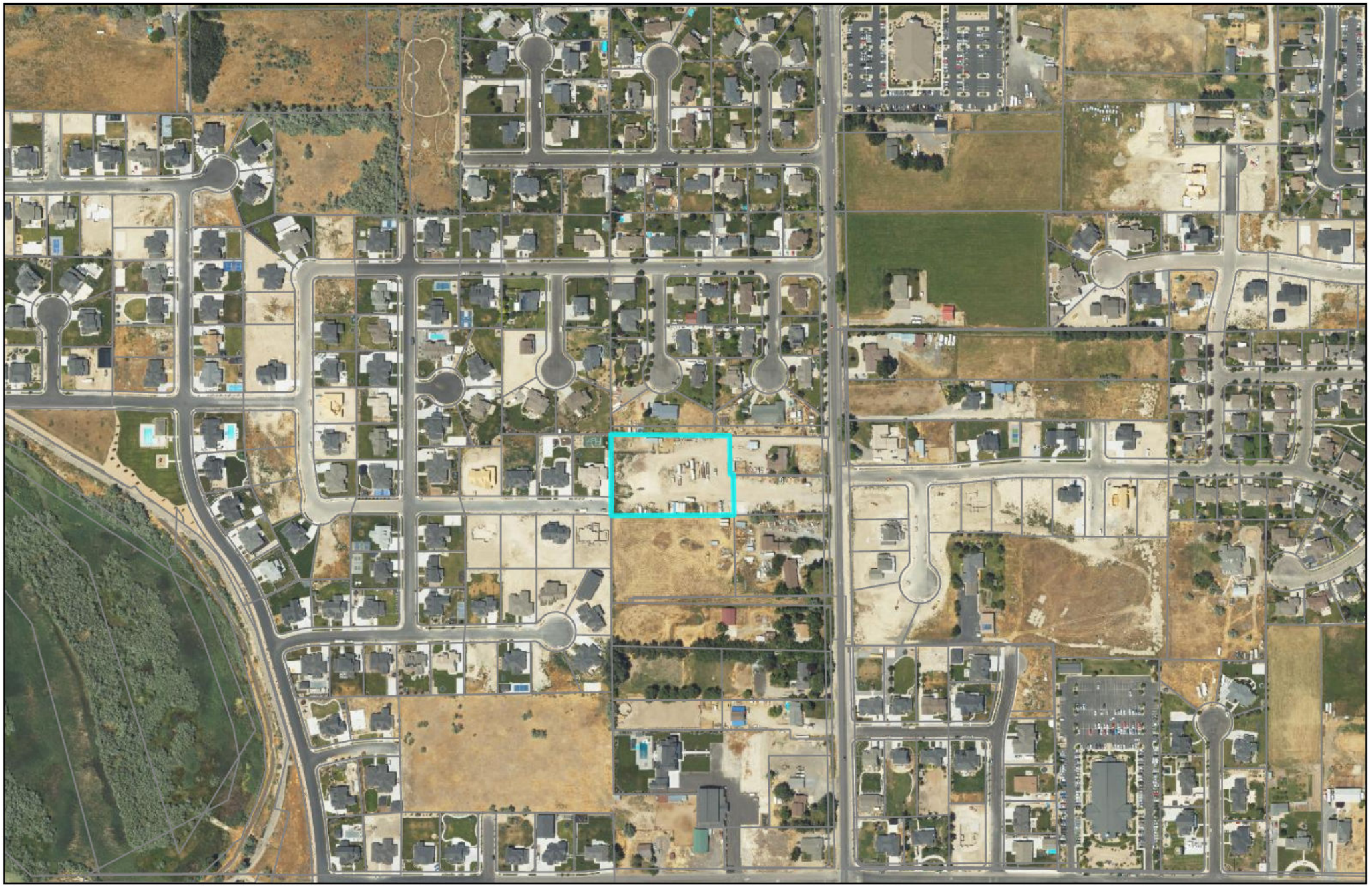
You can view the meeting live and submit comments online at https://cedarcity.zoom.us/j/84944144884?pwd=ZGRkbWJ4ZGRkbWJ4ZGRkbWJ4ZGRkbWJ4

All documentation is available for review in the Cedr City Planning Division, 10 S 100 E, Cedar City, Utah.
Or to request via GIS Code below: 435-586-2966


PUBLIC
HEARING
ZONE DISTRICT
MAP AMENDMENT

Nelson Zone Change

Aerial Map

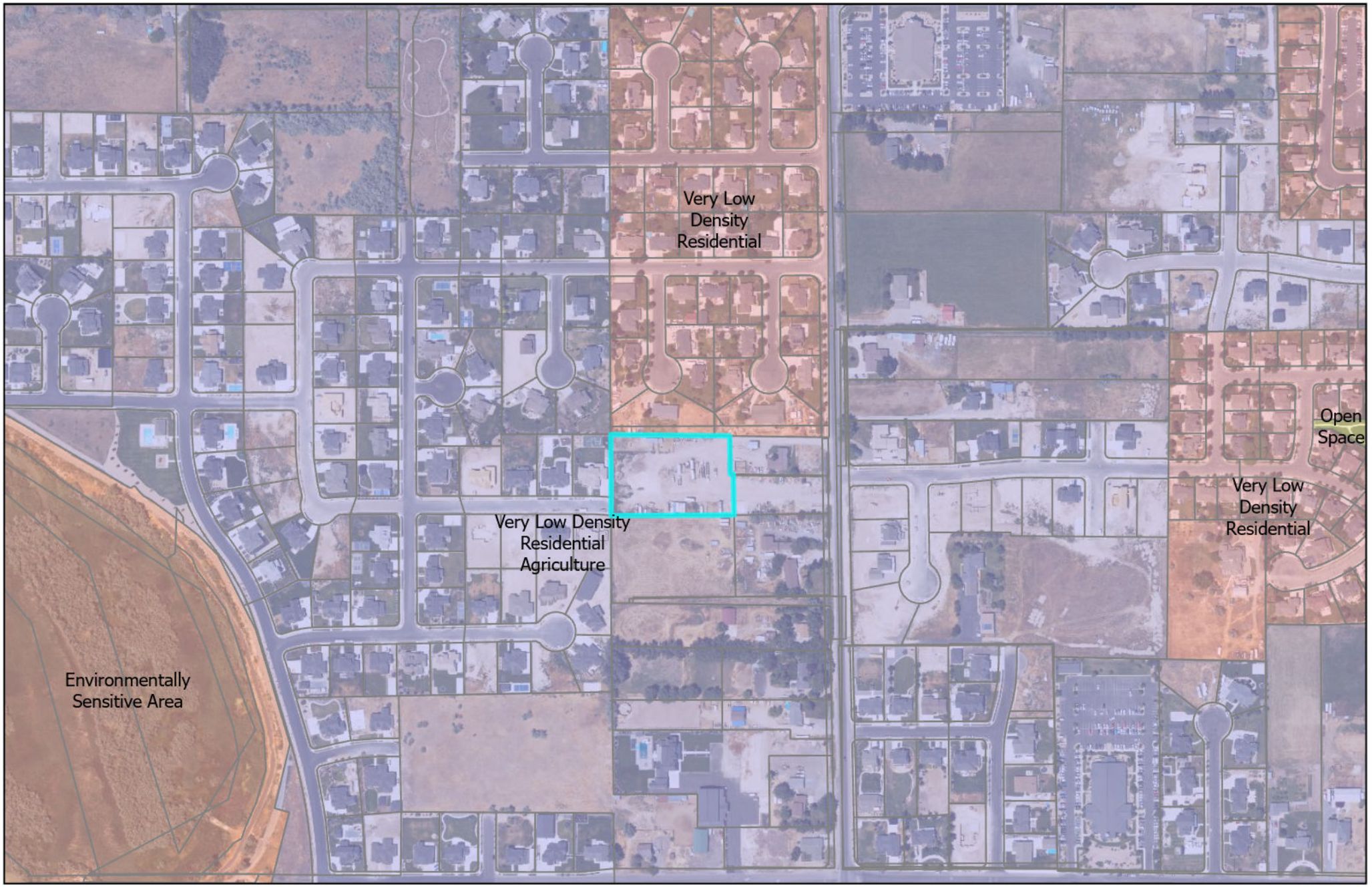


0 250 500 1,000 Feet

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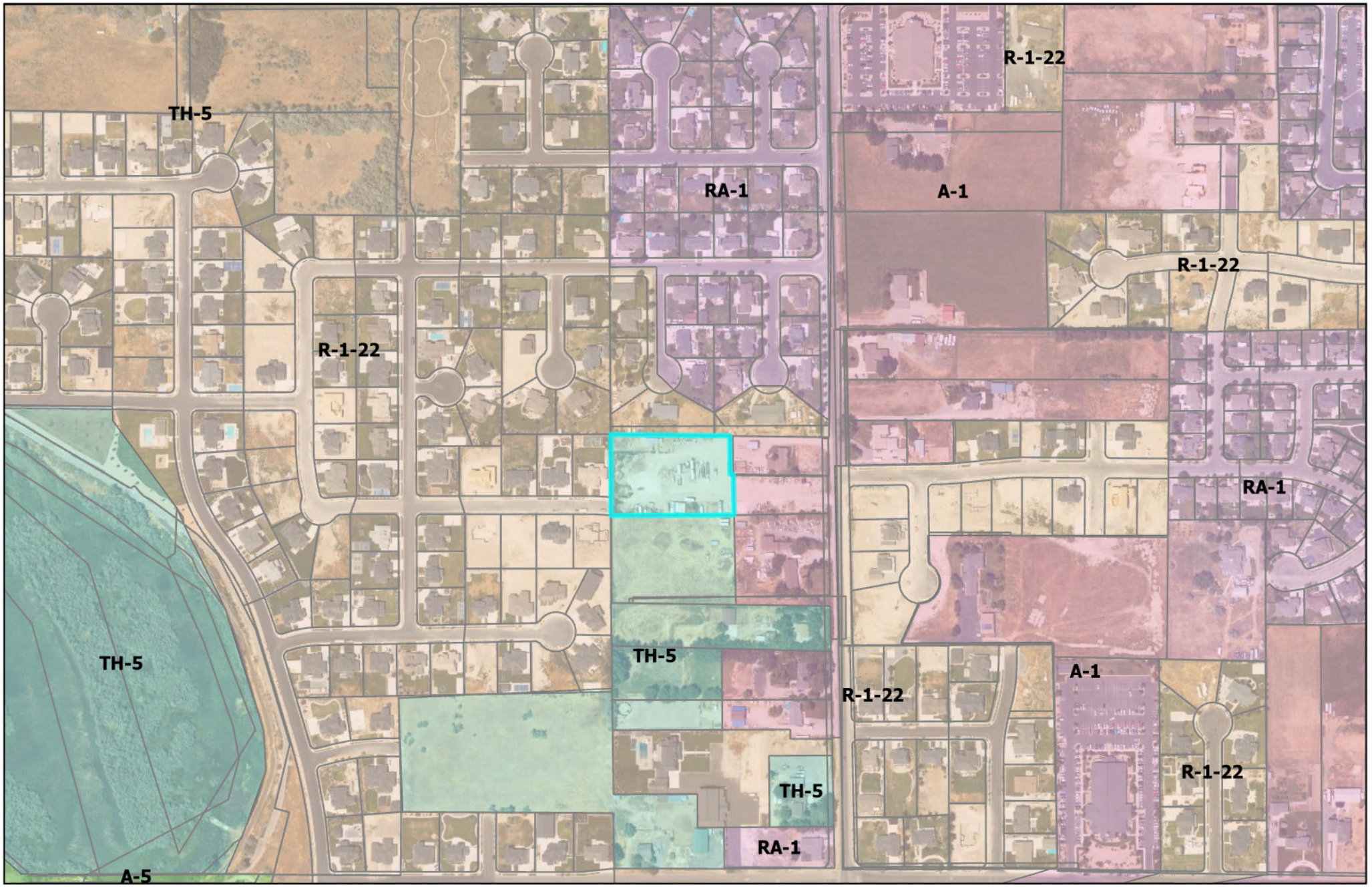
Nelson Zone Change

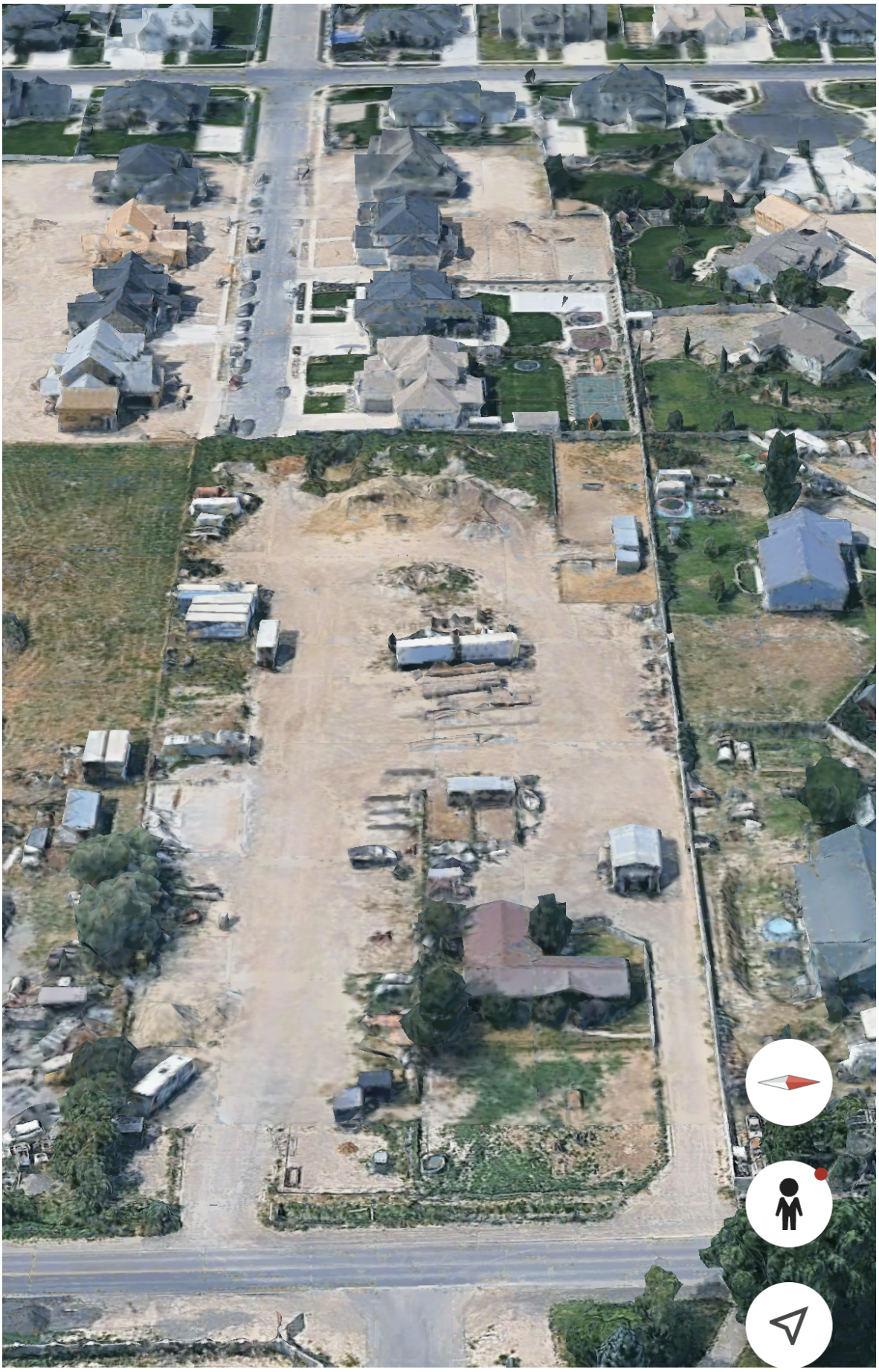
General Plan Map



Nelson Zone Change

Zoning








RA-1
R-1-22
TH-5
A-1
R-1-22
A-1
56

Very Low Density Residential

Very Low Density Residential Agriculture