Lehi Planning Commission Meeting
Agenda
September 24, 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 Cole Peck's request for review of the Lakeview Land and Rock General Plan Amendment located at approximately 600 South 600 East, changing the designation for LDR (Low Density Residential) to Commercial and Heavy Commercial.
   Lakeview 1.pdf
   Lakeview 2.pdf

   3.2. Public hearing and recommendation of Windy City Development's request for review of the Spring Meadow Villas Preliminary PRD Subdivision, a 71-lot residential subdivision located at 1630 S 500 E.
   Spring Meadow 1.pdf
   Spring Meadow 2.pdf

   3.3. Public hearing and recommendation of DR Horton's proposed amendment to the Skye Area Plan updating the number of ERUs allowed in the Mixed Use 1 Area but not increasing overall units in the Inverness area.
   Skye 1.pdf
   Skye 2.pdf

   3.4. Public hearing and consideration of DR Horton's request for approval of Inverness Preliminary Plat E including 405 townhome units located at approximately Center Street and Traverse Terrace Road and requesting a substitution for required amenities.
   Inverness 1.pdf
   Inverness 2.pdf

   3.5. Public hearing and consideration of Clark Robinson's request for conditional use approval of Inclined Indoor Wingsuit Lehi Concept Plan and with exceptions to the 40% glass requirement located at 2959 North Triumph Boulevard in the Commercial zone.

Inclined 1.pdf
Inclined 2.pdf

3.6. Public hearing and consideration of McClure Engineering's request for conditional use approval of the Lehi Taco Bell site plan with exceptions to the 40% glass requirement located at 1937 North 3600 West.
Taco Bell 1.pdf
Taco Bell 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: September 24, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Cole Peck's request for review of the Lakeview Land and Rock General Plan Amendment located at approximately 600 South 600 East, changing the designation for LDR (Low Density Residential) to Commercial and Heavy Commercial.

Summary:

Attachments:

Lakeview 1.pdf

Lakeview 2.pdf

LAKEVIEW LAND AND ROCK GENERAL PLAN AMENDMENT

PLANNING COMMISSION REPORT

Applicant	Cole Peck		
Meeting Date	September 24, 2026		
Requested Action/Purpose	Review and recommendation for an amendment to the General Plan		
Decision Type	Legislative		
Location	600 S 600 E		
Acreage	12.81		
Existing Zoning	Vacant		
Existing General Plan Land Use Designation	LDR		
Proposed Land Use Designation	C/C-H (Commercial/Heavy Commercial)		
Existing Land Use	N/A (Utah County)		
Adjacent Zoning and Land Use	*North*	A-1	Single family residential
	South	N/A	Rail Corridor
	East	A-1/R-1-10	Light Industrial/Single family residential
	West	R-1-Flex	Single family residential
Date of DRC Review	September 9, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

PROPERTY HISTORY

This property has not been incorporated into Lehi City and remains unannexed.

REPORT ANALYSIS

The applicant is requesting to amend the General Plan land use designation of this 12.81-acre property from Low Density Residential (LDR) to Commercial (C) and Heavy Commercial (C-H). The applicant highlights the current land use of the property directly east as light industrial use, emphasizing that the requested use will be similar. Additionally, the applicant outlines that the potential Commercial zone would be located directly on the west side of the property, bordering the single family residential and offering a buffer of sorts between residential and heavy commercial.

The applicant is interested in pursuing a development agreement with the City Council so that this commercial designated space would be office space, with architecture like that of a single-family detached house. An 8' solid fence would also be proposed along the west edge.

DRC Redline Comments

The DRC had five redline comments concerning this general plan amendment. Please consider the following comments:

1. There are concerns adding more Commercial and Heavy Commercial in this area due to limited access. Currently, traffic is forced to go down 600 E which already has a lot of heavy truck traffic through what is primarily a residential neighborhood. Expanding on this land use creates more travel demand with uses that don't directly serve the surrounding neighborhoods. If access could be achieved eastward to 850 East, that would alleviate much of the concern from a traffic perspective.
2. The City Council would have to decide if they want to enter into a development agreement on this proposal. Otherwise, the issue at hand is just the GP amendment.
3. The connectivity requirements in Chapter 37 of the Development Code require that 570 South extend to 600 East in order to not exceed the maximum block length on 600 E.

Please consider the DRC comments in your motion,

POSSIBLE MOTIONS AND FINDINGS

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

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

Lakeview Land and Rock General Plan Amendment
DRC Redline Comments

Cole Peck – requests review of the Lakeview Land and Rock General Plan Amendment located at approximately 600 South 600 East, changing the designation for LDR (Low Density Residential) to Commercial and Heavy Commercial

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: Tony Trane
Date of Plans Reviewed: 8/31/26
Time Start: 1:05 PM
Time End: 1:20 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections: No comments.
Shelbey – Public Works: No comments
Gary E. – Engineering:
1. There are a master planned 12" PI and a 10" culinary line planned through this parcel.

Matt – Traffic: No comments
Kim – Planning:
2. There are concerns adding more Commercial and Heavy Commercial in this area due to limited access. Currently, traffic is forced to go down 600 E which already has a lot of heavy truck traffic through what is primarily a residential neighborhood. Expanding on this land use creates more travel demand with uses that don't directly serve the surrounding neighborhoods. If access could be achieved eastward to 850 East, that would alleviate much of the concern from a traffic perspective.
3. The City Council would have to decide if they want to enter into a development agreement on this proposal. Otherwise, the issue at hand is just the GP amendment.
4. The connectivity requirements in Chapter 37 of the Development Code require that 570 South extend to 600 East in order to not exceed the maximum block length on 600 E.
5. Submit a concept plan and additional information for presentation to help Planning Commission and Council visualize the intent.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 24TH PENDING ENVELOPES AND CONCEPT PLAN

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.

August 1, 2026

Lehi City
Attn: City Council and Staff

Subject: LAKEVIEW LAND AND ROCK DEVELOPMENT LLC GENERAL PLAN AMENDMENT

The properties owned by, Lakeview Land and Rock Development LLC, located at 600 South 600 East (serial number 13:007:0040) is requesting a general plan amendment for the Lehi City General Plan Map. This general plan amendment submittal is requesting approximately 12.81 acres change the designation to Commercial and Heavy Commercial with the intent of a development agreement between the property owner and Lehi City. We feel this is an appropriate request based on the criteria below:

(a) In general, the topography, vegetation, and other natural features present on the property proposed for the amendment is Flat Land.

(b) The existing land uses to the east of the property is a light industrial use and the property to the west is residential. The initial development is anticipated to be a couple acres for the property owner to build an office warehouse building for their construction companies.

(c) The potential development of the property would be to develop office warehouse with some potential storage areas along the east side of the project. The requested use is similar to the property east and is anticipated to include restriction and/or exceptions in the development agreement if recommended by the Council.

One future proposed use along the westerly side that is being considered is office space that looks more like a home, (similar to the older homes along Main Street). This will help to keep a buffer area for the single family homes and give a more blended feel to the area. This area is being proposed as commercial and can allow for additional requirements based on the development agreement. Such items would be anticipated to define uses, landscaping protection along the residential and fencing agreements. The anticipation is to construct an 8' high solid fence along the westerly edge.

(d) This proposal would fit in with the Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan base on the adjacent similar uses, a railroad along the property and a significant need within the City for this type of use along with the measures being put in place to create a transition buffer with the homes to the west.

(e) The potential (when the property is developed) demands for Lehi City provided facilities and services to the area including culinary water, irrigation water, wastewater,transportation facilities, drainage, fire protection, solid waste, parks and recreation, and police protection would be lessened with the current proposal based on the fact that the proposed impact to the systems would be at different times from the typical residential demands.

We feel that the proposed amendment request is an appropriate request and would be in line with the City's future planning. We ask that you direct City Staff to coordinate with us for the creation of a development agreement that would allow approval for the requested General Plan Amendment for the Lakeview Land and Rock property along 600 East.

Thank you for your consideration of this matter.

NO SMOKING
PUBLIC
HEARING
General Plan
Amendment
Location: 600 South 600 East
Lakeview Land and Rock
General Plan
Lehi City Planning Commission:

PUBLIC
HEARING
General Plan
Amendment

PUBLIC
HEARING
General Plan
Amendment
801-492-4040

Lakeview Land and Rock General Plan Amendment

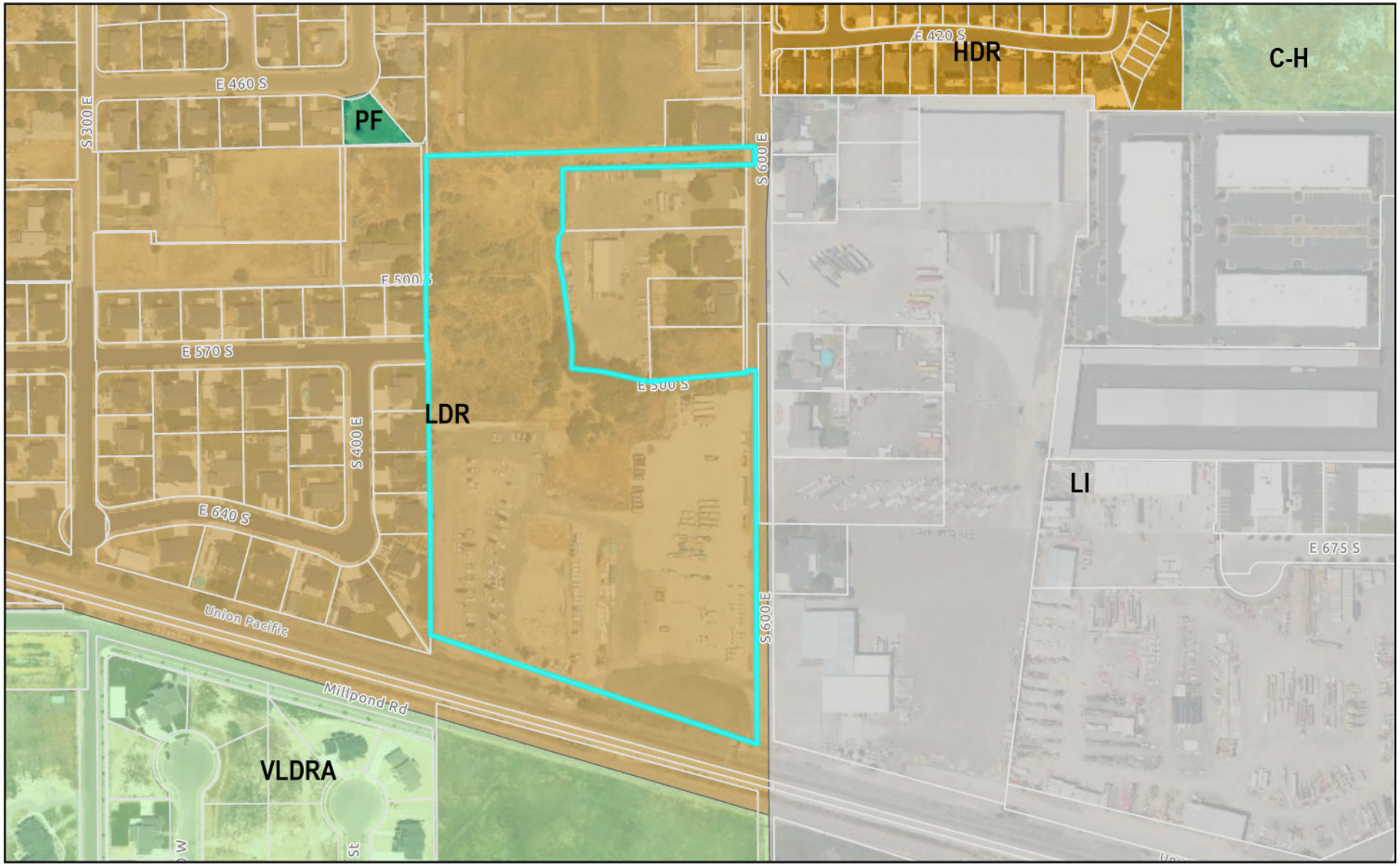
Aerial

0 435 870 1,740 Feet

LEHI CITY

Lakeview Land and Rock General Plan Amendment

General Plan

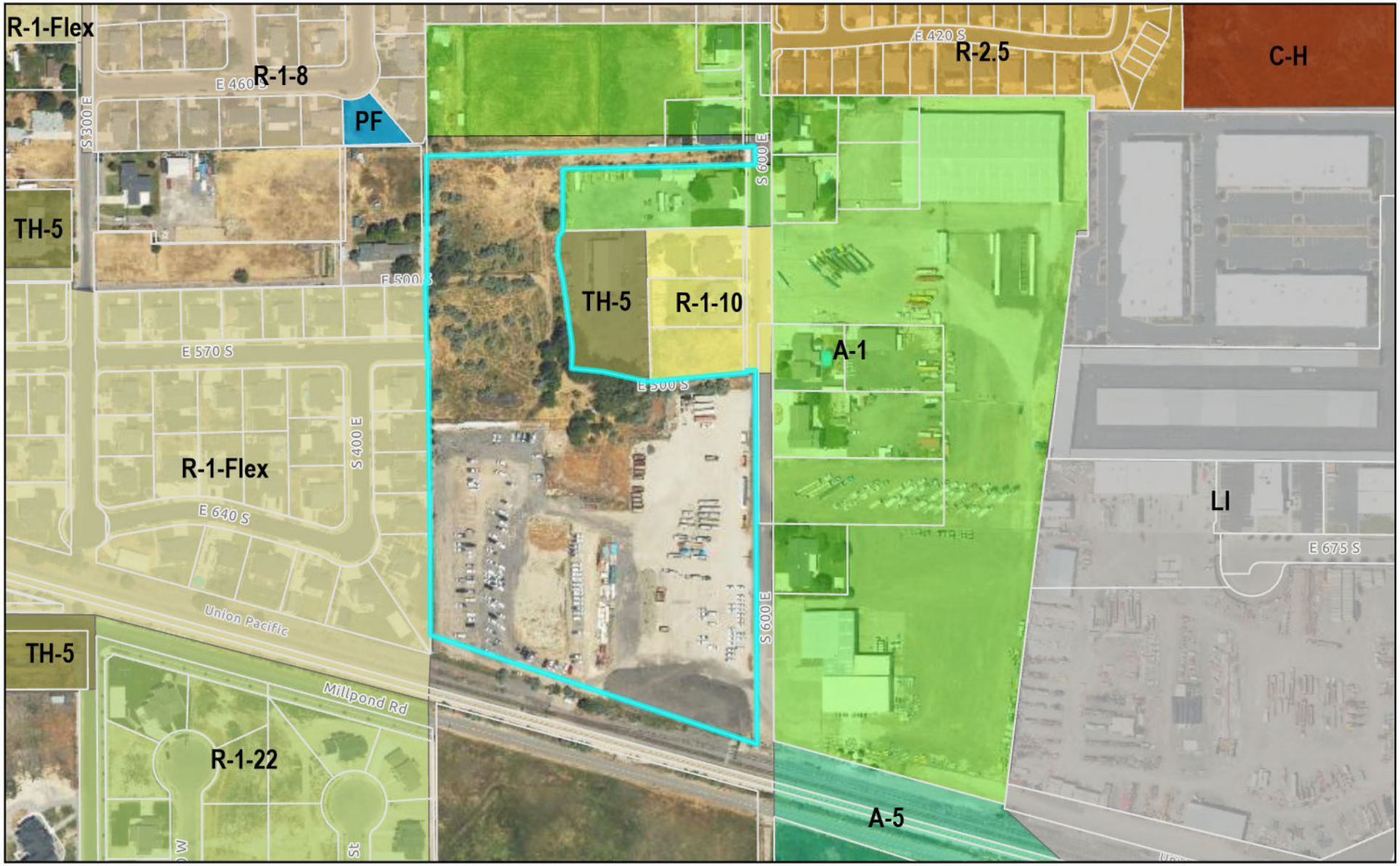


0 435 870 1,740 Feet

LEHI CITY

Lakeview Land and Rock General Plan Amendment

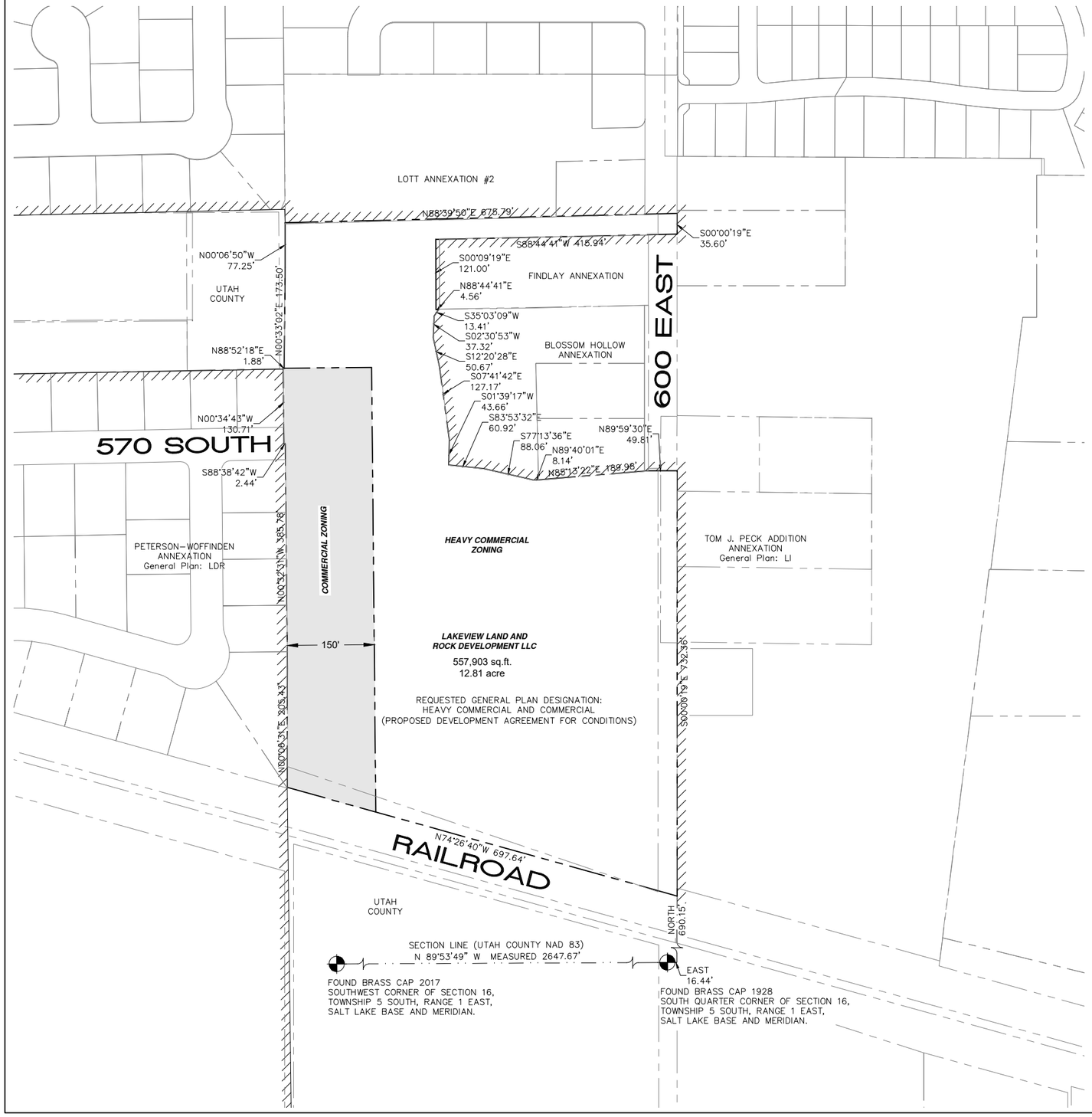
Zoning

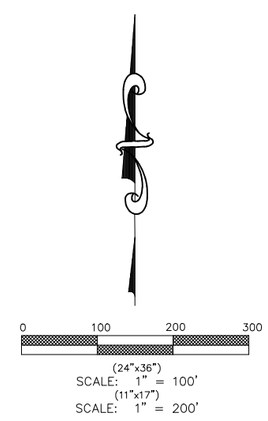


0 435 870 1,740 Feet

LEHI CITY

LAKEVIEW LAND AND ROCK DEVELOPMENT LLC
GENERAL PLAN AMENDMENT





SECTION CORNER MONUMENT

LEHI CITY BOUNDARY

SECTION LINE

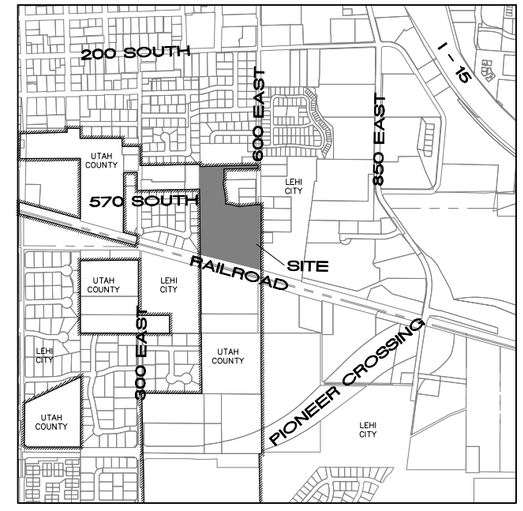
FUTURE ANNEXATION BOUNDARY

EXISTING PROPERTY LINES

Property Description
Beginning at a point on the North right of way fence of the rail road which is East 16.44 feet and North 690.15 feet from the South Quarter Corner of Section 16, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence North 74°26'40" West 697.64 feet along a Surveyed line by George Wilson Entry No. 10–01 and its extension thereof; thence along the Peterson–Woffinden Annexation the following four courses 1) North 00°06'31" East 205.43 feet; 2) North 00°32'31" West 385.78 feet; 3) South 88°38'42" West 2.44 feet; 4) North 00°34'43" West 130.71 feet; thence North 88°52'18" East 1.88 feet; thence North 00°33'02" East 173.50 feet along a fence line; thence North 00°06'50" West 77.25 feet along an existing fence line; thence North 88°39'50" East 675.79 feet along the South line of Lott Annexation #2; thence South 00°00'19" East 35.60 feet along the West line of Tom J. Peck Addition Annexation; thence along the Findlay Annexation the following three courses 1) South 88°44'41" West 415.94 feet; 2) South 00°09'19" East 121.00 feet; 3) North 88°44'41" East 4.56 feet; thence following along the Blossom Hollow Annexation the following ten courses 1) South 35°03'09" West 13.41 feet; 2) South 02°30'53" West 37.32 feet; 3) South 12°20'28" East 50.67 feet; 4) South 07°41'42" East 127.17 feet; 5) South 01°39'17" West 43.66 feet; 6) South 83°53'32" East 60.92 feet; 7) South 77°13'36" East 88.06 feet; 8) North 89°40'01" East 8.14 feet; 9) North 85°13'22" East 189.98 feet; 10) North 89°59'30" East 49.81 feet; thence South 00°00'19" East 732.36 feet along the Tom J. Peck Addition Annexation to the point of beginning.

Property contains 12.81 acres more or less

Basis of Bearing: NAD 83 Bearings



VICINITY MAP

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

LAKEVIEW LAND AND ROCK DEVELOPMENT LLC GENERAL PLAN AMENDMENT

Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: September 24, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Windy City Development's request for review of the Spring Meadow Villas Preliminary PRD Subdivision, a 71-lot residential subdivision located at 1630 S 500 E.

Summary:

Attachments:

Spring Meadow 1.pdf

Spring Meadow 2.pdf

SPRING MEADOW VILLAS (PRD) PRELIMINARY SUBDIVISION

PLANNING COMMISSION REPORT

Applicant	Windy City Development		
Meeting Date	September 24th, 2026		
Requested Action/Purpose	Public hearing, review, and recommendation for a proposed preliminary subdivision		
Decision Type	Administrative		
Location	Approximately 500 E 1630 S		
Existing General Plan Designation	VLDRA & ESA		
Existing Zoning	R-1-22 & A-5		
Existing Land Use	Vacant/Open space		
Number of Lots/Units	71		
Adjacent Zoning and Land Use	*North*	PF/PC	Substation/Pond & Townhomes
	East	PC	Single Family Residential
	South	A-5	Utah Lake Shoreline
	West	A-5	Undeveloped
Date of DRC Review	August 12, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation or final approval
City Council	Final approval (Only for PUD, PRD, TOD, or Planned Community)

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

January 20th, 1999	The Mill Pond Annexation incorporated this property into Lehi City.
September 10th, 2024	The City Council approved the Triple B zone change to R-1-22 for this property
May 26th, 2026	The City Council approved the Spring Meadow Villas Concept plan.

REPORT ANALYSIS

The applicant requests review and recommendation of the Spring Meadow Villas Preliminary Subdivision located at approximately 610 E 1630 S. The development plan includes seventy-one lots that range in size from 9,036 to 22,181 square feet. The larger lots are more heavily concentrated on the south end of the development while smaller lots are

located towards the northern end. The section of this property zoned as A-5, will continue to be preserved to protect the Utah Lake Shoreline and allow for a future trail and Pony Express Parkway.

The City Council previously approved a 9-lot density bonus in lieu of city reimbursement for right of way dedication, additional open space, and construction of a shared-use path within the Powerline corridor. This density bonus was worked through by staff, the applicant, and the City Council.

DRC Comments

There were 27 redline comments that were primarily utility comments to be updated for the final subdivision submittal. The DRC comments included the following:

1. Double frontage and trail corridor to be maintained by HOA-same as Spring Creek subdivision
   Add note: HOA to maintain trail corridor and park strip. City preference.
2. Show and label the Powerline Trail.
3. Show the trail connecting to the existing trail in the park.
4. The 10' wide trail connector at the end of the cul-de-sac needs to be asphalt.
5. The required open space shall be landscaped with sod and irrigation sprinklers and a mini-mum 25% of the proposed open space shall be water wise landscaping as defined in Chapter 39 of this Code.

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

1. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
2. Other findings based upon information presented at the public hearing.

Spring Meadow Villas Preliminary Subdivision Review
DRC Redline Comments

Windy City Development- requests review of the Spring Meadow Villas Preliminary Subdivision, a 71-lot residential subdivision located at 1630 S 500 E.

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: Tony Trane
Date of Plans Reviewed: 8/4/26
Time Start: 3:02 pm
Time End: 3:25 pm

DRC REDLINE COMMENTS:

Glade – Power:

✓ 1. Provide, show and label the required PUE&RCE at all road frontages. ✓

Brad – Fiber: Prior to Precon: The communication plan must be included with the final plan set and overlaid on the utility sheet. The communication plan will be provided by Lehi City Fiber. OK

Garion – Fire:

✓ 2. Dead ends greater than 150' require a turnaround. If there are possibilities of a future connection, a temporary turnaround may be installed. Shown

✓ 3. Diameter of the cul-de-sac must be 100'. adjusted

Ryan – Water/Sewer:

4. Do you plan on Land drain laterals to each lot? Not Defined

✓ 5. will require construction valves. OK

✓ 6. show water service in planter strips. Shown

✓ 7. show proper valving in all intersections. show permanent blow offs in intersection every 500 feet. Shown

✓ 8. water services 5' off of property line. ✓

James – Parks:

9. Double frontage and trail corridor to maintained by HOA-same as Spring Creek subdivision
Add note: HOA to maintain trail corridor and park strip No HOA - Dedicated to City

10. Provide landscaping and irrigation plan for trail corridor and park strip. ✓

11. Consider shifting the orientation of these homes to face 1630 South. Thereby eliminating the double fronting lots, and thereby eliminating the park strip. This is AT City Request

12. Update to read Lehi City ✓

Gary S. – Building/Inspections:

13. A soils report is required. Underway

Shelbey – Public Works:

✓ 14. Show extents of 100 year floodplain Shown

Gary E. – Engineering:

✓ 15. Label PI and water as connection to the Spring Creek subdivision to the east ✓

✓ 16. A payment-in-lieu of detention amount will need to be figured and agreed upon – Project in Lieu

✓ 17. ~~2024 standards~~ Removed

✓ 18. Show PI and water stubbing out to the property to the west with blowoff and hydrant. ✓

✓ 19. Show ADA ramps at all corners Shown

✓ 20. Key note 8? HOT TAP CUL MAIN

✓ 21. 1630 South should have a 48' asphalt width and on the south side a 5' walk and 7' planter Shown

✓ 22. Show transition to an integral walk to Spring Creek Subdivision Shown

✓ 23. Show the trail extensions at the trail crossings with a 22' asphalt width ✓

✓ 24. Add notes to plat:
Parcels A, B, C and D dedicated to Lehi City ADDED
Each lot is to retain on site their own storm water and is not allowed to run off onto adjacent property.

✓ 25. Label the ROW widths and show as public roads

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.

26. Show temporary turn-a-round easement on plat
27. Add note to plat if payment in lieu of detention is agreed upon. Noted
    Detention requirements have been met through "payment in lieu of detention"
28. Knuckles and cul-de-sacs should have a radius of 64' Adjusted
29. corner radius should be a minimum of 12' 15' is Greater than 12' but can adjust at Final
30. RE-WORD THE DENSITY NOTE TO READ:
    AN ADDITIONAL 10 LOTS OF DENSITY HAS BEEN GRANTED IN LIEU OF CITY REIMBURSEMENT FOR:
    A) RIGHT OF WAY DEDICATION AND PAVEMENT WIDENING ALONG 1630 SOUTH AND 610 EAST
    B) RIGHT-OF-WAY DEDICATION FOR FUTURE PONY EXPRESS PARKWAY
    C) APPROX. 10 ACRES OF ADDITIONAL OPEN SPACE DEDICATION SOUTH OF THE FUTURE PONY EXPRESS PARKWAY
    D) CONSTRUCTION OF A 10-FOOT WIDE SHARED-USE PATH WITHIN THE POWERLINE CORRIDOR
31. Key note 6?

Matt – Traffic: No comments

Kim – Planning:

32. Show Powerline Trail through the project. Note as a 10' wide asphalt path.
33. Show curb extensions where the Powerline Trail crosses the streets.
34. I know this has been discussed before - This extra asphalt width does nothing to carry more traffic but can lead to higher vehicle speeds which increases risk potential, and this creates more future asphalt maintenance/replacement. (See Brad response comment)
35. Keep the name consistent with Spring Meadow Villas.
36. Label the trail between lots 23 and 22, and show it connecting to the existing trail in the park. Also show bike ramp from the street (RD-19). Natural Trail, Connection.
37. Show future Utah Lake trail with dashed lines.
38. Provide a circulation plan including a connectivity index calculation (also show links and nodes on the plan), block lengths, bike/pedestrian connectivity, and show any other required info for connectivity.
39. Clarify this will be a PRD Subdivision. Shown

PRECON MEETING REQUIRED? (FULL)

ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

THE CHECK-OFF PROCESS WILL TAKE AT LEAST FOUR WEEKS 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. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.

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

Spring Meadow Villas Preliminary Subdivision Review
DRC Redline Comments

Windy City Development- requests review of the Spring Meadow Villas Preliminary Subdivision, a 71-lot residential subdivision located at 1630 S 500 E.

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: Tony Trane
Date of Plans Reviewed: 8/27/26
Time Start: 1:20 PM
Time End: 1:50 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Brad – Fiber:
A. Prior to Precon: The communication plan must be included with the final plan set and overlaid on the utility sheet. The communication plan will be provided by Lehi City Fiber.
Garion – Fire: No comments.
Ryan – Water/Sewer:
1. show and label pi services in planter stripe.
2. Show plan and profile sheets for all utilities.
3. 4" bow off will need to be flanged to cross with valve flanged to tee. On all intersections.
4. hydrant needs to be placed in center of planter stripe.
5. remove blow off. lot 8
6. move water services lot 12,11. interfere with valves.
7. need valve for 4" blow off
8. label all bends on plan set.
9. Is this 1900 south?
10. Valve on 4" blow off
11. Label all MH sizes on plan set.
12. Has this been approved by TSSD? How is TSSD going to measure the flow are they going to want another meter for this connection.

James – Parks:
13. Double frontage and trail corridor to be maintained by HOA-same as Spring Creek subdivision
    Add note: HOA to maintain trail corridor and park strip. City preference.
14. Provide landscaping and irrigation plan for trail corridor and park strip.
15. Provide grading plan for the East boundary of lots on the East side of the development. The grading plan should capture and protect against tailings being deposited into Spring Creek wetlands open space. (Final)

Gary S. – Building/Inspections:
16. A soils report is required. (Final)

Shelbey – Public Works: No comments
Gary E. – Engineering:
17. A payment-in-lieu of detention amount will need to be figured and agreed upon
18. Dimension the mid-block crossing as 22' and call out to be constructed according to Lehi standard drawing RD-17
19. Add note to plans to construct trail ramp according to Lehi City detail RD-19
20. Show and label the 10' PU&RCE lines on the plat
21. Sidewalks should be 6" thick with 6" road base. Add note to construct according to Lehi standard detail RD-05.
22. 2024 Lehi Design standards (note 8, sheet 2 and 3)

Matt – Traffic: ***No comments***
Kim – Planning:
23. Show and label the Powerline Trail.
24. Include cul-de-sac as a node. There should be 8 nodes.

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.

25. Show the trail connecting to the existing trail in the park.
26. The 10' wide trail connector at the end of the cul-de-sac needs to be asphalt.
27. The required open space shall be landscaped with sod and irrigation sprinklers and a mini-mum 25% of the proposed open space shall be water wise landscaping as defined in Chapter 39 of this Code.

    Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Deciduous trees shall be a mini-mum 2" caliper and coniferous trees shall be a minimum six feet in height. (Final)

PRECON MEETING REQUIRED? (FULL)

General Comments

1. This extra asphalt width does nothing to carry more traffic but can lead to higher vehicle speeds which increases risk potential, and this creates more future asphalt maintenance/replacement. (See Brad response comment)
2. During construction do not disturb the south quarter section marker (Engineering)
3.

ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

THE CHECK-OFF PROCESS WILL TAKE AT LEAST FOUR WEEKS 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. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. Show lot addresses on the final plat (must coordinate with Planning Division).
8. New property line adjacent to existing roads and any new trails must be staked and reviewed by the City.
9. 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/
10. 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.
11. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
    Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.

STAFF

12. Address any comments or conditions from Planning Commission approval of the preliminary
13. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled

PRIOR TO RECORDING OF PLAT:

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.

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. Provide a recorded copy of required boundary line agreement(s).
7. Provide a signed original copy of the CC&Rs to record with the plat (to be reviewed by City Attorney).
8. Warranty deed/title insurance (open space, detention, City park property, City trails, some road dedication). Title insurance policies on each to be obtained through Marnae at Affiliated First Title 801-610-1670
9. All City utilities/infrastructure has been accepted and signed off by all Lehi City Inspectors.

STAFF

10. 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.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 24TH (PENDING ENVELOPES).

(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.

FOR SALE BY OWNER
PUBLIC HEARING
Preliminary PRD
Subdivision

PUBLIC
HEARING
Preliminary PRD
Subdivision
Location: 1630 South 500 East
Spring Meadow Villas
Lehi City Planning Commission:
Thursday, December 24, 2025
Lehi City Council Chambers
153 N. 100 E. Lehi, UT

PUBLIC
HEARING
Preliminary PRD
Subdivision
Location: 1630 South 500 East
Spring Meadow Villa
Lehi City Planning Commission

Spring Meadow Villas Preliminary Subdivision

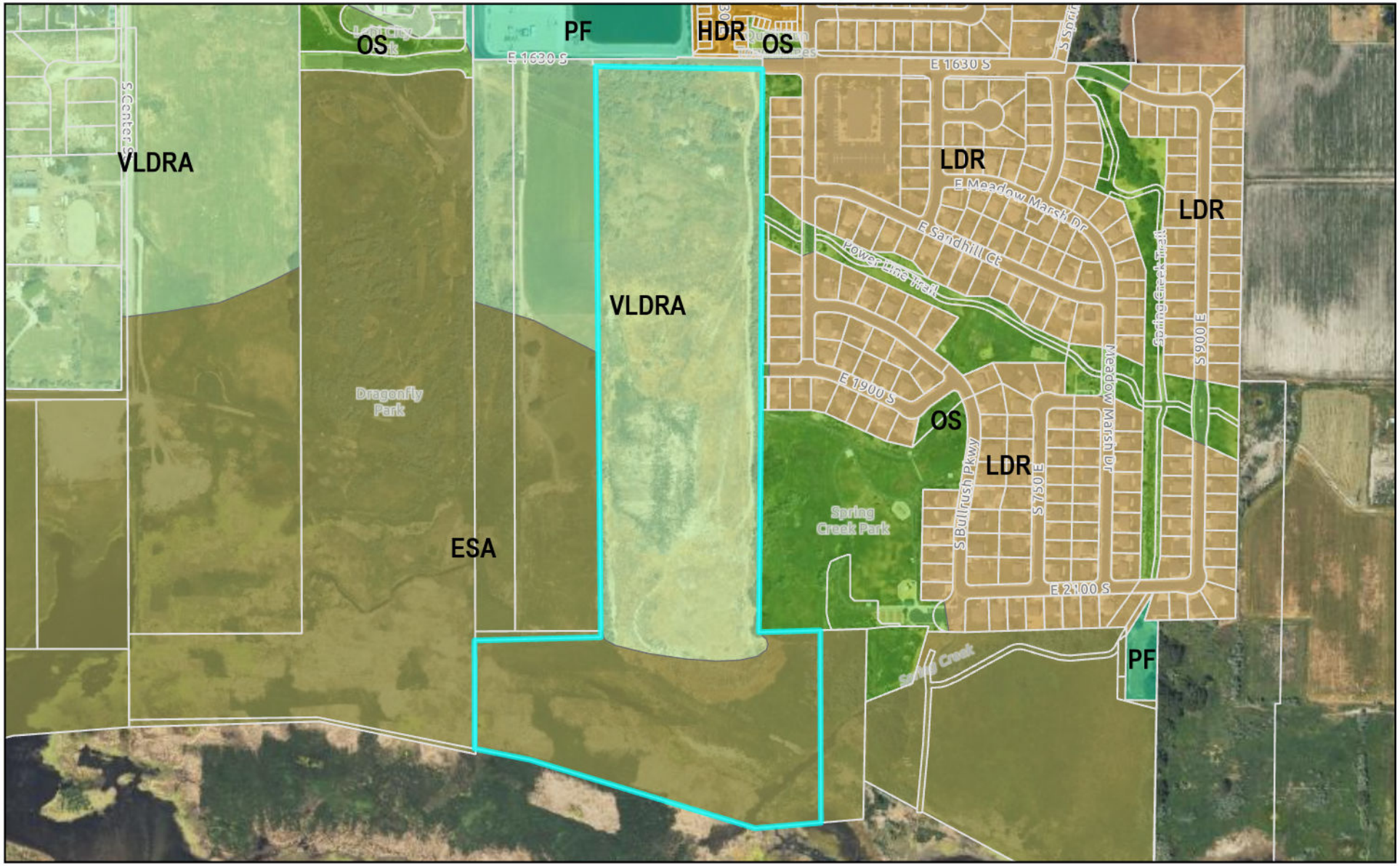
Aerial

0 800 1,600 3,200 Feet

LEHI CITY

Spring Meadow Villas Preliminary Subdivision

General Plan

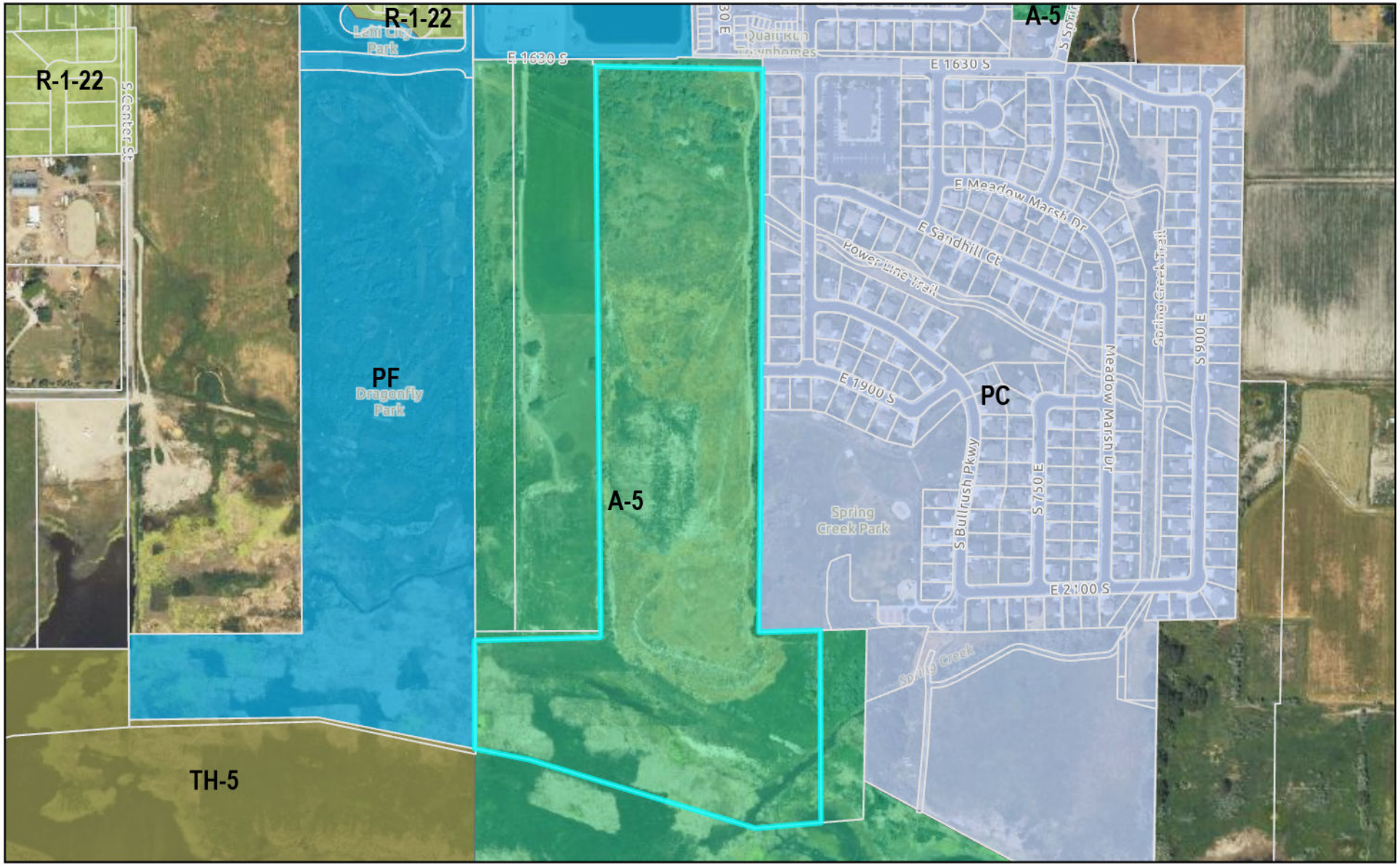


0 800 1,600 3,200 Feet

LEHI CITY

Spring Meadow Villas Preliminary Subdivision

Zoning



0 800 1,600 3,200 Feet

LEHI CITY

PRELIMINARY PLAT SPRING MEADOW VILLAS
PRD DEVELOPMENT

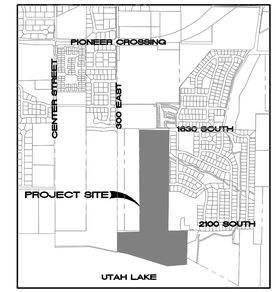
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH

LAND USE:	
PROJECT AREA=	51.46 ACRES
ZONING R1-22=	33.17 ACRES
ZONING A-5=	18.3 ACRES
TOTAL LOTS=	71 LOTS
OVERALL DENSITY=	1.38 LOTS/ACRE
RIGHT-OF- WAY AREA=	7.57 ACRES
OPEN SPACE=	22.61 ACRES
20% OPEN SPACE=	10.28 ACRES

AN ADDITIONAL 9 LOTS OF DENSITY HAS BEEN GRANTED IN IN LIEU OF CITY REIMBURSEMENT FOR:

A) RIGHT-OF-WAY DEDICATION AND PAVEMENT WIDENING ALONG 1630 SOUTH AND 610 EAST
B) RIGHT-OF-WAY DEDICATION FOR FUTURE PONY EXPRESS PARKWAY
C) APPROX. 10 ACRES OF ADDITIONAL OPEN SPACE DEDICATION SOUTH OF THE FUTURE PONY EXRPESS PARKWAY
D) CONSTRUCTION OF A 10-FOOT WIDE SHARED-USE PATH WITHIN THE POWERLINE CORRDOR

NOTES:
1. PARCELS A, B, C, D AND E DEDICATED TO LEHI CITY
2. DETENTION REQUIREMENTS HAVE BEEN MET THROUGH "PAYMENT IN LIEU OF DETENTION".
3. EACH LOT IS TO RETAIN ON SITE STORM WATER AND ARE NOT ALLOWED RUN OFF FROM THEIR LOT ONTO ADJACENT PROPERTY.

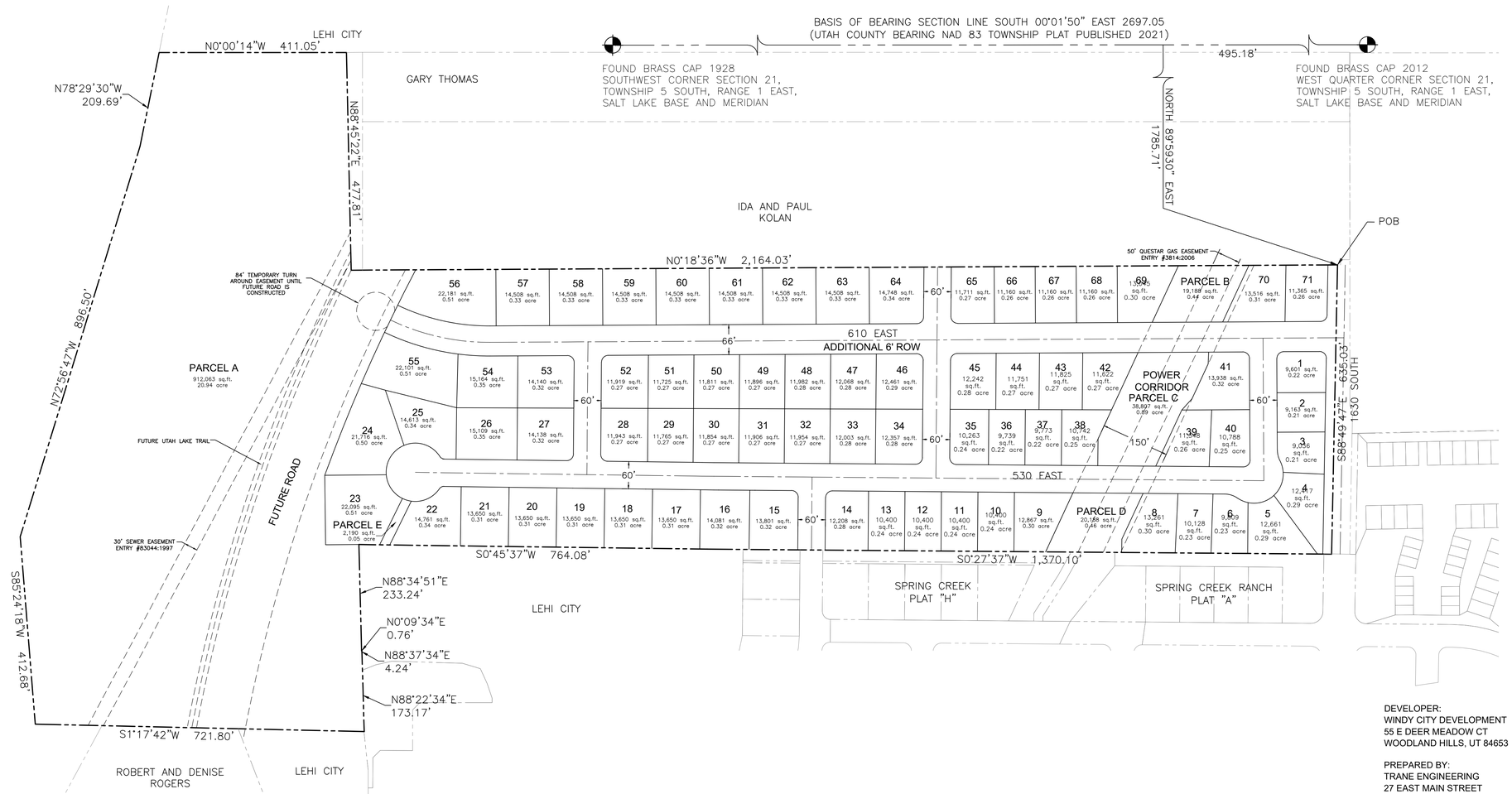


VICINITY MAP

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°01'50" East 495.18 feet along the section line and North 89°59'30" East 1785.71 feet from the West Quarter Corner of Section 21, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence South 88°49'47" East 635.03 feet; thence along Spring Creek Ranch Plats the following six courses 1) South 00°27'37" West 1370.10 feet; 2) South 00°45'37" West 764.08 feet; 3) North 88°34'51" East 233.24 feet; 4) North 00°09'34" East 0.76 feet; 5) North 88°37'34" East 4.24 feet 6) North 88°22'34' East 173.17 feet; thence South 01°17'42" West 721.80 feet; thence along Boundary Line Agreement Entry 25922:2002 the following three courses 1) South 85°24'18" West 412.68 feet; 2) North 72°56'47" West 896.50 feet; 3) North 78°29'30" West 209.69 feet; thence North 00°00'14" West 411.05 feet; thence North 88°45'22" East 477.81 feet; thence North 00°18'36" West 2,164.03 feet to the point of beginning.

PARCEL CONTAINS: 51.46 acres



DEVELOPER:
WINDY CITY DEVELOPMENT
55 E DEER MEADOW CT
WOODLAND HILLS, UT 84653

PREPARED BY:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043

0 130 260 390

SCALE: 1" = 130'

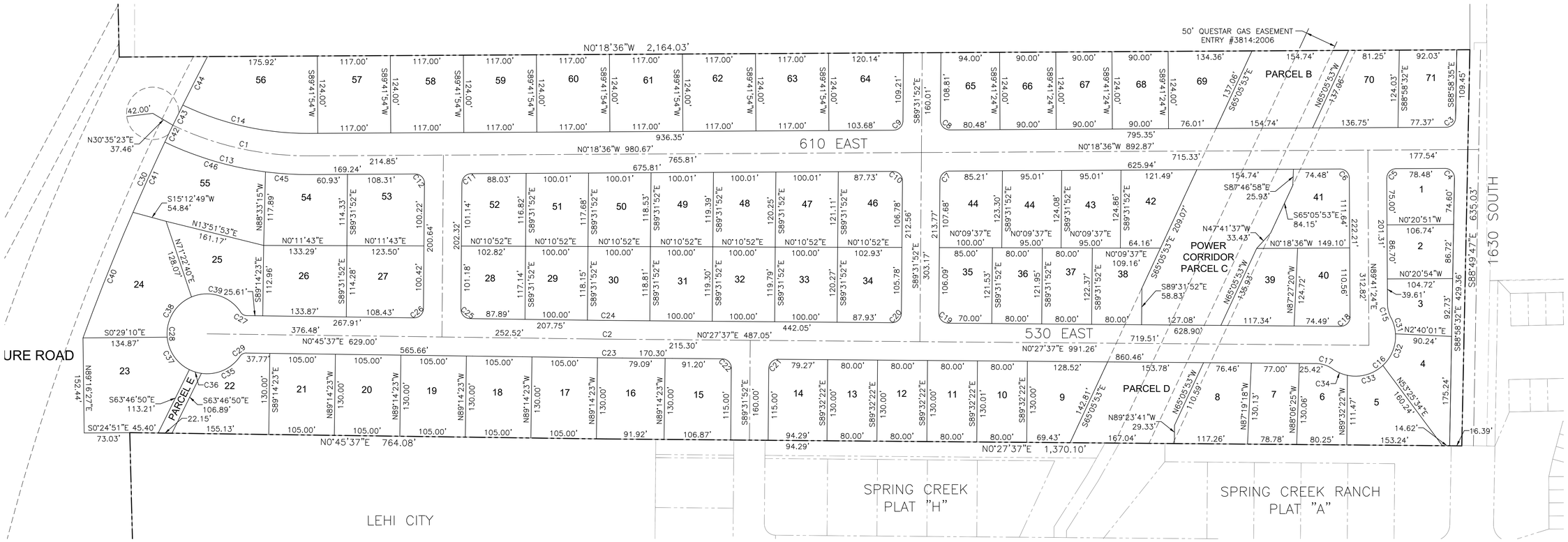
PRELIMINARY PLAT SPRING MEADOW VILLAS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH

A PRD RESIDENTIAL SUBDIVISION

SCALE: 1"= 130 FEET

SURVEYOR SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	225.98	500.00	25°53'43"	224.06	N12°38'15"E
C2	26.18	5000.00	0°18'00"	26.18	N00°36'37"E
C3	23.21	15.00	88°39'56"	20.96	N44°38'34"W
C4	23.91	15.00	91°20'04"	21.46	S45°21'26"W
C5	23.56	15.00	90°00'00"	21.21	S45°18'36"E
C6	23.56	15.00	90°00'00"	21.21	S44°41'24"W
C7	23.36	15.00	89°13'16"	21.07	S44°55'14"E
C8	23.77	15.00	90°46'44"	21.36	N45°04'46"E
C9	23.36	15.00	89°13'16"	21.07	N44°55'14"W
C10	23.77	15.00	90°46'44"	21.36	S45°04'46"W
C11	23.36	15.00	89°13'16"	21.07	S44°55'14"E
C12	23.77	15.00	90°46'44"	21.36	S45°04'46"W
C13	239.53	530.00	25°53'39"	237.49	N12°38'14"E
C14	209.39	464.00	25°51'23"	207.62	N12°37'06"E
C15	23.67	50.00	27°07'43"	23.45	N76°07'33"E
C16	169.95	64.00	152°08'40"	124.24	N41°21'59"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C17	29.88	50.00	34°14'44"	29.44	S17°34'59"W
C18	23.76	15.00	90°46'13"	21.36	N44°55'29"W
C19	23.56	15.00	90°00'31"	21.21	N45°27'52"E
C20	23.56	15.00	89°59'29"	21.21	N44°32'07"W
C21	23.56	15.00	89°59'29"	21.21	S44°32'07"E
C22	23.56	15.00	90°00'31"	21.21	S45°27'53"W
C23	26.34	5030.00	0°18'00"	26.34	N00°36'37"E
C24	26.02	4970.00	0°18'00"	26.02	N00°36'37"E
C25	23.49	15.00	89°42'31"	21.16	N45°36'52"E
C26	23.64	15.00	90°17'29"	21.27	N44°23'07"W
C27	11.82	12.00	56°27'08"	11.35	N28°59'11"E
C28	327.18	64.00	292°54'16"	70.74	S89°14'23"E
C29	11.82	12.00	56°27'08"	11.35	S27°27'57"E
C30	493.46	3658.50	7°43'41"	493.09	S66°07'50"E
C31	26.66	64.00	23°52'08"	26.47	S74°29'45"W
C32	56.30	64.00	50°24'01"	54.50	N68°22'10"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C33	61.39	64.00	54°57'44"	59.07	N15°41'17"W
C34	25.59	64.00	22°54'46"	25.42	N23°14'58"E
C35	71.16	64.00	63°42'06"	67.55	N23°50'28"W
C36	20.34	64.00	18°12'36"	20.26	N17°06'52"E
C37	65.90	64.00	59°00'00"	63.03	N55°43'10"E
C38	80.48	64.00	72°02'44"	75.28	S58°45'27"E
C39	89.30	64.00	79°56'50"	82.23	S17°14'20"W
C40	216.65	3658.50	3°23'34"	216.61	S68°17'53"E
C41	123.50	3658.50	1°56'03"	123.49	S65°38'05"E
C42	30.00	3658.50	0°28'11"	30.00	S64°25'57"E
C43	36.00	3658.50	0°33'50"	36.00	S63°54'57"E
C44	87.32	3658.50	1°22'03"	87.32	S62°57'01"E
C45	70.51	530.00	7°37'21"	70.46	N03°30'04"E
C46	169.02	530.00	18°16'18"	168.30	N16°26'54"E

0 80 160 240

SCALE: 1" = 80'

PRELIMINARY PLAT
SPRING MEADOW VILLAS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH

A PRD RESIDENTIAL SUBDIVISION

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

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

SPRING MEADOW VILLAS
PRELIMINARY CONSTRUCTION PLANS

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21 , AND THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 5 RANGE 1 EAST SALT LAKE BASE AND MERIDIAN,

LEHI, UTAH

prepared for:

WINDY CITY DEVELOPMENT

299 E HEALEY BLVD
ALPINE, UT 84004

prepared by:

TRANE ENGINEERING

27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

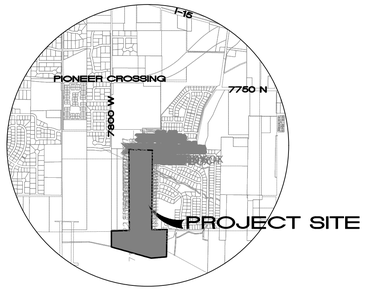
SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET / INDEX SHEET
2-3	UTILITY PLAN PRELIMINARY
4-5	DRAINAGE PLAN PRELIMINARY
6-7	PRELIMINARY PLAT

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE AS PER THE 2024 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS AND LEHI CITY POWER SPECIFICATIONS.
2. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE 2024 EDITION OF THE LEHI CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
3. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
4. PRIOR TO COMMENCEMENT OF ANY WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.

SITE MAP



VICINITY MAP
-NTS-

LAND USE:	
PROJECT AREA=	51.46 ACRES
ZONING=	R-1-22, A-5
TOTAL LOTS=	71 LOTS
OVERALL DENSITY=	1.38 LOTS PER ACRE

UTILITIES AND SERVICES

NATURAL GAS	QUESTAR GAS
ELECTRIC	LEHI POWER
TELEPHONE	QWEST COMMUNICATIONS
CABLE TELEVISION	COMCAST

REGISTERED PROFESSIONAL ENGINEER # 362346 TONY G. TRANE STATE OF UTAH

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	7/23/2026
4				CDGO FILE:	

J:\BILL ELTON\RIPLEY MEADOWS\01 COVER.dwg

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

LEHI, UTAH

SPRING MEADOW VILLAS
A RESIDENTIAL SUBDIVISION

COVER

JOB
WCD

SHEET NO.
1

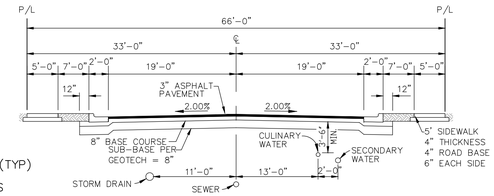
GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LEHI CITY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, AN EROSION & SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
3. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICE, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
4. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LEHI CITY STANDARDS AND SPECIFICATIONS, CONTRACTOR TO ENSURE ALL ADA STANDARDS ARE MET.
5. INSTALL CONSTRUCTION VALVES AT TIE-IN LOCATIONS TO EXISTING WATER LINES.
6. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR APPROVED EQUAL.
7. PAYMENT IN LIEU OF DETENTION. IT IS ANTICIPATED THAT THE PROJECT WILL COORDINATE DETENTION REQUIREMENTS AS PART OF THE PONY EXPRESS ROADWAY PROJECT AND DIRECT STORM WATER TO THE OPEN SPACE AT THE SOUTH SIDE OF THE PROPERTY
8. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

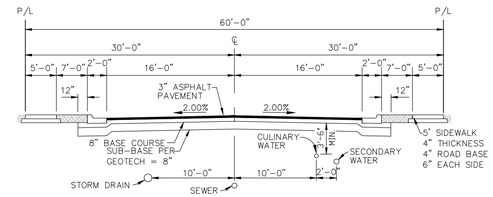
EARTH WORK TABLE:
SUBBASE IMPORT = 2000 CU. YRDS.
THE SITE IS ANTICIPATED TO KEEP ALL MATERIAL ON SITE. THE ONLY IMPORT IS ANTICIPATED TO BE FOR SUBBASE AND/OR ANY TRENCHING BACKFILL NEEDED

KEY NOTES:

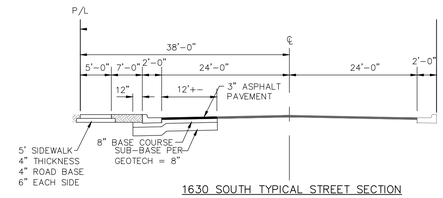
1. CONST. ADA PEDESTRIAN RAMP AS PER LEHI CITY STANDARDS (TYP)
2. CONST. FIRE HYDRANT ASSEMBLY AS PER LEHI CITY STANDARDS
3. END AND CAP WATER LINES WITH 2" TEMPORARY BLOW-OFFS AS PER LEHI CITY DETAILS
4. COORDINATE CAST IN PLACE MANHOLE ON EXISTING TSSD SEWER.
5. INSTALL STREET AND/OR STOP SIGN PER LEHI CITY STANDARDS
6. INSTALL STREET LIGHT PER LEHI CITY STANDARDS
7. INSTALL 4" BLOW-OFF AS PER LEHI CITY STANDARDS
8. HOT TAP EXISTING WATER MAIN AS PER LEHI CITY STANDARDS



66' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-



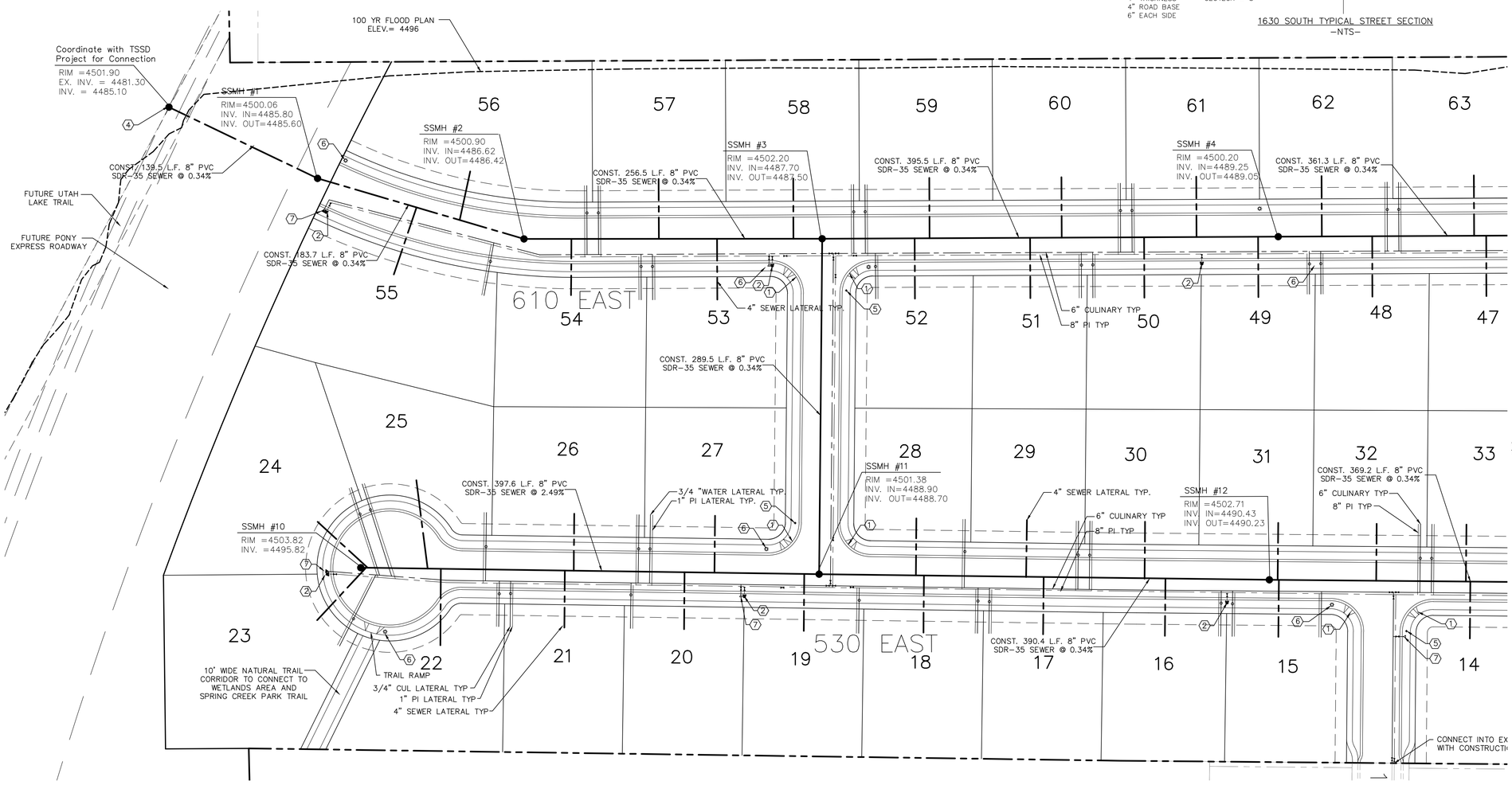
60' RIGHT-OF-WAY TYPICAL STREET SECTION
-NTS-

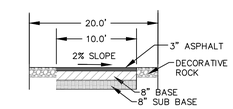


1630 SOUTH TYPICAL STREET SECTION
-NTS-

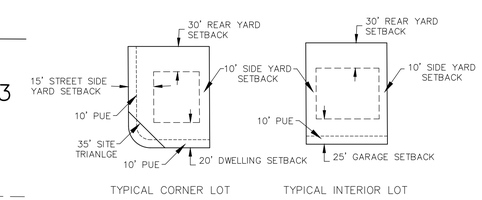
LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- CENTERLINE
- EASEMENT LINE
- SEC — PROPOSED 8" PVC C-900 PURPLE SECONDARY WATERLINE
- CUL — PROPOSED 6" PVC DR18 C-900 BLUE OR WHITE CULINARY WATERLINE
- SD — PROPOSED RCP STORM DRAIN W/ MH
- 8"SS — PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN W/ MH
- EXISTING SANITARY SEWER W/ MH
- FIRE HYDRANT
- WATER VALVE
- BLOW OFF
- PP — EXISTING POWER POLE
- TYPICAL KEY NOTE





ASPHALT TRAIL SECTION



SETBACK AND EASEMENT DETAIL

0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'

OWNER\DEVELOPER
WINDY CITY DEVELOPMENT
299 E HEALEY BLVD
ALPINE, UTAH 84004

REGISTERED PROFESSIONAL ENGINEER # 3622346 TONY G. TRANE STATE OF UTAH

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	TJT
2				CHECK BY:	TGT
3				DATE:	7/23/2026
4				CDGO FILE:	

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

LEHI, UTAH

SPRING MEADOW VILLAS
A RESIDENTIAL SUBDIVISION

UTILITY PLAN PRELIMINARY

JOB WCD

SHEET NO. 2

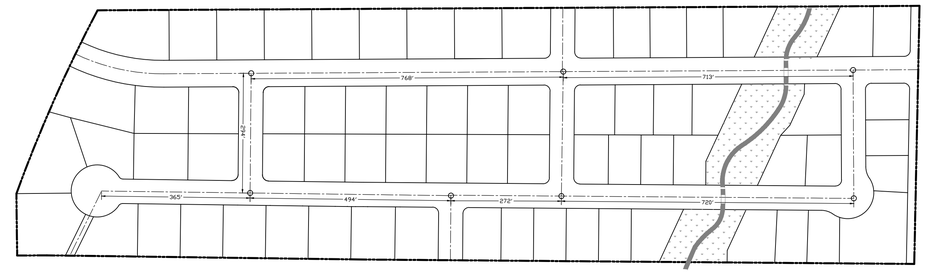
GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LEHI CITY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, AN EROSION & SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
3. PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICE, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
4. ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LEHI CITY STANDARDS AND SPECIFICATIONS, CONTRACTOR TO ENSURE ALL ADA STANDARDS ARE MET.
5. INSTALL CONSTRUCTION VALVES AT TIE-IN LOCATIONS TO EXISTING WATER LINES.
6. ALL MECHANICAL JOINTS REQUIRE A MEGA LUG OR APPROVED EQUAL.
7. PAYMENT IN LIEU OF DETENTION. IT IS ANTICIPATED THAT THE PROJECT WILL COORDINATE DETENTION REQUIREMENTS AS PART OF THE PONY EXPRESS ROADWAY PROJECT AND DIRECT STORM WATER TO THE OPEN SPACE AT THE SOUTH SIDE OF THE PROPERTY
8. ALL LEHI CITY SEWER, WATER, AND STORM DRAIN UTILITY TRENCH REQUIRE GRANULAR IMPORT MATERIAL AND SHALL MEET AN AASHTO A-1-a DESIGNATION ACCORDING TO SECTION 7.12 OF THE 2016 LEHI CITY DESIGN STANDARDS.

EARTH WORK TABLE:
SUBBASE IMPORT = 2000 CU. YRDS.
THE SITE IS ANTICIPATED TO KEEP ALL MATERIAL ON SITE. THE ONLY IMPORT IS ANTICIPATED TO BE FOR SUBBASE AND/OR ANY TRENCHING BACKFILL NEEDED

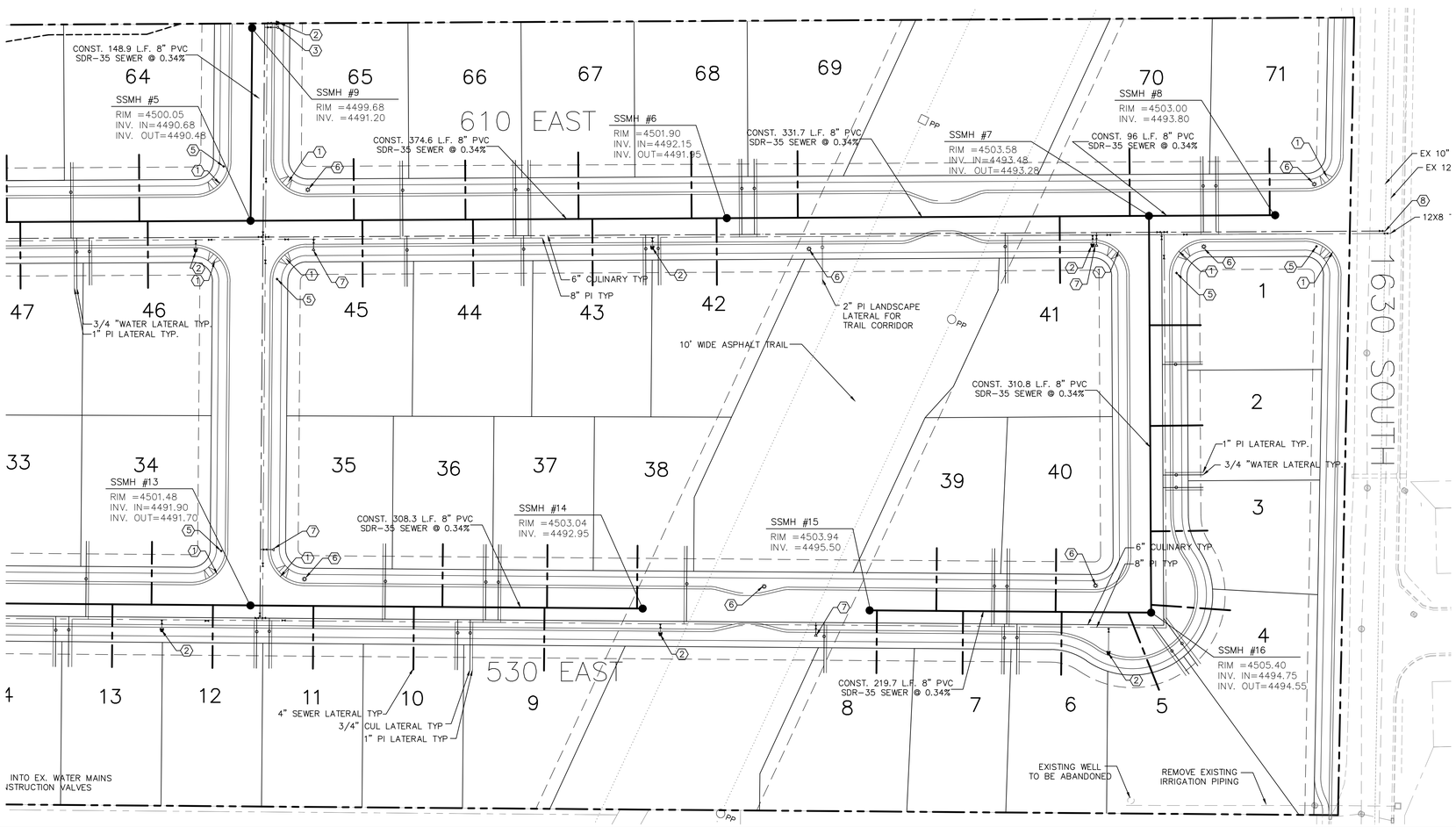
KEY NOTES:

1. CONST. ADA PEDESTRIAN RAMP AS PER LEHI CITY STANDARDS (TYP)
2. CONST. FIRE HYDRANT ASSEMBLY AS PER LEHI CITY STANDARDS
3. END AND CAP WATER LINES WITH 2" TEMPORARY BLOW-OFFS AS PER LEHI CITY DETAILS
4. COORDINATE CAST IN PLACE MANHOLE ON EXISTING TSSD SEWER.
5. INSTALL STREET AND/OR STOP SIGN PER LEHI CITY STANDARDS
6. INSTALL STREET LIGHT PER LEHI CITY STANDARDS
7. INSTALL 4" BLOW-OFF AS PER LEHI CITY STANDARDS
8. HOT TAP EXISTING WATER MAIN AS PER LEHI CITY STANDARDS



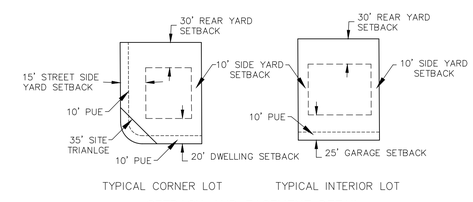
15 LINKS / 7 NODES = 2.1

CONNECTIVITY DIAGRAM



LEGEND

	PROPERTY BOUNDARY LINE
X X	EXISTING FENCE LINE
EOP	EDGE OF PAVEMENT
	CENTERLINE
	EASEMENT LINE
SEC	PROPOSED 8" PVC C-900 PURPLE SECONDARY WATERLINE
CUL	PROPOSED 6" PVC DR18 C-900 BLUE OR WHITE CULINARY WATERLINE
SD	PROPOSED RCP STORM DRAIN W/ MH
8"SS	PROPOSED PVC SDR-35 SEWER W/ MH
	EXISTING STORM DRAIN W/ MH
	EXISTING SANITARY SEWER W/ MH
	FIRE HYDRANT
	WATER VALVE
	BLOW OFF
PP	EXISTING POWER POLE
1	TYPICAL KEY NOTE



SETBACK AND EASEMENT DETAIL

0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'

OWNER\DEVELOPER
WINDY CITY DEVELOPMENT
299 E HEALEY BLVD
ALPINE, UTAH 84004

REGISTERED PROFESSIONAL ENGINEER # 3632346 TONY G. TRANE STATE OF UTAH

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
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2				CHECK BY:	TGT
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4				CDGO FILE:	

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

LEHI, UTAH

SPRING MEADOW VILLAS
A RESIDENTIAL SUBDIVISION

UTILITY PLAN PRELIMINARY

JOB WCD

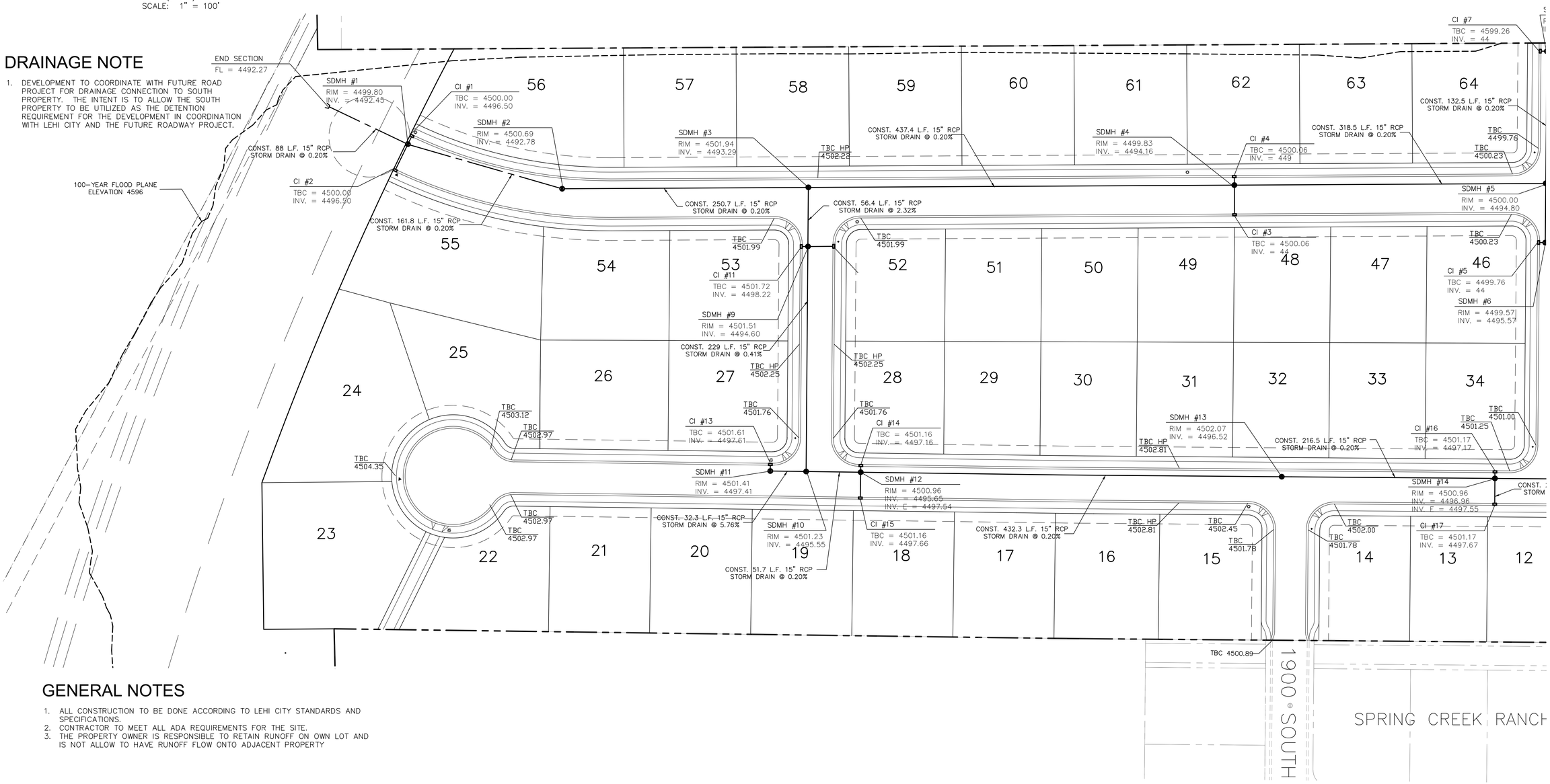
SHEET NO. 3

0 50 100 150

(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'

DRAINAGE NOTE

1. DEVELOPMENT TO COORDINATE WITH FUTURE ROAD PROJECT FOR DRAINAGE CONNECTION TO SOUTH PROPERTY. THE INTENT IS TO ALLOW THE SOUTH PROPERTY TO BE UTILIZED AS THE DETENTION REQUIREMENT FOR THE DEVELOPMENT IN COORDINATION WITH LEHI CITY AND THE FUTURE ROADWAY PROJECT.



GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO LEHI CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
3. THE PROPERTY OWNER IS RESPONSIBLE TO RETAIN RUNOFF ON OWN LOT AND IS NOT ALLOW TO HAVE RUNOFF FLOW ONTO ADJACENT PROPERTY

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	7/23/2026
4				CODO FILE:	

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

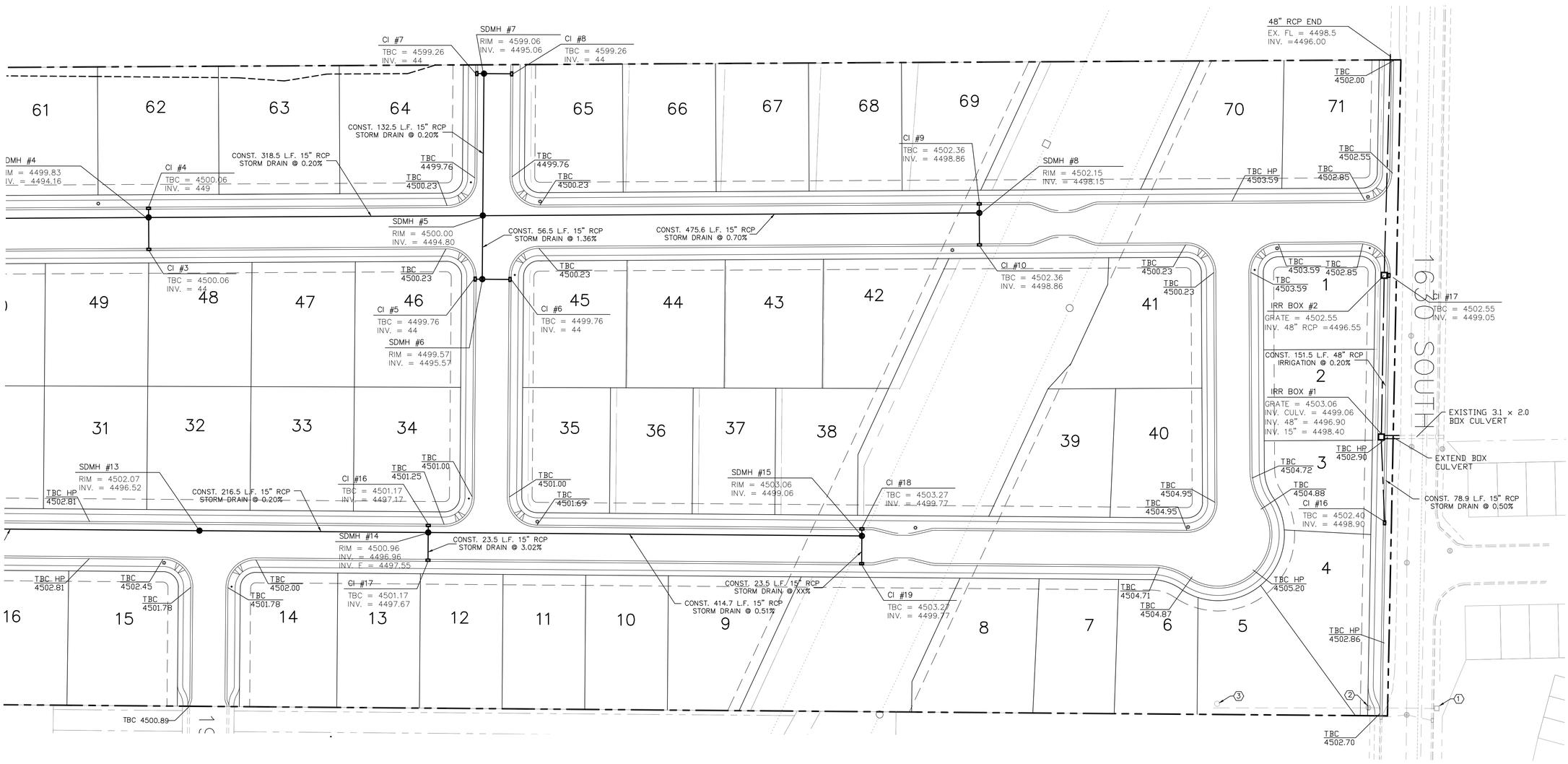
LEHI, UTAH

SPRING MEADOW VILLAS
A RESIDENTIAL SUBDIVISION

DRAINANGE PLAN PRELIMINARY

JOB WC

SHEET NO. 4



GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO LEHI CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
3. THE PROPERTY OWNER IS RESPONSIBLE TO RETAIN RUNOFF ON OWN LOT AND IS NOT ALLOW TO HAVE RUNOFF FLOW ONTO ADJACENT PROPERTY

KEY NOTES:

1. REMOVE HEAD GATES AND PLUG PIPE GOING SOUTH
2. REMOVE IRRIGATION STRUCTURE AND PLUG PIPE.
3. ABANDON WELL BY CERTIFIED WILL DRILLER WITH DOCUMENTATION TO LEHI CITY

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1			TT	DRAWN BY:	TT
2				CHECK BY:	TGT
3				DATE:	7/23/2026
4				CODO FILE:	

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

LEHI, UTAH

SPRING MEADOW VILLAS
A RESIDENTIAL SUBDIVISION

DRAINANGE PLAN PRELIMINARY

JOB WC

SHEET NO. 5

PRELIMINARY PLAT SPRING MEADOW VILLAS
PRD DEVELOPMENT

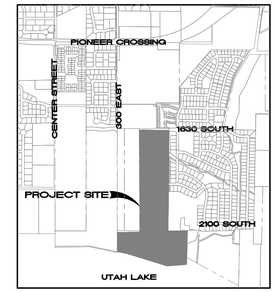
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH

LAND USE:	
PROJECT AREA=	51.46 ACRES
ZONING R1-22=	33.17 ACRES
ZONING A-5=	18.3 ACRES
TOTAL LOTS=	71 LOTS
OVERALL DENSITY=	1.38 LOTS/ACRE
RIGHT-OF- WAY AREA=	7.57 ACRES
OPEN SPACE=	22.61 ACRES
20% OPEN SPACE=	10.28 ACRES

AN ADDITIONAL 9 LOTS OF DENSITY HAS BEEN GRANTED IN IN LIEU OF CITY REIMBURSEMENT FOR:

A) RIGHT-OF-WAY DEDICATION AND PAVEMENT WIDENING ALONG 1630 SOUTH AND 610 EAST
B) RIGHT-OF-WAY DEDICATION FOR FUTURE PONY EXPRESS PARKWAY
C) APPROX. 10 ACRES OF ADDITIONAL OPEN SPACE DEDICATION SOUTH OF THE FUTURE PONY EXRPESS PARKWAY
D) CONSTRUCTION OF A 10-FOOT WIDE SHARED-USE PATH WITHIN THE POWERLINE CORRDOR

NOTES:
1. PARCELS A, B, C, D AND E DEDICATED TO LEHI CITY
2. DETENTION REQUIREMENTS HAVE BEEN MET THROUGH "PAYMENT IN LIEU OF DETENTION".
3. EACH LOT IS TO RETAIN ON SITE STORM WATER AND ARE NOT ALLOWED RUN OFF FROM THEIR LOT ONTO ADJACENT PROPERTY.

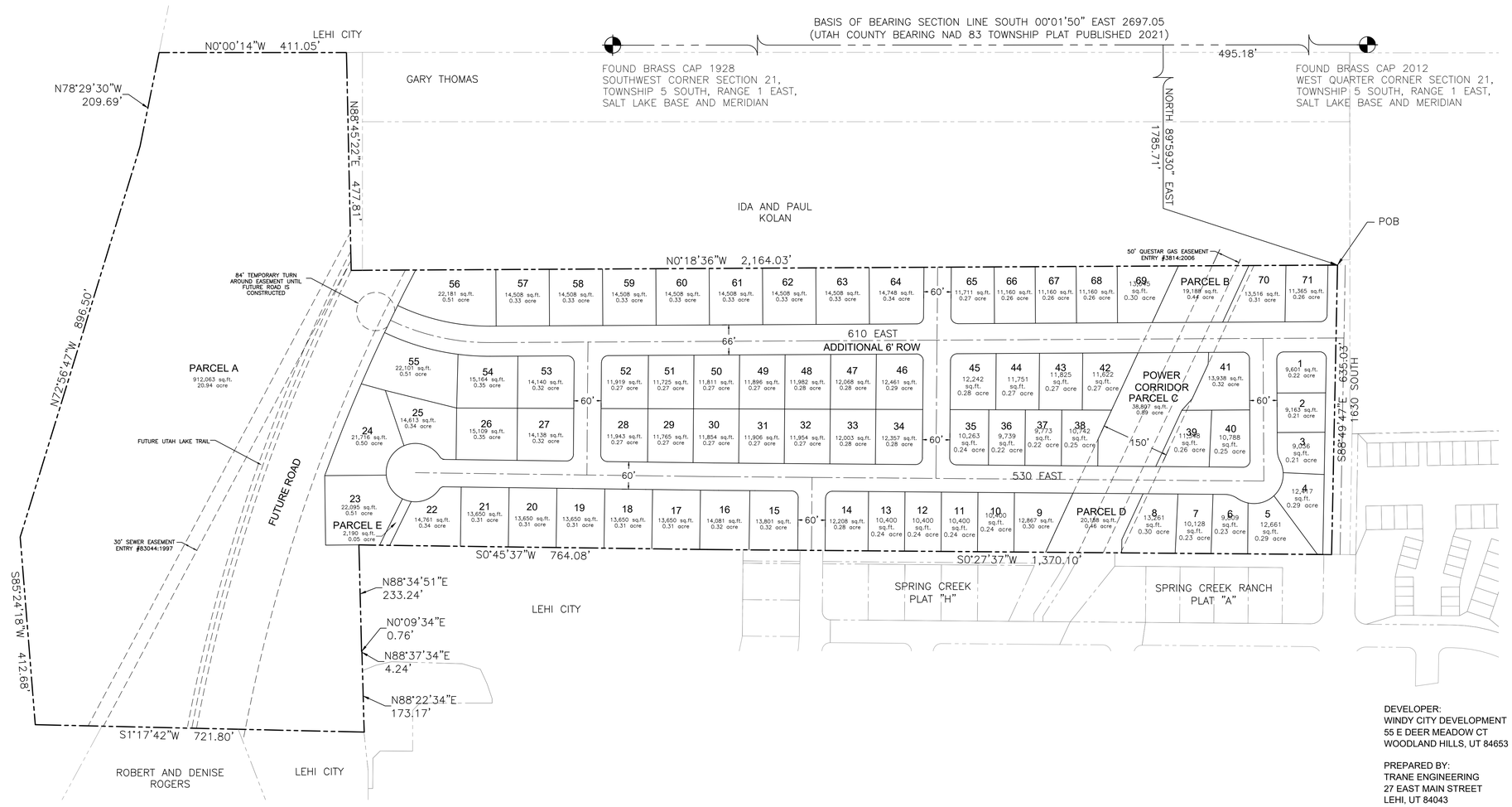


VICINITY MAP

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°01'50" East 495.18 feet along the section line and North 89°59'30" East 1785.71 feet from the West Quarter Corner of Section 21, Township 5 South, Range 1 East, Salt Lake Base and Meridian: thence South 88°49'47" East 635.03 feet; thence along Spring Creek Ranch Plats the following six courses 1) South 00°27'37" West 1370.10 feet; 2) South 00°45'37" West 764.08 feet; 3) North 88°34'51" East 233.24 feet; 4) North 00°09'34" East 0.76 feet; 5) North 88°37'34" East 4.24 feet 6) North 88°22'34' East 173.17 feet; thence South 01°17'42" West 721.80 feet; thence along Boundary Line Agreement Entry 25922:2002 the following three courses 1) South 85°24'18" West 412.68 feet; 2) North 72°56'47" West 896.50 feet; 3) North 78°29'30" West 209.69 feet; thence North 00°00'14" West 411.05 feet; thence North 88°45'22" East 477.81 feet; thence North 00°18'36" West 2,164.03 feet to the point of beginning.

PARCEL CONTAINS: 51.46 acres



DEVELOPER:
WINDY CITY DEVELOPMENT
55 E DEER MEADOW CT
WOODLAND HILLS, UT 84653

PREPARED BY:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043

0 130 260 390

SCALE: 1" = 130'

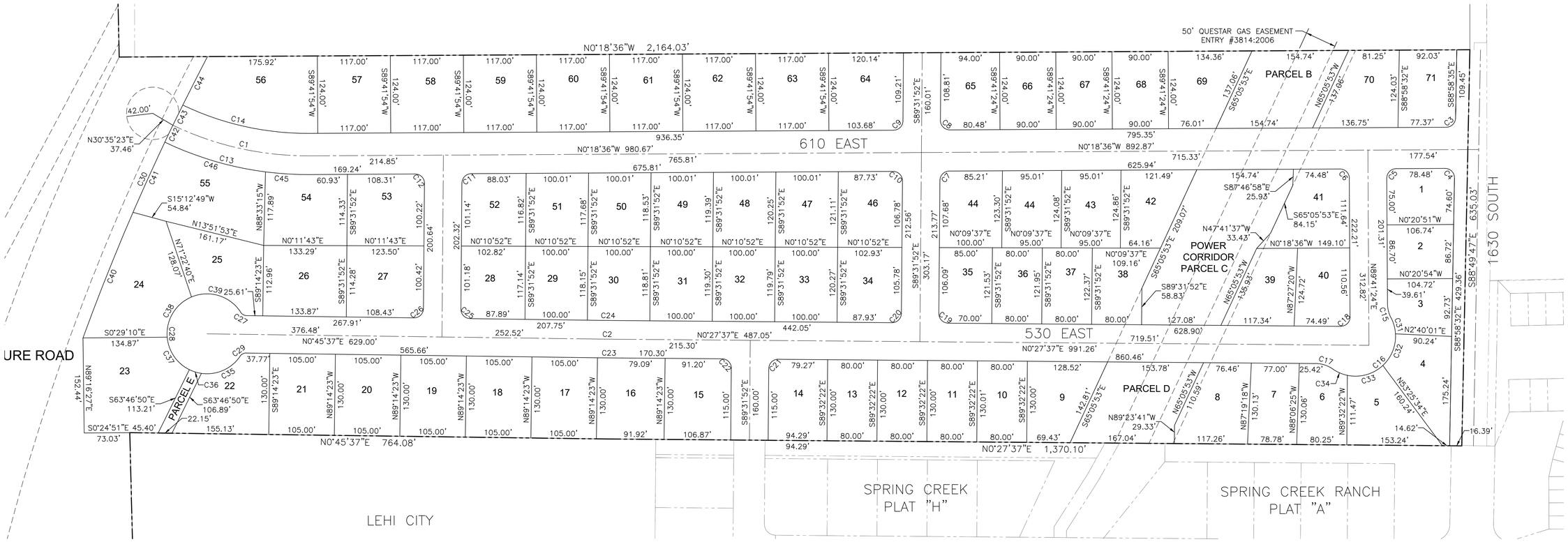
PRELIMINARY PLAT
SPRING MEADOW VILLAS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH

A PRD RESIDENTIAL SUBDIVISION

SCALE: 1"= 130 FEET

SURVEYOR SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	225.98	500.00	25°53'43"	224.06	N12°38'15"E
C2	26.18	5000.00	0°18'00"	26.18	N00°36'37"E
C3	23.21	15.00	88°39'56"	20.96	N44°38'34"W
C4	23.91	15.00	91°20'04"	21.46	S45°21'26"W
C5	23.56	15.00	90°00'00"	21.21	S45°18'36"E
C6	23.56	15.00	90°00'00"	21.21	S44°41'24"W
C7	23.36	15.00	89°13'16"	21.07	S44°55'14"E
C8	23.77	15.00	90°46'44"	21.36	N45°04'46"E
C9	23.36	15.00	89°13'16"	21.07	N44°55'14"W
C10	23.77	15.00	90°46'44"	21.36	S45°04'46"W
C11	23.36	15.00	89°13'16"	21.07	S44°55'14"E
C12	23.77	15.00	90°46'44"	21.36	S45°04'46"W
C13	239.53	530.00	25°53'39"	237.49	N12°38'14"E
C14	209.39	464.00	25°51'23"	207.62	N12°37'06"E
C15	23.67	50.00	27°07'43"	23.45	N76°07'33"E
C16	169.95	64.00	152°08'40"	124.24	N41°21'59"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C17	29.88	50.00	34°14'44"	29.44	S17°34'59"W
C18	23.76	15.00	90°46'13"	21.36	N44°55'29"W
C19	23.56	15.00	90°00'31"	21.21	N45°27'52"E
C20	23.56	15.00	89°59'29"	21.21	N44°32'07"W
C21	23.56	15.00	89°59'29"	21.21	S44°32'07"E
C22	23.56	15.00	90°00'31"	21.21	S45°27'53"W
C23	26.34	5030.00	0°18'00"	26.34	N00°36'37"E
C24	26.02	4970.00	0°18'00"	26.02	N00°36'37"E
C25	23.49	15.00	89°42'31"	21.16	N45°36'52"E
C26	23.64	15.00	90°17'29"	21.27	N44°23'07"W
C27	11.82	12.00	56°27'08"	11.35	N28°59'11"E
C28	327.18	64.00	292°54'16"	70.74	S89°14'23"E
C29	11.82	12.00	56°27'08"	11.35	S27°27'57"E
C30	493.46	3658.50	7°43'41"	493.09	S66°07'50"E
C31	26.66	64.00	23°52'08"	26.47	S74°29'45"W
C32	56.30	64.00	50°24'01"	54.50	N68°22'10"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C33	61.39	64.00	54°57'44"	59.07	N15°41'17"W
C34	25.59	64.00	22°54'46"	25.42	N23°14'58"E
C35	71.16	64.00	63°42'06"	67.55	N23°50'28"W
C36	20.34	64.00	18°12'36"	20.26	N17°06'52"E
C37	65.90	64.00	59°00'00"	63.03	N55°43'10"E
C38	80.48	64.00	72°02'44"	75.28	S58°45'27"E
C39	89.30	64.00	79°56'50"	82.23	S17°14'20"W
C40	216.65	3658.50	3°23'34"	216.61	S68°17'53"E
C41	123.50	3658.50	1°56'03"	123.49	S65°38'05"E
C42	30.00	3658.50	0°28'11"	30.00	S64°25'57"E
C43	36.00	3658.50	0°33'50"	36.00	S63°54'57"E
C44	87.32	3658.50	1°22'03"	87.32	S62°57'01"E
C45	70.51	530.00	7°37'21"	70.46	N03°30'04"E
C46	169.02	530.00	18°16'18"	168.30	N16°26'54"E

0 80 160 240

SCALE: 1" = 80'

PRELIMINARY PLAT
SPRING MEADOW VILLAS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; LEHI CITY, UTAH COUNTY, UTAH

A PRD RESIDENTIAL SUBDIVISION

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL

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

Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: September 24, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of DR Horton's proposed amendment to the Skye Area Plan updating the number of ERUs allowed in the Mixed Use 1 Area but not increasing overall units in the Inverness area.

Summary:

Attachments:

Skye 1.pdf

Skye 2.pdf

SKYE AREA PLAN AMENDMENT MIXED USE 1

PLANNING COMMISSION REPORT

Applicant	DR Horton
Meeting Date	September 24, 2026
Requested Action/Purpose	Review and recommendation of a proposed area plan
Decision Type	Legislative
Date of DRC Review	August 19, 2026
Assigned Planner	Brittney Harris

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Chapter 6 of the Development Code contains all of the regulations and standards that govern the creation of Planned Communities. Included below are some of the sections that contain general information that may be helpful to the Planning Commission in their review of the Micron Area Plan.

Section 06.010 Purpose and Intent.
The intent of the Planned Community Zone and this Chapter is to:

A. Allow the City to encourage and facilitate more detailed and specific planning and analysis for certain areas of the City.
B. Establish provisions and requirements which enable the City to address unique areas of the City or where other characteristics exist that warrant a comprehensive set of land use policies and standards which will encourage an efficient and imaginative development pattern.
C. Provide an opportunity for flexibility from the constraints of traditional zoning and allow for development on a performance basis. Higher density and intensity of uses may be achieved as higher quality development and performance standards are implemented within the zone.
D. Provide a consolidated and structured framework for the processing of preliminary and final subdivision plat(s), preliminary and final site plans, and other permits and licenses required by this Code.

An application for approval of a Planned Community Zone is a request by the applicant for additional flexibility beyond that allowed by the traditional zones within the City. It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed Planned Community Zone is preferable to traditional zoning. Approval for use of the Planned Community Zone lies at the discretion of the City Council.

Section 06.020 Planned Community Description.
Each Planned Community Zone should include a cohesive mixture of land uses, including commercial and/or business park uses, which will provide services and employment opportunities to residents within the community. Residential uses should provide a range of housing types and densities to accommodate a variety of age and income groups and residential preferences, so that the community's demographic diversity is maintained. Commercial uses should focus on retail services for the residents of the community and must include a unifying design theme which compliments the residential areas. Residential and commercial land uses should be integrated to promote a walkable, sustainable community.
Development should promote creative lot configuration with usable public and private recreation areas, parks, trails and open space with assurance of maintenance. Preservation of open space and critical environmental areas is also

highly encouraged through the use of clustering and other innovative development options where a standard lot pattern is not practical or desirable due to physical constraints.

Section 06.030 Design Compatibility.

Development within a Planned Community Zone should promote attractive, unified architectural design. Development should be planned as one complex land use with a common architectural design theme that provides variety within a context of architectural compatibility, rather than an aggregation of individual, unrelated buildings located on separate, unrelated lots. In order to ensure that development within the Planned Community Zone is compatible and meets the purposes of this Chapter, the Planning Commission may recommend and the City Council may require that certain design guidelines be employed as part of the approval of an Area Plan for a PC Zone. The design guidelines may include, but are not limited to, architectural controls, colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the City Council. As part of the design guidelines for any Planned Community Zone each single family detached or attached dwelling shall include, as a minimum standard, an enclosed one (1) car garage.

REPORT ANALYSIS

The applicant request review and recommendation of a proposed amendment to the Skye Area Plan changing the range of equivalent residential units (ERUs) in the Mixed Use 1 area and changing four of the overall ERUS from Nonresidential to Residential. None of the proposed changes will increase the overall ERUs in the Skye Area.

Mixed Use 1

With the proposed Inverness Preliminary Plat E, the ERUs allowed in Mixed Use 1 are getting close to the 517 allowed. There is still one area along Timpanogos Highway that has nothing proposed on it yet. Depending on the type of commercial it may exceed the 517 ERU units allowed. The applicant proposes a range from 517 to 627 ERUs. This will allow flexibility in what develops in the future. This proposal does not increase the overall ERUs allowed in the Skye Area Plan. This means increasing ERUs in this area will reduce them in another. This could provide an overall benefit of reducing the number of units higher on the hillside by keeping them closer to Timpanogos Highway. This reduces congestion on local roads and environmental risks to homes.

Overall ERUs

The applicant also proposes reducing the non-residential ERUs for the overall community by four and increasing the residential ERUs by four. Again, this does not increase the overall units, or infrastructure needs in the community, it just changes the allocation of the units.

DRC Comments

The Reviewing Departments had two comments reline comments. One comment including needing to update the power, water, sewer, and traffic studies to include the residential use at this location. The applicant did update these studies and they were included in the packet.

SCOPE OF APPROVAL

Area Plan Amendments are legislative items. This means that the Planning Commission and City Council have discretion in approving them or not. The Planning Commission will provide a recommendation to the City Council.

Anyone from the public can share support or opposition to the proposed area plan amendment. Comments focused on the impact of these changes are helpful.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may recommend approval or denial of the proposed area plan. Any motion should include findings. Possible findings include:

1. The proposed amendment may reduce homes on the hillside and keep them closer to regional transportation.
2. The proposed amendment does not increase the overall Equivalent Residential Units allowed in the Skye Area Plan.
3. The proposed area plan does/does not meet the requirements of the Lehi City Development Code in regards to area plan approval.
4. Other findings based upon information presented during the public hearing.

Skye Area Plan Amendment Mixed Use
DRC Redline Comments

DR Horton- request review of the Skye Area Plan Amendment updating the ERUs in the Mixed Use 1 area

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: Brittney Harris
Representatives of the Applicant Present: Ben Tuckett,
Date of Plans Reviewed: 8/11/26
Time Start: 3:15 PM
Time End: 3:35 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. Require a power and utility study.

Brad – Fiber: No comment
Garion – Fire: No comment
Ryan – Water/Sewer: No comment
James – Parks: No comment
Gary S. – Building/Inspections: No comment
Shelbey – Public Works: No comment
Gary E. – Engineering:
2. Critical Comment: A utility (power, water, sewer) and traffic study would need to be done to determine the effect of adding up to 200 units to the Mixed Use 1 area and may limit the number of units allowed.

Matt – Traffic: No comment
Kim – Planning: No comments**.**

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 10TH (PENDING ENVELOPES AND UTILITY AND TRAFFIC STUDIES).

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.

Skye Area Plan

Mixed Use Area 1 Density Amendment

SEWER SECTION

September 8, 2026

Prepared By:

ENGINEERS
SURVEYORS
PLANNERS

3302 N Main Street
Spanish Fork, UT 84660
(801) 798-0555

Skye

Sewer

Design Criteria:

Minimum Pipe Size: 8”

Minimum Slope: 0.34%

Design Flow:

Residential	100 gallons per person per day (UT R317-3-2.2.B.1) 3.8 capita / Dwelling Unit
Mixed Use	937 ERUs allocated with Land Use Plan 3.8 capita / ERU 100 gpd / capita
Civic	29 ERUs allocated with Land Use 3.8 capita / ERU 100 gpd / capita
School	24 ERUs allocated with Land Use Plan 3.8 capita / ERU 100 gpd / capita
Peak Factor	3.0

Refer to Appendix A for an exhibit showing each pipe location and Appendix B for a detailed breakdown of sewer flows and pipe sizing.

Allowable Flows:

West Side:
The original Micron area plan called for an allowable discharge of 1,851 gallons per minute (gpm) into the existing sewer system in 500 W, as well as 62 gpm into the existing outfall near 600 E. The new sewer design will eliminate the 600 E. outfall and include the 62 gpm in the 500 W Outfall. The entire west side flow will now be routed to the 500 W outfall, including the flow from the additional 300 units from the upper area allowed by the city council. The overall total projected peak flow into this outfall is expected to be 2,116 gpm.

East Side:
The maximum allowable flow on the east side of Skye was determined based on an agreement between Lehi City and the Timpanogos Special Service District (TSSD). This agreement states that a maximum average flow of 227,000 gallons per day (GPD) is allowed to flow into the existing sewer system. Using a peaking factor of 3, this converts to approximately 473 gpm, or in other words, 597 ERU’s. The upper area being added to this area plan is sloped such that some of it will need to sewer down to the east side. This area plan amendment proposes to discharge the flow from approximately 621 ERU’s (492 gpm) as approved by TSSD.

Methodology:

All pipes were designed according to the Utah administrative Rules as listed below:

R317-3-2. Sewers.

2.1. General. Construction of a new sewer system project may not begin unless the applicant has submitted an engineering report detailing the design, and construction plans to the executive secretary for review and approval evidenced by a construction permit. The executive secretary will not normally review construction plans for extensions of the existing sewer systems to new areas or replacement of sanitary sewers in the existing sewer systems unless requested or required by state or federal funding programs. Rain water from roofs, streets, and other areas, and ground water from foundation drains must not be allowed to enter the sewer system through planning, design and construction quality assurance and control measures.

2.2. Basis of Design

A. Planning Period. Sewers should be designed for the estimated ultimate tributary population or the 50-year planning period, whichever requires a larger capacity. The executive secretary may approve the design for reduced capacities provided the capacity of the system can be readily increased when required. The maximum anticipated capacity required by institutions, industrial parks, etc. must be considered in the design.

B. Sewer Capacity. The required sewer capacity shall be determined on the basis of maximum hourly domestic sewage flow; additional maximum flow from industrial plants; inflow; ground water infiltration; potential for sulfide generation; topography of area; location of sewage treatment plant; depth of excavation; and pumping requirements.

1. Per Capita Flow. New sewer systems shall be designed on the basis of an annual average daily rate of flow of 100 gallons per capita per day (0.38 cubic meter per capita per day) unless there are data to indicate otherwise. The per capita rate of flow includes an allowance for infiltration/inflow. The per capita rate of flow may be higher than 100 gallons per day (0.38 cubic meter per day) if there is a probability of large amounts of infiltration/inflow entering the system.

2. Design Flow

a. Laterals and collector sewers shall be designed for 400 gallons per capita per day (1.51 cubic meters per capita per day).

b. Interceptors and outfall sewers shall be designed for 250 gallons per capita per day (0.95 cubic meter per capita per day), or rates of flow established from an approved infiltration/inflow study.

c. The executive secretary will consider other rates of flow for the design if such basis is justified on the basis of supporting documentation.

C. Design Calculations. Detailed computations, such as the basis of design and hydraulic calculations showing depth of flow, velocity, water surface profiles, and gradients shall be submitted with plans.

2.3. Design and Construction Details

A. Minimum Size

1. No gravity sewer shall be of less than eight inches (20 centimeters) in diameter.
2. A 6-inch (15 centimeters) diameter pipe may be permitted when the sewer is serving only one connection, or if the applicant justifies the need for such diameter on the basis of supporting documentation.

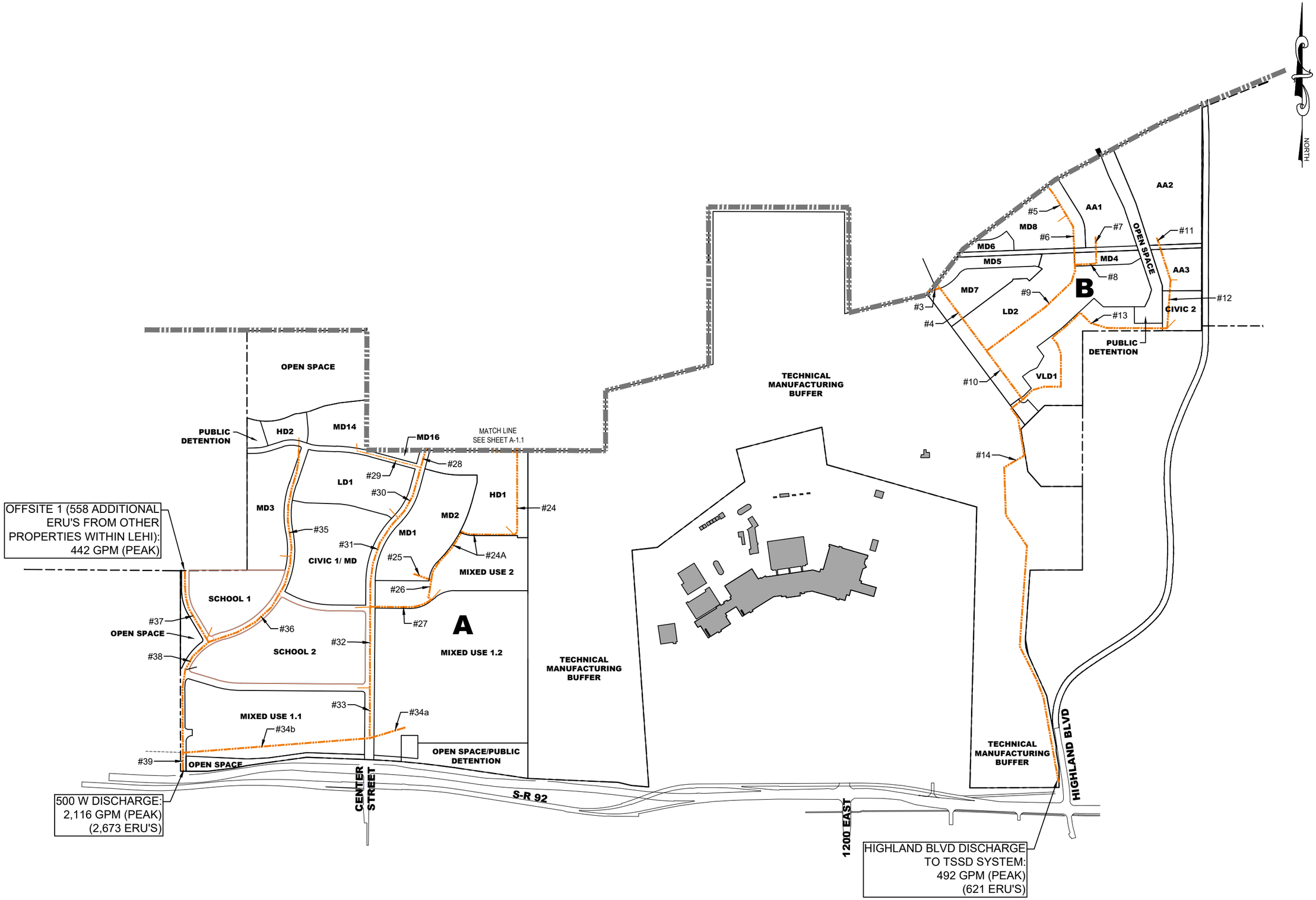
B. Depth. Sewers should be sufficiently deep to receive sewage from basements and to prevent freezing. Insulation shall be provided for sewers that cannot be placed at a depth sufficient to prevent freezing.

C. Odor and Sulfide Generation. The design shall incorporate features to control and mitigate odor and sulfide generation in sewers. Such features may include steeper slope to achieve higher velocity, reaeration through induced turbulence, etc.

D. Slope

1. The pipe diameter and slope shall be selected to obtain velocities to minimize settling problems.
2. All sewers shall be designed and constructed to give mean velocities of not less than 2 feet per second (0.61 meter per second), when flowing full, based on Manning's formula using an n value of 0.013.
3. Sewers shall be laid with uniform slope between manholes.
4. Table R317-3-2.3(D)(4) shows the minimum slopes which shall be provided; however, slopes greater than these are desirable.

Appendix A: Pipe Location Exhibit



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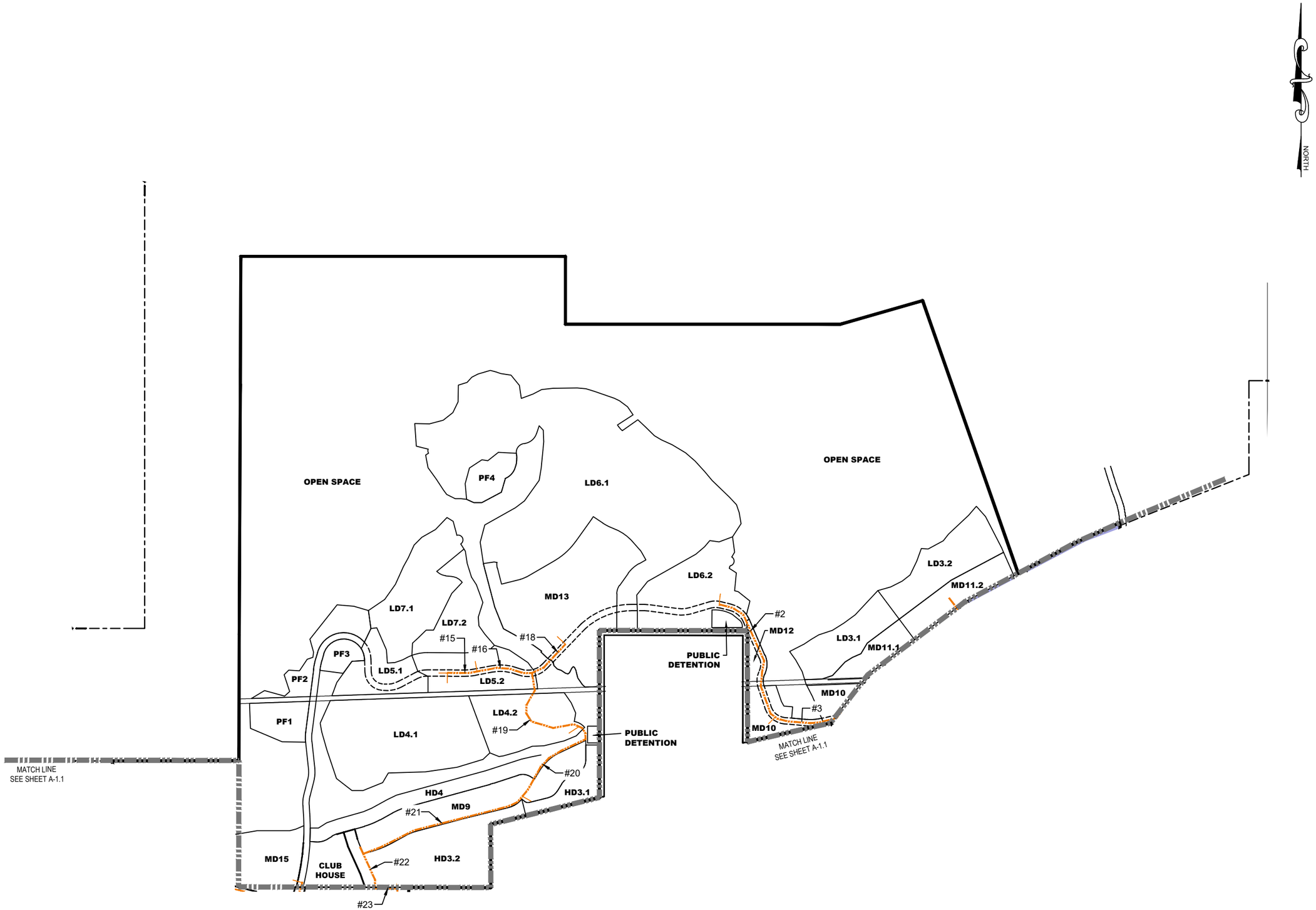
SKYE
LEHI, UTAH

SEWER PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1" = 1000'
DATE: 09/02/2026
SHEET
A-1.1



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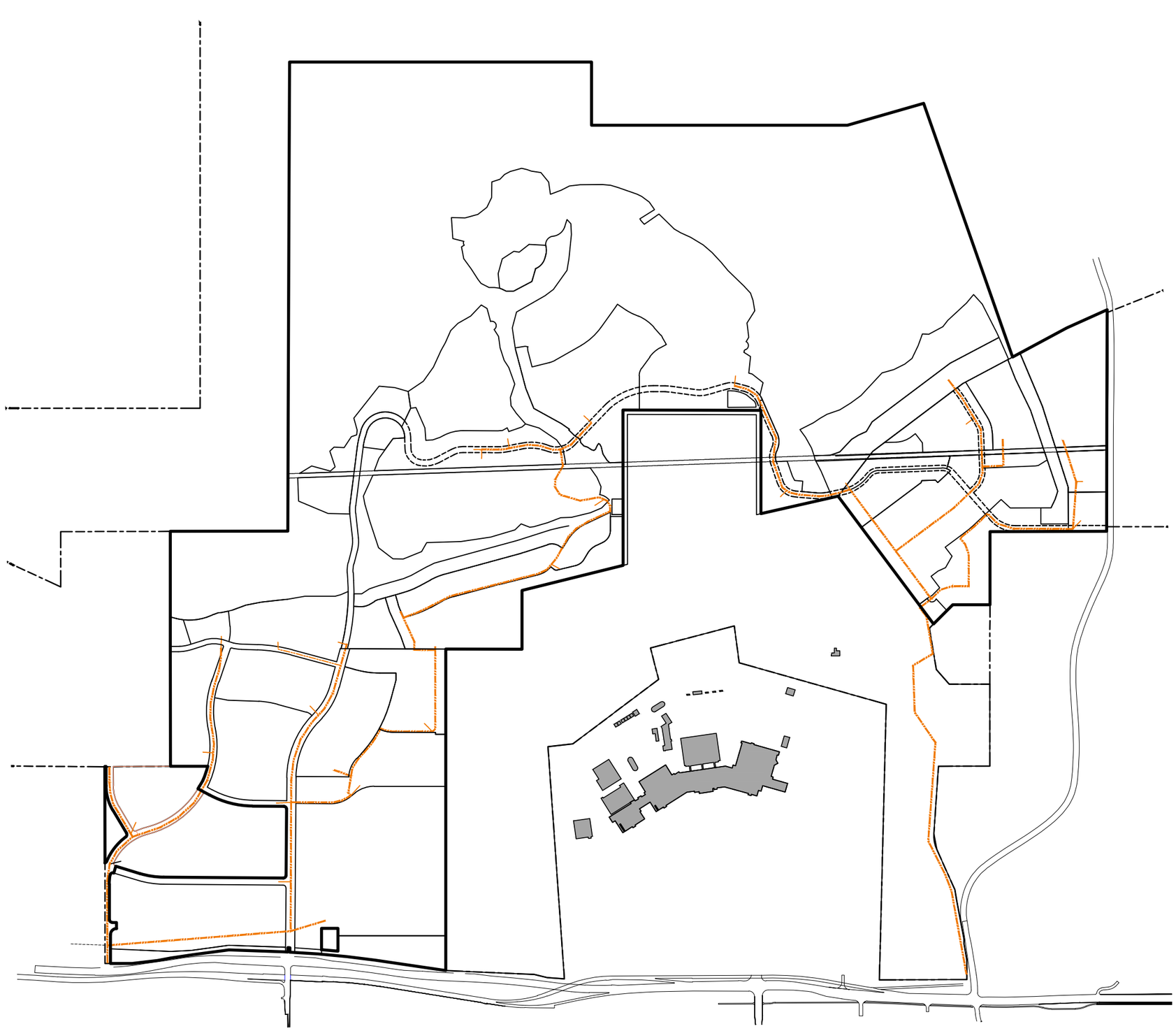
LEI PROJECT #: 2020-0067
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1" = 1000'
DATE: 09/02/2026
SHEET
A-1.2



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SCALE: 1" = 1000'
DATE: 09/02/2026

SHEET
A-1.3

Appendix B: Detailed Pipe Flows and Pipe Sizing

SKYE AREA PLAN

Sewer Flows - West Side A

Land Use	Area (acres)	Residential Units or ERU's (units)	Capita/ERU (capita/unit)	Capita (capita)	Flow/Capita (gpd/capita)	Average Flow (gpd)	Peak Factor	Peak Hourly Flow (gpd)	Peak Hourly Flow (gpm)
Mixed Use	106.29	937	3.8	3,561	100	356,100	3.0	1,068,300	742
Civic	22.59	27	3.8	103	100	10,300	3.0	30,900	21
LD	188.05	232	3.8	883	100	88,300	3.0	264,900	184
HD	54.75	516	3.8	1,961	100	196,100	3.0	588,300	409
MD	25.18	86	3.8	326	100	32,600	3.0	97,800	68
MD	78.47	287	3.8	1,091	100	109,100	3.0	327,300	227
School	42.98	24	3.8	91	100	9,100	3.0	27,300	19
Clubhouse	5.97	6	3.8	22	100	2,200	3.0	6,600	5
Offsite 1	290.18	558	3.8	2,120	100	212,040	3.0	636,120	442
Total West Side A		**2,673**		**10,158**		**1,015,840**		**3,047,520**	**2,116**

Sewer Flows - East Side B

Land Use	Area (acres)	Residential Units or ERU's (units)	Capita/ERU (capita/unit)	Capita (capita)	Flow/Capita (gpd/capita)	Average Flow (gpd)	Peak Factor	Peak Hourly Flow (gpd)	Peak Hourly Flow (gpm)
AA	41.03	231	3.8	878	100	87,800	3.0	263,400	183
Civic	4.44	2	3.8	8	100	800	3.0	2,400	2
LD	113.98	170	3.8	646	100	64,600	3.0	193,800	135
VLD	15.22	18	3.8	68	100	6,800	3.0	20,400	14
MD	7.99	48	3.8	182	100	18,200	3.0	54,600	38
MD	40.99	152	3.8	578	100	57,800	3.0	173,400	120
Total East Side B		**621**		**2,360**		**236,000**		**708,000**	**492**

Sewer Flows - Offsite Detailed

Offsite Area	Land Use	Area (acres)	Residential Units or ERU's (units)	Capita/ERU (capita/unit)	Capita (capita)	Flow/Capita (gpd/capita)	Average Flow (gpd)	Peak Factor	Peak Hourly Flow (gpd)	Peak Hourly Flow (gpm)
Offsite 1	Canyon Hills (Existing)	78.67	244	3.8	927	100	92,720	3.0	278,160	193
	Peck Property (Lehi - 1.5 units/ac)	58.89	88	3.8	334	100	33,440	3.0	100,320	70
	Entrata (Draper - 1.5 units/ac))	149.28	224	3.8	851	100	85,120	3.0	255,360	177
	Canyon Hills Church	3.34	2	3.8	8	100	760	3.0	2,280	2
Total Offsite			**558**		**2,120**		**212,040**		**636,120**	**442**

Skye Area Plan
Sewer Pipe Sizing

Pipe ID.	Contributing Area (ac)	Peak Hourly Flow (gpm)	Peak Hourly Flow (cfs)	Pipe Dia. (inches)	Min Slope (%)	Qpipe (cfs)	Velocity (fps)	Pipe Check
2	LD6.2	19	0.04	8	0.34	0.71	2.02	OK
3	LD6.2, MD12, MD10	36	0.08	8	0.34	0.71	2.02	OK
4	LD6.2, MD12, MD10, LD3.1, MD11.1, MD5, MD6, MD7	126	0.28	8	0.34	0.71	2.02	OK
5	LD3.2, MD11.2	47	0.10	8	0.34	0.71	2.02	OK
6	LD3.2, MD11.2, MD8	86	0.19	8	0.34	0.71	2.02	OK
7	AA1	49	0.11	8	0.34	0.71	2.02	OK
8	AA1, MD4	59	0.13	8	0.34	0.71	2.02	OK
9	LD3.2, MD11.2, MD8, AA1, MD4	146	0.32	8	0.34	0.71	2.02	OK
10	LD6.2, MD12, MD10, LD3.1, MD11.1, MD5, MD6, MD7, LD3.2, MD11.2, MD8, AA1, MD4	272	0.61	8	0.34	0.71	2.02	OK
11	AA2	110	0.25	8	0.34	0.71	2.02	OK
12	AA2, AA3	134	0.30	8	0.34	0.71	2.02	OK
13	AA2, AA3, CIV 2	135	0.30	8	0.34	0.71	2.02	OK
14	**Full Build-out (East Side)**	**492**	**1.10**	**8**	**0.82**	**1.10**	**3.14**	**OK**
15	LD5.1, LD4.1, LD7.1	61	0.14	8	0.34	0.71	2.02	OK
16	LD5.1, LD4.1, LD7.1, LD7.2	73	0.16	8	0.34	0.71	2.02	OK
18	LD6.1, MD13	75	0.17	8	0.34	0.71	2.02	OK
19	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2	178	0.40	8	0.34	0.71	2.02	OK
20	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2	190	0.42	8	0.34	0.71	2.02	OK
21	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1	231	0.52	8	0.35	0.72	2.05	OK
22	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4	369	0.82	8	0.71	1.02	2.92	OK
23	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE	371	0.83	8	0.72	1.03	2.95	OK
24	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2	534	1.19	8	1.31	1.39	3.97	OK
24a	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2, HD1	660	1.47	8	1.89	1.67	4.77	OK
25	MD1, MD2	95	0.21	8	0.34	0.71	2.02	OK
26	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2, HD1, MD1, MD2	755	1.68	8	2.41	1.88	5.39	OK
27	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2, HD1, MD1, MD2, MU2	1001	2.23	12	0.47	2.45	3.12	OK
28	MD15	20	0.04	8	0.34	0.71	2.02	OK
29	MD14	16	0.04	8	0.34	0.71	2.02	OK
30	MD15, MD14, MD16	39	0.09	8	0.34	0.71	2.02	OK
31	MD15, MD14, MD16, LD1	71	0.16	8	0.34	0.71	2.02	OK
32	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2, HD1, MD1, MD2, MU2, MD15, MD14, MD16, LD1, CIV1	1094	2.44	12	0.55	2.65	3.37	OK
33	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2, HD1, MD1, MD2, MU2, MD15, MD14, MD16, LD1, CIV1, SCH2	1105	2.46	12	0.56	2.67	3.40	OK
34a.	MU1.2	401	0.89	12	0.50	2.53	3.22	OK
34b.	LD5.1, LD4.1, LD7.1, LD7.2, LD6.1, MD13, LD5.2, LD4.2, HD3.1, MD9, HD4, CLUBHOUSE, HD3.2, HD1, MD1, MD2, MU2, MD15, MD14, MD16, LD1, CIV1, SCH2, MU1.1, MU1.2	1602	3.57	18	0.12	3.65	2.06	OK
35	HD2	20	0.04	8	0.34	0.71	2.02	OK
36	HD2, MD3	66	0.15	8	0.34	0.71	2.02	OK
37	OFFSITE 1	442	0.98	8	0.66	0.98	2.82	OK
38	HD2, MD3, OFFSITE 1, SCH1	514	1.15	12	0.20	1.60	2.03	OK
39	**All Pipes on West Side**	**2116**	**4.72**	**18**	**0.21**	**4.83**	**2.73**	**OK**

Note:

1. Offsite 1 is composed of the following properties - Canyon Hills, Peck Property, Entrata, and Canyon Hills Church (See Sewer Flows table on previous page for a detailed breakdown of offsite flows)
2. Within this amendment, the area previously known as Area C and the associated Pipe 1 will now be routed through pipe 34a and into the west side pipe system.
3. Within this amendment, 110 units have been removed from MD13 and LD6.1 and moved to MU 1.2

LEI
CIVIL
STRUCTURAL
SURVEY

September 2, 2026

Lehi City Development Review Committee
153 N 100 E
Lehi, Utah 84043

To whom it may concern,

This memorandum addresses the impact of the proposed changes to Mixed Use 1 on the Storm Drainage system within the SKYE Area Plan.

Background

- The Mixed Use 1 area was previously assigned an allowable discharge rate of 0.20 cubic feet per second per acre (cfs/ac).
- The proposed changes increase the density within Mixed Use 1; however, the overall area of Mixed Use 1 will remain unchanged.
- The allowable discharge rate from the Mixed Use 1 area will therefore remain unchanged.

Storm Drainage System Impact

- The increase in density within Mixed Use 1 may result in additional runoff due to increased impervious area.
- Any additional runoff generated by the increased density will be detained within the detention pond that will be constructed with Inverness Plat E.
- The detention pond will ensure that runoff from Mixed Use 1 is controlled to maintain the previously established allowable discharge rate of 0.20 cfs/ac.
- Therefore, the proposed changes to Mixed Use 1 will not increase the allowable discharge or adversely impact the overall storm drainage system.

Please review the above information and feel free to reach out with any additional questions or concerns.

Sincerely,

Benjamin Tuckett, PE

LEI Consulting Engineers and Surveyors

801-798-0555
www.lei-eng.com

MEMORANDUM

DATE:	September 4, 2026
TO:	Scott Bishop, DR Horton Ben Tuckett, LEI Engineers & Surveyors
FROM:	Easton Hopkins, P.E. Hansen, Allen & Luce, Inc. (HAL) 859 West So. Jordan Pkwy – Suite 200 South Jordan, Utah 84095
SUBJECT:	Skye Area Plan – Addendum
PROJECT NO.:	432.07.100

DRAFT

DR Horton is developing a new residential development in Lehi City, Utah. This new development requires significant water infrastructure, including pipelines, water supply, and storage. Specific details on this infrastructure are outlined in the July 2023 *Skye Area Plan* for both the drinking water and pressurized irrigation systems. Additionally, it identifies that the development will span across four pressure zones.

Due to the topography in the upper elevations of the development, DR Horton would like to explore the potential of moving 110 Equivalent Residential Units (ERUs) from the upper pressure zone to the lower pressure zones. This is illustrated in the Figure attached as Exhibit A. This addendum attempts to review the potential impacts that moving ERUs will have on the proposed water infrastructure. The following conclusions were derived from the analysis:

- Proposed upper and lower tank capacities may change to accommodate shifting storage requirements.
- While demand will shift between the upper and lower zones, the total source requirements remain the same.
- The proposed Maple Hollow pump station will have reduced pumping requirements.

Since there may have been other updates to the design of the upper pressure zone that HAL is not aware of, recommendations from this analysis may have to be adjusted.

HYDRAULIC MODELING REQUIREMENTS

Lehi City has separate drinking water and pressurized irrigation systems. The drinking water system serves indoor demands while the pressurized irrigation system serves outdoor demands and provides fire suppression. The following are peak demands, fire flow demands, and storage requirements for the drinking water system according to the City's level of service (LOS):

- 4,456 gpd/ERU for peak day demand
- 0.80 gpm/ERU for peak hourly demand
- 1.00 gpm/ERU for peak instantaneous demand
- 550 gpm for fire flow
- 400 gallons/ERU for equalization storage
- 80 gallons/ERU for emergency storage

The required fire flow for the drinking water system is intended to provide sprinkler fire protection systems to commercial and institutional buildings.

The following are peak demands, fire flow demands, and storage requirements for the irrigation water system according to the City's level of service (LOS):

- 3.5 gpm/acre for average flow
- 6.78 gpm/acre for peak hourly flow
- 1,500 gpm for fire flow
- 5,040 gal./acre for irrigation storage

SOURCE REQUIREMENTS

Drinking Water

The proposed alteration to the development plans involves transferring ERUs from the upper pressure zone to lower pressure zones. This shift would affect a medium density pod, MD13, and four low density pods, LD4-LD7 in the upper pressure zone. The hydraulic model for the system was used to find the demand and existing ERUs for MD13 and LD6 (see Table 1), from which 110 ERUs are planned to be moved.

Table 1
Inverness Shift in Drinking Water Demands

Zones	Relevant Pods	Existing Modeled Water Demand (gpm)	Indoor Peak Day Source Requirement (gpd/ERU)	Existing ERUs	Updated ERUs	Change in ERUs
Upper Zone	MD13	100	456	317	222	*-95*
	LD6					
	LD7	47.2		149	96	*-53*
	LD5					
	LD4					
Seasons Zone	MD1	17.7		56	94	*+38*
Oak Hollow Zone						
Flight Park Zone	North Mixed Use 1 (Inverness)	53.3		168	278	*+110*
	South Mixed Use 1	110		348	348	*0*
			Total	**1,038**	**1,038**	***0***

However, since only 95 ERUs can be moved from MD13 and LD6, the remaining 15 ERUs will be moved from other pods in the upper zone. Also, since LD4, LD5, and LD7 include only 96 ERUs in the proposed alteration, it is assumed that an additional 38 ERUs had been transferred to the lower pressure zones since the model was last updated.

In the lower pressure zones, 110 ERUs will be moved to Inverness, the community planned for the north half of mixed use area, Mixed Use 1. Since Inverness is expected to include 405 units,

all townhomes, it was assumed that the community's total demand will include both the existing 168 ERUs and the 110 ERUs shifted from the upper pressure zone. The extra 38 ERUs are assumed to be added to MD1, split between the Seasons and Oak Hollow zones.

Pressurized Irrigation

Since ERUs are being transferred from a medium density area to a higher density area, the total irrigation water demand is assumed to decrease from 160 irrigated acres to 129 irrigated acres based on assumed densities (see Table 2). For the upper zone, the irrigated area per ERU was assumed to remain the same, meaning that no additional irrigation water demand will take the place of the transferred ERUs. The irrigated acreage will therefore decrease alongside the decrease in ERUs.

Table 2
Inverness Shift in Irrigation Water Demands

Zones	Relevant Pods	Existing Modeled Water Demand (gpm)	Irrigation Water Average Flow (gpm/acre)	Irrigated Area per ERU[1]	Existing Irr-ac	Updated Irr-ac	Change in Irr-ac
Upper Zone	MD13	294	3.5	0.26	84.0	58.8	*-25.2*
	LD6						
	LD7	196		0.38	56.0	36.1	*-19.9*
	LD5						
	LD4						
Flight Park Zone	North Mixed Use 1 (Inverness)	12.2		0.02 - 0.06	3.5	17.3	*+13.8*
	South Mixed Use 1	59.1		0.04	16.9	16.9	*0*
				Total	**160.4**	**129.1**	***-31.3***

1. Derived from initial assumptions for irrigated area in the initial *Skye Development Area Plan*.

According to the preliminary plan for Inverness (attached as Exhibit B), the total development area is approximately 36.76 acres, with 17.29 acres of common area, limited common area, and public open space. For this analysis, it was assumed that 80% of open spaces will be irrigated. Therefore, the irrigated area per ERU and proposed irrigated acreage of Inverness will increase.

DRAFT

WATER STORAGE

Drinking Water

The level of service requirements for equalization and emergency storage were used to determine how storage requirements would adjust according to the updated ERUs in each zone (see Table 3).

Table 3
Inverness Shift in Drinking Water Storage

Tanks	Relevant Pods	Existing ERUs	Updated ERUs	Equalization and Emergency Storage Requirement (gallons/ERU)	Existing Storage (gallons)	Updated Storage (gallons)
Upper Tank (serving the upper zone)	MD13	466	318	480	223,680	152,640
	LD6					
	LD7					
	LD5					
	LD4					
Lower Tank (serving the Seasons, Oak Hollow, and Flight Park Zones)	MD1	572	720		274,560	345,600
	North Mixed Use 1 (Inverness)					
	South Mixed Use 1					

Pressurized Irrigation

Similarly, the irrigation storage requirement listed in the City's level of service was used to determine the changes in storage and pumping requirements for the new proposed acreage across the zones (see Table 4).

DRAFT

Table 4
Inverness Shift in Irrigation Water Storage

Reservoirs	Relevant Pods	Existing Acreage	Updated Acreage	Irrigation Storage Requirement (gallons/acre)	Existing Storage (gallons)	Updated Storage (gallons)
Upper Reservoir (serving the upper zone)	MD13	140	94.9	5,040	705,600	478,300
	LD6					
	LD7					
	LD5					
	LD4					
Lower Reservoir (serving the Seasons, Oak Hollow, and Flight Park zones)	North Mixed Use 1 (Inverness)	20.4	34.2		102,820	172,370
	South Mixed Use 1					

PUMP STATIONS

Drinking Water

The peak day demand was used to determine how pumping requirements would adjust according to the updated ERUs in each zone (see Table 5).

Table 5
Inverness Shift in Drinking Water Pumping Requirements

Pump Station	Relevant Pods	Existing ERUs	Updated ERUs	Indoor Peak Day Source Requirement (gpd/ERU)	Existing Pumping Requirement[1] (gpm)	Updated Pumping Requirement (gpm)
Maple Hollow Pump Station (serving the upper zone)	MD13	466	318	456	146	100.7
	LD6					
	LD7					
	LD5					
	LD4					

1. From the 2023 *Skye Development Area Plan*.

Pressurized Irrigation

Similarly, the irrigation water -average flow listed in the City's level of service was used to determine the change in pumping requirements for the new proposed acreage across the zones (see Table 6).

DRAFT

Table 6
Inverness Shift in Irrigation Water Pumping Requirements

Pump Station	Relevant Pods	Existing Acreage	Updated Acreage	Irrigation Water Average Flow (gpm/acre)	Existing Pumping Requirement[1] (gpm)	Updated Pumping Requirement (gpm)
Maple Hollow Pump Station (serving the upper zone)	MD13	140	94.9	3.5	427	332
	LD6					
	LD7					
	LD5					
	LD4					

1. From the 2023 *Skye Development Area Plan*.

MASTER PLAN CONSIDERATIONS

The original findings outlined in the area plan for source and storage were compared to the requirements based on moving the proposed 110 ERUs, alongside the assumed additional 38 ERUs, to a lower pressure zone. Changes are identified in the following subsections.

Drinking Water

While the total source requirements for the upper and lower zones will remain the same, some storage must be moved from the proposed Upper Tank to the Lower Tank to account for the moving demand (see Table 7). Similarly, the Maple Hollow Pump Station will be required to pump less water to the upper zone.

Table 7
Updates to Drinking Water Source, Storage, and Pump Station

Component	Name	Existing Capacity	Updated Capacity	Change
Storage	Upper Tank	0.22 MG	0.15 MG	*-0.07 MG*
	Lower Tank	1.10 MG	1.17 MG	*+0.07 MG*
Source	Family Park Well	866 gpm	866 gpm	*0 gpm*
Pump Station	Maple Hollow Pump Station	146 gpm	101 gpm	*-46 gpm*

The existing capacities were taken from the 2023 Skye Area Plan and updated according to Tables 3 and 5.

- The Upper Tank only serves the upper zone, so the updated storage requirement found in Table 3 for the upper zone corresponds to the Upper Tank's updated capacity.
- Since the Lower Tank provides storage for all the lower zones, including pods other than MD1 and Mixed Use 1, the increase in storage requirements (71,040 gal) for MD1 and Mixed Use 1 were added to the Lower Tank's existing capacity to determine the tank's updated capacity.

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Pressurized Irrigation

As with the drinking water system, the shift in ERUs will reduce the necessary upper storage, while increasing the necessary lower storage capacity. The pump station will have a reduced necessary flow to the upper zone, and due to the decrease in the total irrigation water demand, the total source requirements will decrease (see Table 8).

Table 8
Updates to Irrigation Water Source, Storage, and Pump Station

Component	Name	Existing Capacity	Updated Capacity	Change
Storage	Upper Reservoir	0.80 MG	0.48 MG	*-0.32 MG*
Storage	Lower Reservoir	1.30 MG	1.37 MG	*+0.07 MG*
Source	Cedar Hollow Well	1,187 gpm	1,078 gpm	*-109 gpm*
Pump Station	Maple Hollow Pump Station	427 gpm	332 gpm	*-95 gpm*

The existing capacities were taken from the 2023 Skye Area Plan and updated according to Tables 4 and 6.

- The Upper Reservoir only serves the upper zone, so the updated storage requirement found in Table 4 for the upper zone corresponds to the Upper Reservoir's updated capacity.
- Since the Lower Reservoir provides storage for all the lower zones, including pods other than Mixed Use 1, the increase in the storage requirement for Mixed Use 1 (69,550 gal) was added to the Lower Reservoir's existing capacity to determine the reservoir's updated capacity.

Again, these values assume that irrigated area will reduce based on assumptions for proposed changes in density.

HYDRAULIC ANALYSIS – DRINKING WATER TRANSMISSION

In the drinking water system model, demands in the upper and lower zones were updated, and the updated system's hydraulic performance was compared with the existing system. The model was also used to test fire flow capacity for the updated plan. Findings are summarized in this section.

Findings

The development was modeled during the Lehi peak day scenario with the original plan's recommended infrastructure. The model used in the analysis was the one originally used in the *Skye Area Plan.* HAL is not aware of any changes to the distribution system that could affect the modeling results. Results from the modeling analysis are as follows:

- Comparing the existing and updated models indicates that the shift in ERUs would lead to a very slight change in peak day pressures across the upper and lower zones. In the updated model, peak day pressures in the lower zones decrease by less than 1 psi, while peak day pressures in the upper zone increase by about 1 psi.

- Diurnal pressure variations in the drinking water system are only slightly affected by the update, with the upper zone seeing variations of 10 psi, while the lower zones have variations of up to 35 psi.
- In the updated model, the upper zone experiences a decrease in pipe velocities by about 0.1 fps on average, while the pipes in the lower zones have increased velocities by about 0.1 fps.

HYDRAULIC ANALYSIS – PRESSURIZED IRRIGATION TRANSMISSION

The pressurized irrigation system model was similarly updated to account for the shift in ERUs, and the existing and updated models were compared for their hydraulic performances. The updated model was also used to test fire flow capacity for the development. Findings are summarized in this section.

Findings

The development was modeled during peak day and peak day plus fire flow scenarios with the original plan's recommended infrastructure. The model used in the analysis was the one originally used in the *Skye Area Plan.* HAL is not aware of any changes to the distribution system that could affect the modeling results. Results from the modeling analysis are as follows:

- In the updated model, peak day pressures in the lower zones decrease by about 1 psi, while peak day pressures in the upper zone increase by less than 1 psi.
- Diurnal pressure variations in the drinking water system are only slightly affected by the update, with the upper zone seeing variations of 10 psi, while the lower zones have variations of up to 20 psi.
- The updated model indicates that the upper zone experiences a decrease in pipe velocities up to about 0.5 fps, while the pipes in the lower zones have increased velocities up to about 0.2 fps.
- Under a fire flow scenario at the Inverness node where demand was shifted, the 1,500 gpm fire flow requirement was met. In field verification may be necessary to ensure adequate fire flow is available under existing conditions, and at the time of development.

CONCLUSIONS AND RECOMMENDATIONS

The following are key conclusions and recommendations from this analysis:

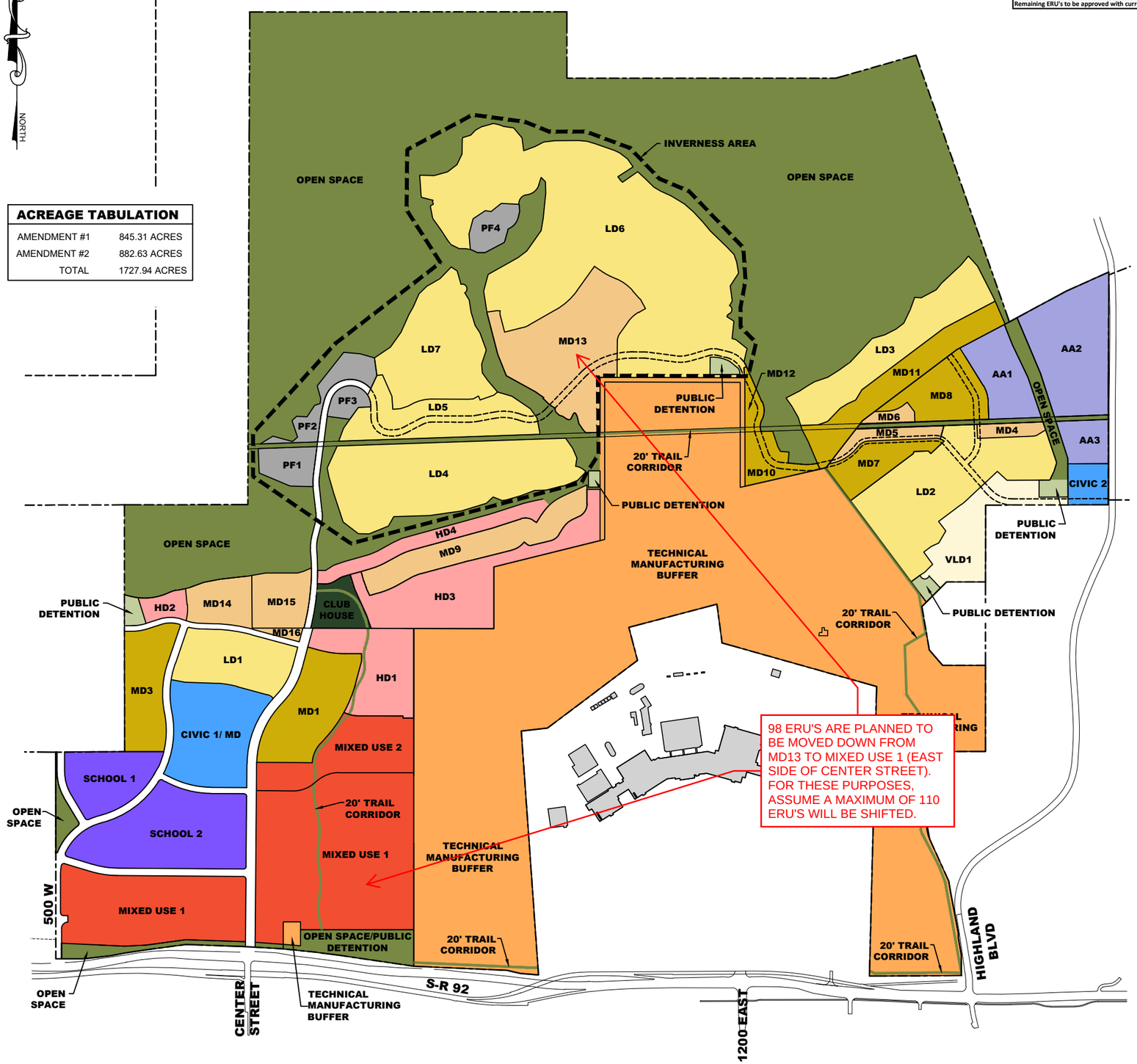
1. The shift in ERUs will require additional storage in the lower zones, while less storage is required in the upper zone. There are minimal impacts on peak day pressures and pipe velocities.
2. As is, the total irrigation water demand has decreased, but if any additional irrigation water demand replaces the demand associated with the ERUs moved from the upper zone, storage requirements and the model will have to be adjusted.

DRAFT

Exhibit A

NORTH

ACREAGE TABULATION	
AMENDMENT #1	845.31 ACRES
AMENDMENT #2	882.63 ACRES
TOTAL	1727.94 ACRES



98 ERU'S ARE PLANNED TO BE MOVED DOWN FROM MD13 TO MIXED USE 1 (EAST SIDE OF CENTER STREET). FOR THESE PURPOSES, ASSUME A MAXIMUM OF 110 ERU'S WILL BE SHIFTED.

ERU Allocation Table		
		Notes
Overall Total ERU's Allowed	3294	Total ERU's allowed from original Micron Area plan (2994) plus the additional 300 ERU's granted by city council
ERU's Used by Canyon Hills (Existing)	246	Includes 244 lots + 1 church
ERU's to be Used by Peck Property (58.89 ac)	88	Assumes 1.5 units/ac (from original Area Plan)
ERU's to be Used by Entrata Property (149.28 ac)	224	Assumes 1.5 units/ac (from original Area Plan)
Total ERU's Remaining for Skye Development	2736	
ERU's approved with Skye Area Plan Amendment #1	1751	
Remaining ERU's to be approved with current Area Plan Amendment	**985**	

NOTES:

1. OF THE 827 ERU'S ASSIGNED TO THE MIXED-USE, 609 ARE INTENDED TO BE DESIGNATED AS RESIDENTIAL.
2. THE TOTAL ERU'S ALLOCATED FOR THIS AREA PLAN AMENDMENT AND ALL FUTURE AMENDMENTS SHALL BE GOVERNED BY THE ERU ALLOCATION TABLE ON THIS SHEET.
3. THE 20' TRAIL SHOWN WITHIN THE TECHNICAL MANUFACTURING BUFFER AREA AND WITHIN THE MIXED USE AREA IS INCLUDED AS PUBLIC OPEN SPACE IN THE TABULATION TABLE.
4. THIS MAP ONLY SHOWS PUBLIC OPEN SPACE & DETENTION THAT IS PLANNED FOR THE PROJECT. ADDITIONALLY, PRIVATE OPEN SPACE WILL BE PROVIDED THROUGHOUT THE AREA PLAN. REFER TO THE BUFFERS & OPEN SPACE SECTION FOR MORE INFORMATION.
5. TOTAL OPEN SPACE WILL MAKE UP APPROXIMATELY 37.76% OF THE NET AREA, LESS THE CIVIC AND SCHOOL AREAS.
6. PRIOR TO ANY DEVELOPMENT TAKING PLACE EAST OF THE TECHNICAL MANUFACTURING BUFFER, AN AGREEMENT MUST BE IN PLACE BETWEEN LEHI CITY AND TSSD TO PROVIDE SEWER SERVICE.
7. THE NEARBY SEASONS CULINARY WATER TANK & PI RESERVOIR HAVE LIMITED CAPACITY AVAILABLE FOR THE SKYE AREA PLAN. REFER TO THE CULINARY AND PI SECTIONS OF THE SKYE AREA PLAN UTILITY SECTION FOR DETAILS ON AVAILABLE CAPACITIES AND NEEDED IMPROVEMENTS FOR THIS PROJECT.
8. ADDITIONAL CULINARY WATER AND PI CITY PROJECTS MAY BE NEEDED TO SERVICE THE SKYE AREA PLAN. REFER TO THE CULINARY & PI SECTIONS OF THE SKYE AREA PLAN UTILITY SECTION FOR ADDITIONAL DETAILS.
9. NEITHER THE CULINARY NOR THE PI SYSTEMS FOR SKYE HAVE A WATER SOURCE IDENTIFIED. REFER TO THE CULINARY & PI SECTIONS FOR ADDITIONAL INFORMATION ON IDENTIFIABLE SOURCES.
10. TECHNICAL MANUFACTURING BUFFER SHALL HAVE NO ERU'S ASSOCIATED WITH IT. ANY ADDITIONAL DEVELOPMENT ON THIS AREA SHALL REQUIRE ADDITIONAL UTILITY STUDIES AND CITY STAFF APPROVAL.
11. IF THE PROPOSED CIVIC 1 SITE IS NOT USED AS A CIVIC/CHURCH SITE, IT WILL BECOME AN MD POD WITH A DENSITY RANGE OF 3-7 UNITS/ACRE. DENSITY WILL BE TRANSFERRED FROM OTHER PODS AS NECESSARY, KEEPING THE TOTAL ERU CAP AT 2736.
12. DENSITY FROM POD MD13 SHALL HAVE THE ABILITY TO BE SHIFTED SOUTH OR EAST TO PODS HD1-4, OR LD4-7

LAND USE	ACRES	% OF NET AREA	PROPOSED DENSITY Low Range (units/acre)	PROPOSED DENSITY High Range (units/acre)	PROPOSED UNITS Low Range (Units)	PROPOSED UNITS High Range (Units)
Total Area	**1727.94**					
MP Roads Deduction	29.83					
NET AREA	**1698.11**					
School 1 (Elementary)	**12.71**	**0.75%**			9	
School 2 (Jr. High)	**30.27**	**1.78%**			15	
Civic 1[11]	**22.59**	**1.33%**	3	7	27	
Civic 2	**4.44**	**0.26%**			2	
Mixed Use 1[1]	**97.02**	**5.71%**	4	30	517	
Mixed Use 2[1]	**17.83**	**1.05%**	4	30	310	
Clubhouses	**5.60**	**0.33%**			9	
Public Facilities 1	**5.19**	**0.31%**			0	
Public Facilities 2	**6.19**	**0.36%**			0	
Public Facilities 3	**2.62**	**0.15%**			0	
Public Facilities 4	**4.39**	**0.26%**			0	
Dedicated Public Detention	**5.33**	**0.31%**			0	
Technical Manufacturing[10]	**381.93**	**22.49%**			0	
HD	**54.25**	**3.19%**				
HD #1	16.30	0.96%	8	12	130	196
HD #2	3.06	0.18%	8	12	24	37
HD #3	25.74	1.52%	8	12	206	309
HD #4	9.16	0.54%	8	12	73	110
MD	**151.70**	**8.93%**				
MD #1	18.34	1.08%	3	7	55	128
MD #3	14.21	0.84%	3	7	43	99
MD #4	2.43	0.14%	3	7	7	17
MD #5	3.79	0.22%	3	7	11	27
MD #6	1.76	0.10%	3	7	5	12
MD #7	8.32	0.49%	3	7	25	58
MD #8	11.89	0.70%	3	7	36	83
MD #9	16.42	0.97%	3	7	49	115
MD #10	8.98	0.53%	3	7	27	63
MD #11	12.84	0.76%	3	7	39	90
MD #12	2.08	0.12%	3	7	6	15
MD #13	33.52	1.97%	3	7	101	235
MD #14	7.09	0.42%	3	7	21	50
MD #15	9.00	0.53%	3	7	27	63
MD #16	1.01	0.06%	3	7	3	7
LD	**276.90**	**16.31%**				
LD #1	16.14	0.95%	1	4	16	65
LD #2	35.72	2.10%	1	4	36	143
LD #3	22.34	1.32%	1	4	22	89
LD #4	43.43	2.56%	1	4	43	174
LD #5	19.52	1.15%	1	4	20	78
LD #6	113.17	6.66%	1	4	113	453
LD #7	26.58	1.57%	1	4	27	106
VLD	**15.22**	**0.90%**				
VLD1	15.22	0.90%	1	2	15	30
Active Adult	**41.03**	**2.42%**				
AA #1	11.10	0.65%	4	6	44	67
AA #2	24.62	1.45%	4	6	98	148
AA #3	5.31	0.31%	4	6	21	32
TOTAL OPEN SPACE AREA[4,5]	**626.01**	**36.87%**				
Dedicated Public Open Space[3]	562.31	33.11%				
Private Open Space	68.44	4.03%				
Power Corridor Deduction	-4.74	-0.28%				
NON-RESIDENTIAL ERU'S	**280**					
RESIDENTIAL ERU'S	**2456**					
TOTAL ERU'S[2]	**2736**					

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SKYE
LEHI, UTAH

LAND USE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 20-0067
DRAWN BY: RWH
DESIGNED BY: BCT
SCALE: 1" = 1200'
DATE: 10/24/2023

SHEET
L-1

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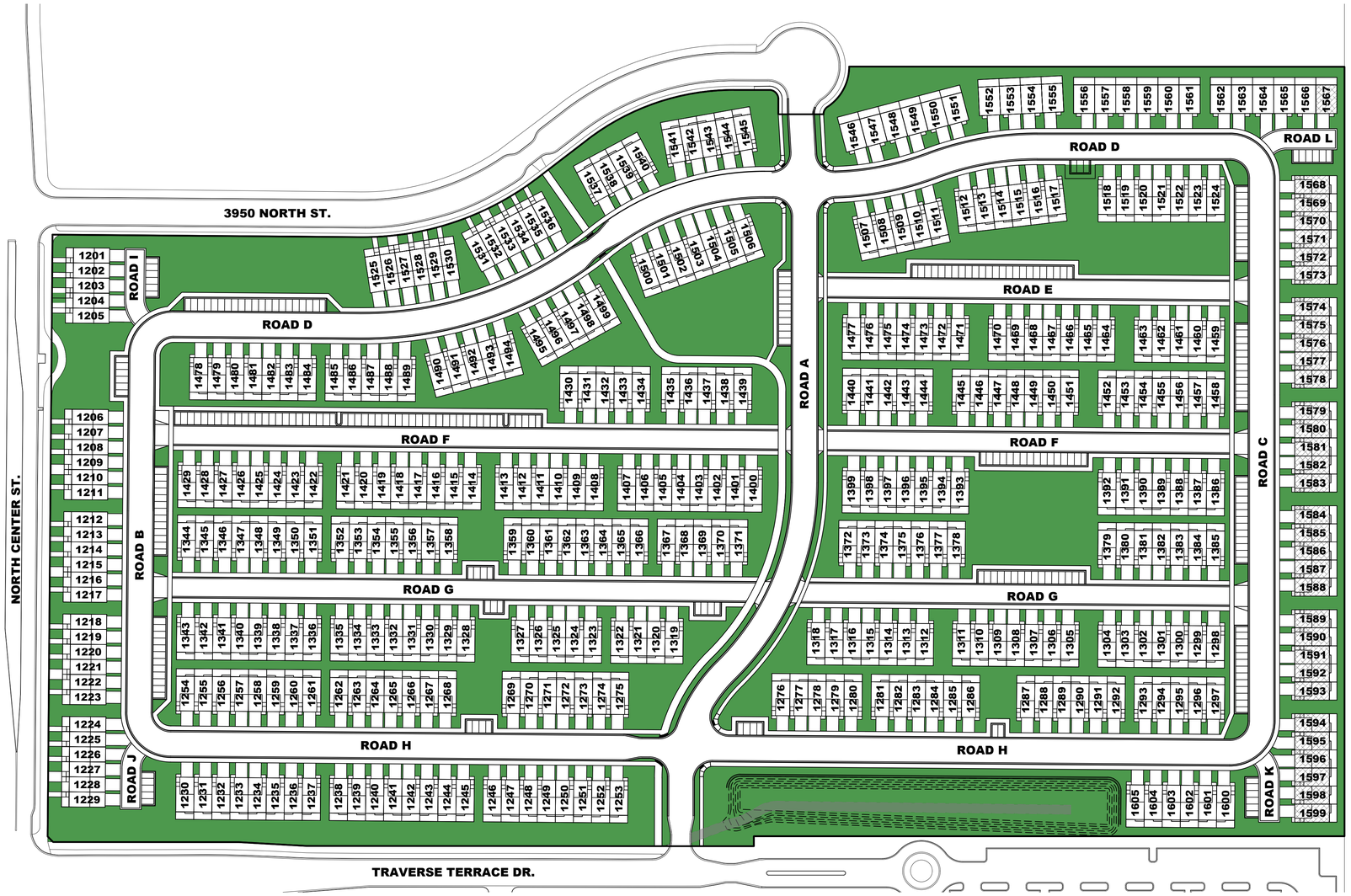
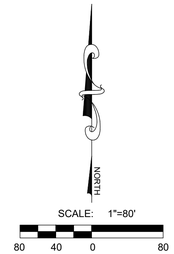
Exhibit B

INVERNESS

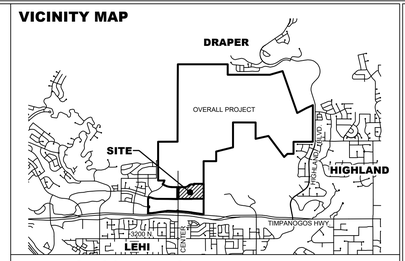
PRELIMINARY PLAN E

A PLANNED COMMUNITY IN LEHI, UTAH





VICINITY MAP



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UTILITY PLAN	301
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DETAILS	601

TABULATIONS

TOTAL AREA:	36.76 ACRES
ROADWAY:	9.38 ACRES
TOWNHOMES:	405 UNITS
TOTAL:	405 UNITS
DENSITY:	11.02 UNITS/ACRES
COMMON AREA:	9.38 ACRES
LIMITED COMMON AREA:	6.74 ACRES
PUBLIC OPEN SPACE:	1.17 ACRES
ZONE:	PC

PARKING REQUIREMENTS:

OFF-STREET PARKING AVAILABLE: 269

TOTAL PARKING REQUIRED: 135 (1 STALL PER 3 LOTS)

TOTAL BIKE PARKING REQUIRED: SEE NOTE 8 BELOW

NOTES

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - 1.1. PLAN & PROFILES / CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
   - 1.2. ALL PIPE TYPES, SPECIFIC LOCATIONS, AND DETAILS. (BENDS, DETECTOR TAPE, ETC.)
   - 1.3. VALVES
   - 1.4. BLOW-OFFS INCLUDING SIZE, TYPE, AND PROTECTION.
   - 1.5. MANHOLES, BOXES AND RELATED DETAILS.
   - 1.6. WATER AND SEWER SERVICE DETAILS.
   - 1.7. FIRE HYDRANTS.
   - 1.8. LOT LINE UTILITY EASEMENTS.
   - 1.9. STREET LIGHTS / STREET SIGNS / TRAFFIC SIGNS.
   - 1.10. POWER LINE EXTENSIONS & DOME / TRANSFORMER LOCATIONS.
   - 1.11. LOT ADDRESSES.
   - 1.12. CBR VALUES AND ROAD SUB-BASE.
   - 1.13. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.
2. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
3. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
4. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
5. ALL INTERIOR FENCE LINES TO BE REMOVED UNLESS OTHERWISE NOTED.
5. ALL INTERIOR FENCE LINES TO BE REMOVED UNLESS OTHERWISE NOTED.
6. ALL LOTS WITH THIS HATCHING SHALL BE REQUIRED TO ADHERE TO ALL WILDLAND URBAN INTERFACE REQUIREMENTS AS PER LEHI CITY CODE. LOTS SHALL BE REQUIRED TO EITHER FIRE SPRINKLE THE BUILDING, OR PROVIDE A 30' BUFFER BEHIND THE LOT. IT IS EXPECTED THAT THIS DEVELOPMENT WILL USE A COMBINATION OF THESE TWO OPTIONS, DEPENDING ON THE LOT LAYOUT. WILDLAND URBAN INTERFACE DETAILS TO BE DETERMINED AT FINAL PLAT.
7. 1 IN EVERY 60 UNITS SHALL HAVE AN EV CHARGING STATION WITHIN THE GARAGE.
8. AT LEAST 14 UNITS SHALL PROVIDE A STORAGE AREA FOR BIKES WITHIN THE GARAGE.
9. FINAL PLACEMENT OF MONUMENT SIGN TO BE DETERMINED AT FINAL PLAT.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX-PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
		FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX-FO		FIBER OPTIC
EX GAS		GAS
EX OHP		OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		OPEN SPACE
		SEE NOTE 6

DEVELOPER / OWNER

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4100 HORTON WY SUITE 210
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(801) 571-7101

ENGINEER

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

PROJECT NAME

INVERNESS PRELIMINARY PLAN E

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STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786726
PROFESSIONAL ENGINEER
08/10/2026

INVERNESS - PRELIMINARY E
LEHI, UTAH
COVER

REVISIONS
1
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/BGS
CHECKED BY: BCT
SCALE: 1"=80' (PRINTED ON 24x36)
DATE: 08/10/2026
SHEET
COVER

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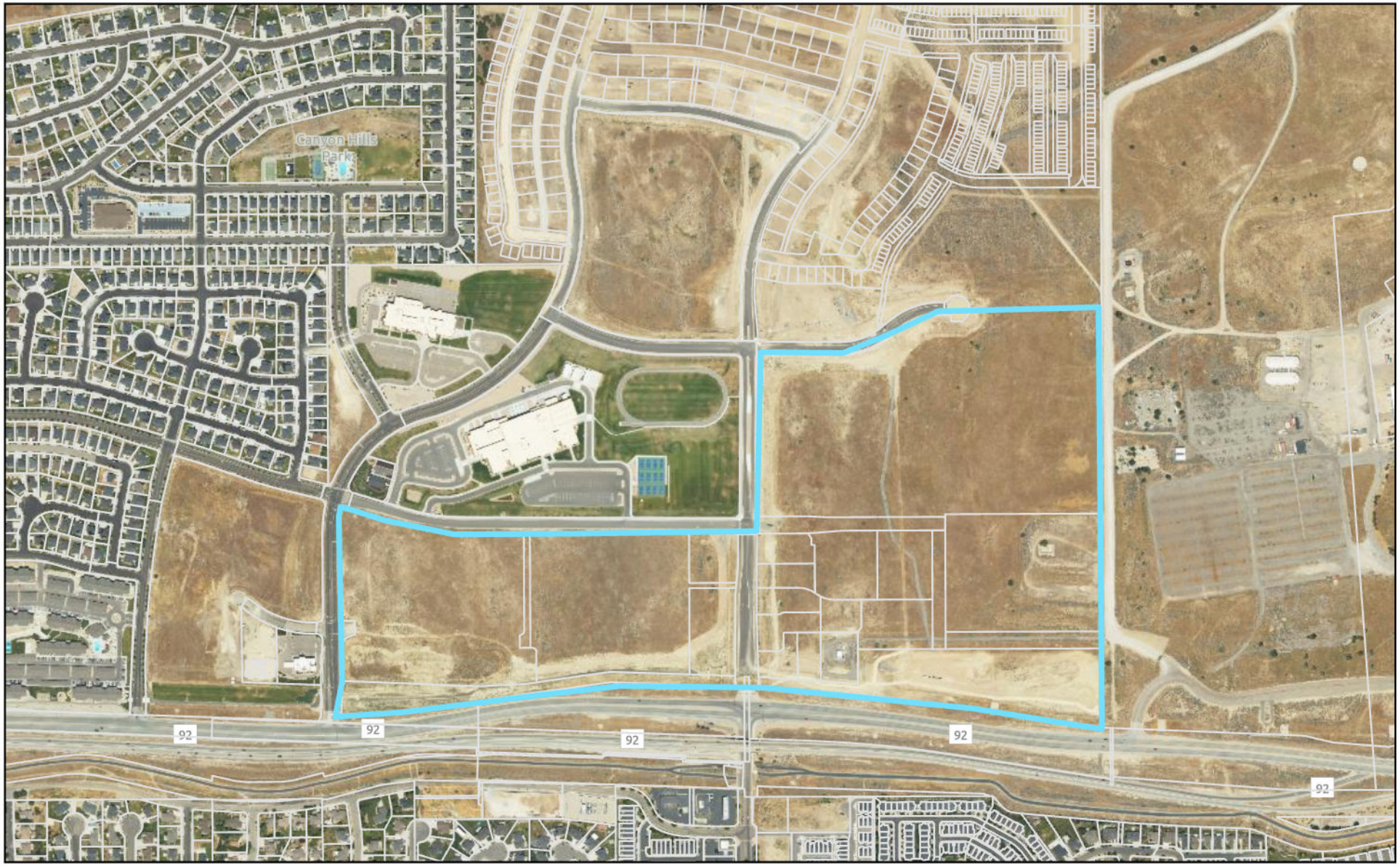
PUBLIC
HEARING
General Plan
Amendment
Location: Inverness Area
Skyst Area Plan
Lehi City Planning Commission:
Proposed September 24, 2024 @ 7pm
Lehi City Council Oversight
131 N. 100 E. Lehi, UT
PUBLIC
HEARING

D R HORTON
America's Builder
PUBLIC
HEARING
General Plan
Amendment
Location: Inverness Area
Skye Area Plan
Lehi City Planning Commission:
Thursday September 24, 2026 @ 7pm
Lehi City Council Chambers
131 N. 100 E. Lehi, UT
PUBLIC
HEARING
Preliminary Subdivision
Inverness Plat E
Location: Approximately
Center Street and Traverse
Terrace Road
Lehi City Planning Commission:
Thursday September 24, 2026 @ 7pm
Lehi City Council Chambers
131 N. 100 E. Lehi, UT

PUBLIC
HEARING
General Plan
Amendment
Location: Inverness Area
Skye Area Plan
Lehi City Planning Commission:
Thursday September 24, 2026 @7pm
Lehi City Council Chambers
153 N. 100 E. Lehi, UT
LEHI CITY
PUBLIC
HEARING
Preliminary Subdivision
Inverness Plat E
Location: Approximately
Center Street and Traverse
Terrace Road
Lehi City Planning Commission:

Skye Area Plan Amendment- Mixed Use 1

Aerial

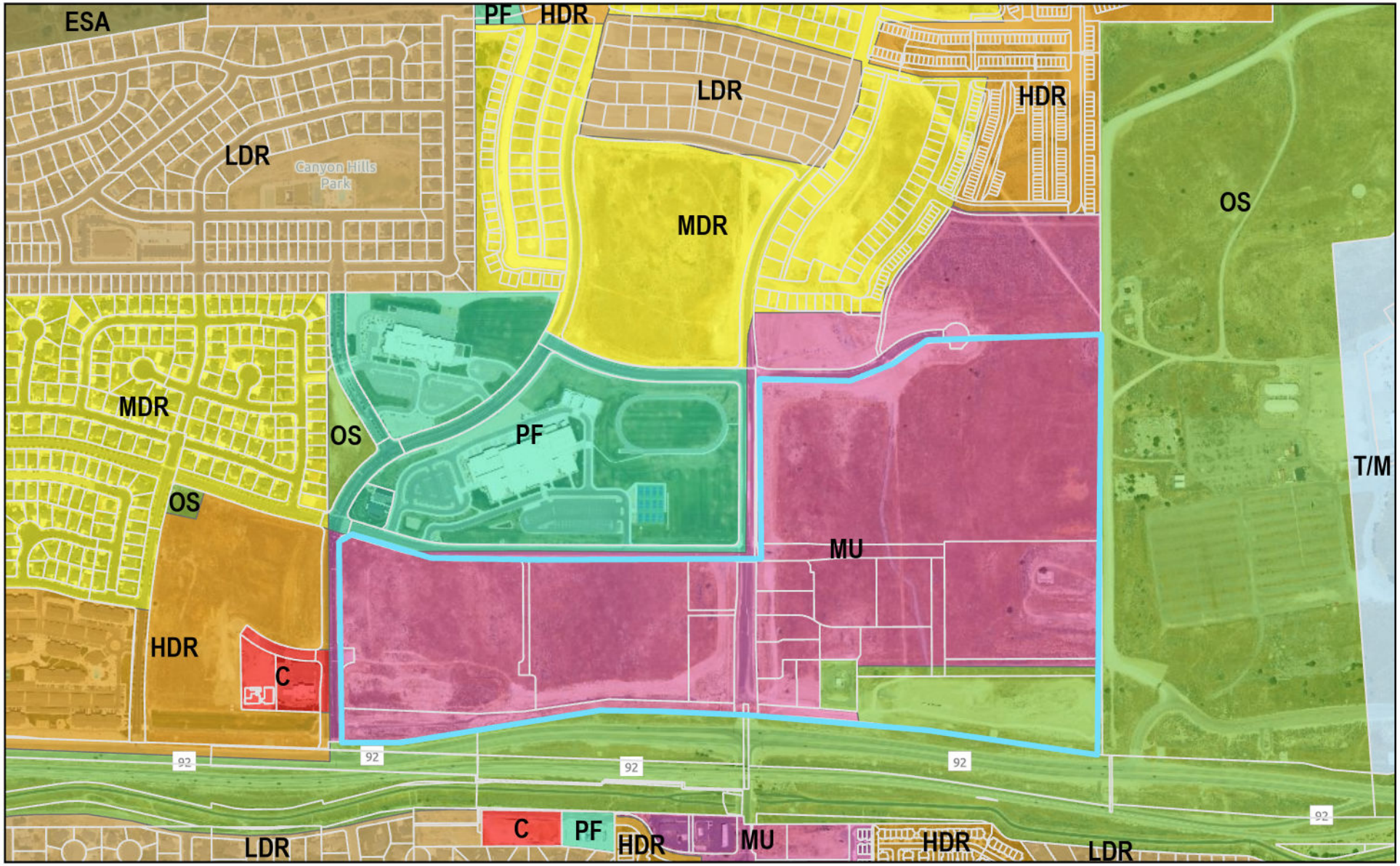


0 875 1,750 3,500 Feet

LEHI CITY

Skye Area Plan Amendment- Mixed Use 1

General Plan

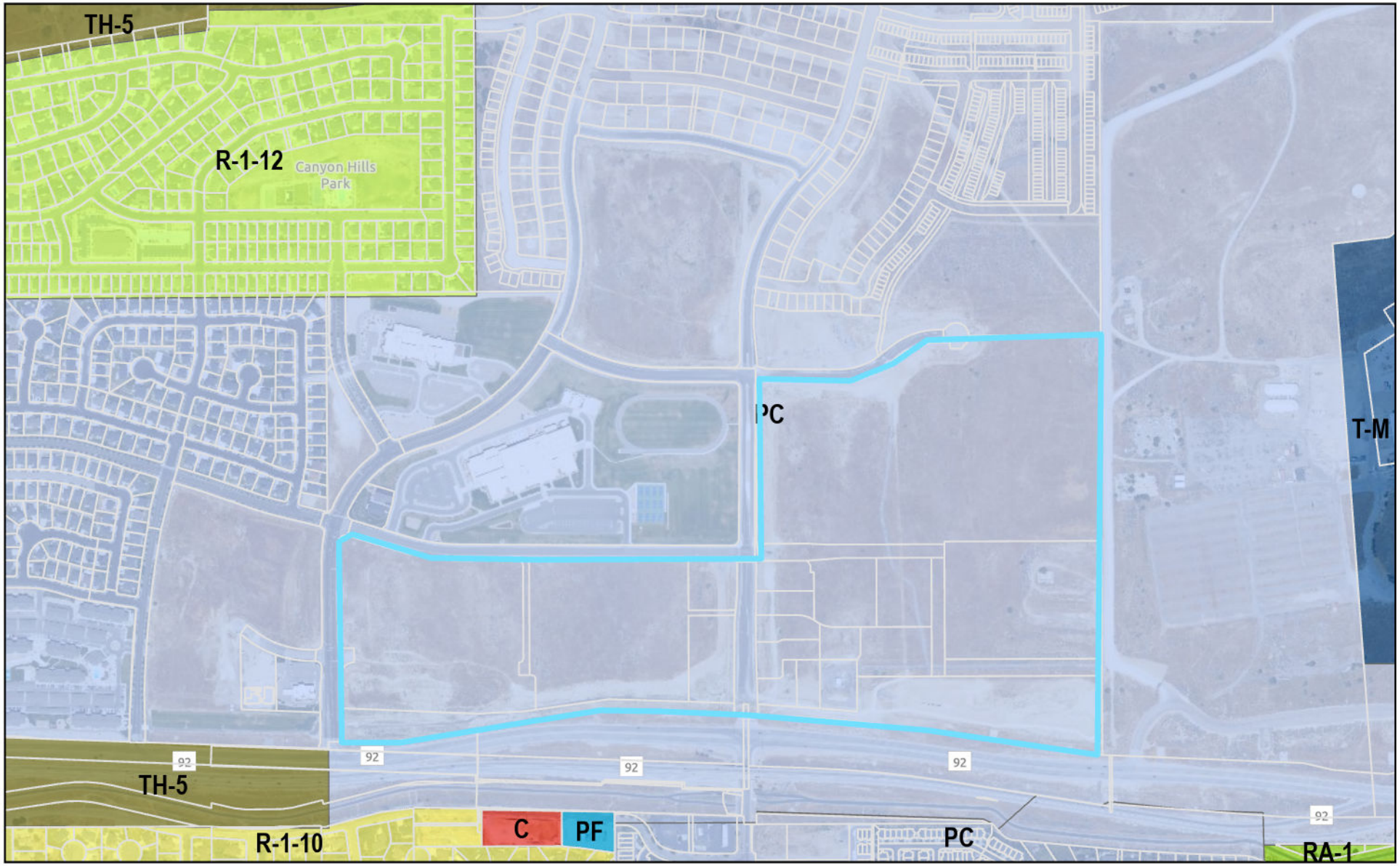


0 875 1,750 3,500 Feet

LEHI CITY

Skye Area Plan Amendment- Mixed Use 1

Zoning



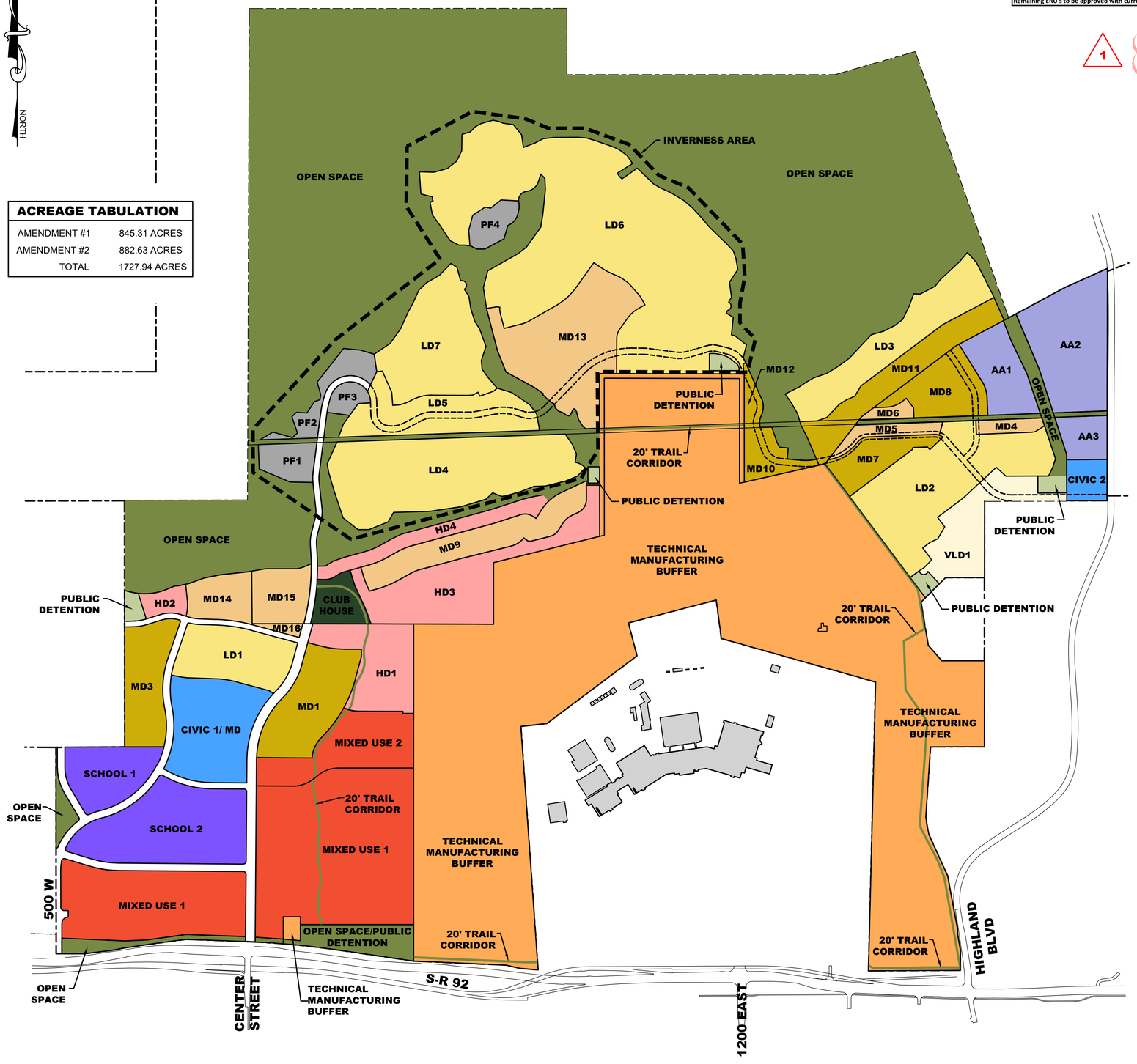
0 875 1,750 3,500 Feet

LEHI CITY

ERU Allocation Table		
		Notes
Overall Total ERU's Allowed	3294	Total ERU's allowed from original Micron Area plan (2994) plus the additional 300 ERU's granted by city council
ERU's Used by Canyon Hills (Existing)	246	Includes 244 lots + 1 church
ERU's to be Used by Peck Property (58.89 ac)	88	Assumes 1.5 units/ac (from original Area Plan)
ERU's to be Used by Entrata Property (149.28 ac)	224	Assumes 1.5 units/ac (from original Area Plan)
Total ERU's Remaining for Skye Development	2736	
ERU's approved with Skye Area Plan Amendment #1	1751	
Remaining ERU's to be approved with current Area Plan Amendment	**985**	

NORTH

ACREAGE TABULATION	
AMENDMENT #1	845.31 ACRES
AMENDMENT #2	882.63 ACRES
TOTAL	1727.94 ACRES



NOTES:

1. MIXED USE 1 IS ASSIGNED 210 NON-RESIDENTIAL ERU'S. THE TOTAL NUMBER OF RESIDENTIAL ERU'S FOR THE MIXED USE 1 AREA SHALL BE IN ACCORDANCE WITH THE DENSITY RANGE FOUND IN THE TABLE BELOW. RESIDENTIAL ERU'S MAY BE TRANSFERRED TO THE MIXED USE 1 AREA AS NEEDED, PROVIDED THE TOTAL ERU'S COUNTS IDENTIFIED IN THE ERU ALLOCATION TABLE ARE NOT EXCEEDED.
2. THE TOTAL ERU'S ALLOCATED FOR THIS AREA PLAN AMENDMENT AND ALL FUTURE AMENDMENTS SHALL BE GOVERNED BY THE ERU ALLOCATION TABLE ON THIS SHEET.
3. THE 20' TRAIL SHOWN WITHIN THE TECHNICAL MANUFACTURING BUFFER AREA AND WITHIN THE MIXED USE AREA IS INCLUDED AS PUBLIC OPEN SPACE IN THE TABULATION TABLE.
4. THIS MAP ONLY SHOWS PUBLIC OPEN SPACE & DETENTION THAT IS PLANNED FOR THE PROJECT. ADDITIONALLY, PRIVATE OPEN SPACE WILL BE PROVIDED THROUGHOUT THE AREA PLAN. REFER TO THE BUFFERS & OPEN SPACE SECTION FOR MORE INFORMATION.
5. TOTAL OPEN SPACE WILL MAKE UP APPROXIMATELY 37.76% OF THE NET AREA, LESS THE CIVIC AND SCHOOL AREAS.
6. PRIOR TO ANY DEVELOPMENT TAKING PLACE EAST OF THE TECHNICAL MANUFACTURING BUFFER, AN AGREEMENT MUST BE IN PLACE BETWEEN LEHI CITY AND TSSD TO PROVIDE SEWER SERVICE.
7. THE NEARBY SEASONS CULINARY WATER TANK & PI RESERVOIR HAVE LIMITED CAPACITY AVAILABLE FOR THE SKYE AREA PLAN. REFER TO THE CULINARY AND PI SECTIONS OF THE SKYE AREA PLAN UTILITY SECTION FOR DETAILS ON AVAILABLE CAPACITIES AND NEEDED IMPROVEMENTS FOR THIS PROJECT.
8. ADDITIONAL CULINARY WATER AND PI CITY PROJECTS MAY BE NEEDED TO SERVICE THE SKYE AREA PLAN. REFER TO THE CULINARY & PI SECTIONS OF THE SKYE AREA PLAN UTILITY SECTION FOR ADDITIONAL DETAILS.
9. NEITHER THE CULINARY NOR THE PI SYSTEMS FOR SKYE HAVE A WATER SOURCE IDENTIFIED. REFER TO THE CULINARY & PI SECTIONS FOR ADDITIONAL INFORMATION ON IDENTIFIABLE SOURCES.
10. TECHNICAL MANUFACTURING BUFFER SHALL HAVE NO ERU'S ASSOCIATED WITH IT. ANY ADDITIONAL DEVELOPMENT ON THIS AREA SHALL REQUIRE ADDITIONAL UTILITY STUDIES AND CITY STAFF APPROVAL.
11. IF THE PROPOSED CIVIC 1 SITE IS NOT USED AS A CIVIC/CHURCH SITE, IT WILL BECOME AN MD POD WITH A DENSITY RANGE OF 3-7 UNITS/ACRE. DENSITY WILL BE TRANSFERRED FROM OTHER PODS AS NECESSARY, KEEPING THE TOTAL ERU CAP AT 2736.
12. DENSITY FROM POD MD13 SHALL HAVE THE ABILITY TO BE SHIFTED SOUTH OR EAST TO PODS HD1-4, OR LD4-7

LAND USE	ACRES	% OF NET AREA	PROPOSED DENSITY Low Range (units/acre)	PROPOSED DENSITY High Range (units/acre)	PROPOSED UNITS Low Range (Units)	PROPOSED UNITS High Range (Units)
Total Area	**1727.94**					
MP Roads Deduction	29.83					
NET AREA	**1698.11**					
School 1 (Elementary)	**12.71**	**0.75%**			9	
School 2 (Jr. High)	**30.27**	**1.78%**			15	
Civic 1[11]	**22.59**	**1.33%**	3	7	27	
Civic 2	**4.44**	**0.26%**			2	
Mixed Use 1[1]	**97.02**	**5.71%**			517	627
Mixed Use 2[1]	**17.83**	**1.05%**	4	30	310	
Clubhouses	**5.60**	**0.33%**			5	
Public Facilities 1	**5.19**	**0.31%**			0	
Public Facilities 2	**6.19**	**0.36%**			0	
Public Facilities 3	**2.62**	**0.15%**			0	
Public Facilities 4	**4.39**	**0.26%**			0	
Dedicated Public Detention	**5.33**	**0.31%**			0	
Technical Manufacturing[10]	**381.93**	**22.49%**			0	
HD	**54.25**	**3.19%**				
HD #1	16.30	0.96%	8	12	130	196
HD #2	3.06	0.18%	8	12	24	37
HD #3	25.74	1.52%	8	12	206	309
HD #4	9.16	0.54%	8	12	73	110
MD	**151.70**	**8.93%**				
MD #1	18.34	1.08%	3	7	55	128
MD #3	14.21	0.84%	3	7	43	99
MD #4	2.43	0.14%	3	7	7	17
MD #5	3.79	0.22%	3	7	11	27
MD #6	1.76	0.10%	3	7	5	12
MD #7	8.32	0.49%	3	7	25	58
MD #8	11.89	0.70%	3	7	36	83
MD #9	16.42	0.97%	3	7	49	115
MD #10	8.98	0.53%	3	7	27	63
MD #11	12.84	0.76%	3	7	39	90
MD #12	2.08	0.12%	3	7	6	15
MD #13	33.52	1.97%	3	7	101	235
MD #14	7.09	0.42%	3	7	21	50
MD #15	9.00	0.53%	3	7	27	63
MD #16	1.01	0.06%	3	7	3	7
LD	**276.90**	**16.31%**				
LD #1	16.14	0.95%	1	4	16	65
LD #2	35.72	2.10%	1	4	36	143
LD #3	22.34	1.32%	1	4	22	89
LD #4	43.43	2.56%	1	4	43	174
LD #5	19.52	1.15%	1	4	20	78
LD #6	113.17	6.66%	1	4	113	453
LD #7	26.58	1.57%	1	4	27	106
VLD	**15.22**	**0.90%**				
VLD1	15.22	0.90%	1	2	15	30
Active Adult	**41.03**	**2.42%**				
AA #1	11.10	0.65%	4	6	44	67
AA #2	24.62	1.45%	4	6	98	148
AA #3	5.31	0.31%	4	6	21	32
TOTAL OPEN SPACE AREA[4,5]	**626.01**	**36.87%**				
Dedicated Public Open Space[3]	562.31	33.11%				
Private Open Space	68.44	4.03%				
Power Corridor Deduction	-4.74	-0.28%				
NON-RESIDENTIAL ERU'S	**276**					
RESIDENTIAL ERU'S	**2460**					
TOTAL ERU'S[2]	**2736**					

LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SKYE
LEHI, UTAH

LAND USE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 20-0067
DRAWN BY: DSE/BGS
DESIGNED BY: BCT
SCALE: 1" = 1200'
DATE: 09/15/2026
SHEET L-1

U:\0_LEI PROJECTS\2020\2020-0067 DR HORTON LEHI PROJECT\CAD\DWG\AREA PLAN\20-0067 MICRON 2 AREA PLAN.DWG 9/8/2026 11:11 AM

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: September 24, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of DR Horton's request for approval of Inverness Preliminary Plat E including 405 townhome units located at approximately Center Street and Traverse Terrace Road and requesting a substitution for required amenities.

Summary:

Attachments:

Inverness 1.pdf

Inverness 2.pdf

INVERNESS PRELIMINARY PLAT E

PLANNING COMMISSION REPORT

Applicant	DR Horton		
Meeting Date	September 24, 2026		
Requested Action/Purpose	Public hearing, review, and recommendation for a proposed preliminary subdivision		
Decision Type	Administrative		
Location	Approximately Center Street and Traverse Terrace Drive		
Existing General Plan Designation	Mixed Use		
Existing Zoning	Planned Community		
Existing Land Use	Undeveloped		
Number of Lots/Units	405 Townhome Units		
Adjacent Zoning and Land Use	*North*	PC (Mixed Use)	DR Horton Office Building
	South	PC (Mixed Use)	Commercial and Life Time
	East	PC (TM Buffer)	Texas Instruments
	West	PC (Public Facility)	Viewpoint Middle School
Date of DRC Review	September 16, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing, review, and recommendation or final approval
City Council	Final approval (Only for PUD, PRD, TOD, or Planned Community)

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 37.080. Off-Street Parking Requirements

Townhouses	2 stalls per dwelling unit, one of which must be within an enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2.5 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 250 feet of the assigned units.

Table 37.070. Multi-Family Development Amenities Requirements

# UNITS	PICNIC AREA	SPORTS COURT	PLAYGROUND/ DOG PARK	CLUB HOUSE	POOL/TENNIS COURT/SPLASH PAD
401-500	14	2	6	1 – Min 1,500 Sq. Ft.	2

APPLICABLE AREA PLAN REGULATIONS

To create more variety in parking options and offer a more desirable experience for the residents, an approximate mix of enclosed garage spaces will be provided. Including, covered parking spaces, surface parking spaces, EV charging spaces, bicycle and/or micro-mobility spaces, and interior bike storage spaces. Greater variety in parking offerings leads to more options, both financially and in lifestyle choices, for residents. Optimizing the mix of parking styles and options will also help enhance the overall look and experience of the community and will increase open space, site connectivity, visibility, safety, function, and aesthetics. Parking for residential areas of the mixed use zones shall meet the following parking requirements:

- Min. 80% of units shall have access to either an enclosed garage or a covered parking space.
- Min. 60% of the total enclosed garages and covered parking spaces shall be enclosed garages or parking structure.
- Max. 10% of the total number of parking spaces shall be compact surface parking.
- Min. of (1) EV charging station for every (60) units shall be provided.
- Bicycle and/or micro-mobility parking stalls shall be provided at a min. of 10% of the total vehicular parking stalls required.
- Min. 25% of bicycle parking stalls provided shall be in an interior bike storage area.

The Skye Area Plan Design Guidelines (the "Guidelines") have been created to provide a range of unique but complimentary architectural styles that together contribute to a unified community design. The Guidelines explain the architectural aesthetics, allowed styles and site considerations that are to guide the design and construction of all new single-family homes and townhomes, home additions and future remodels, and civic projects within the Skye Area Plan, and in full compliance with the general standards and requirements of Lehi City. Illustrations and photos are included throughout the Guidelines to help convey the thoughts and concepts described in the document's text. These images are intended to express general design concepts and are not meant to impose specific plans or design solutions.

***These Guidelines are meant to serve as a replacement for Section 37.020 Multi-Family Residential Design Standards specifically for Single-Family and for Townhomes (not including apartments or condos) with the exception of the site design standards (Section 37.020 C) which remains the standard for the Skye Area Plan. Section 37.020 C.1 is also modified due to the steep topography of the Skye Area Plan as follows: The minimum requirement of 50% of the total townhomes that are required to be rear loaded is modified to be 40%. The definition of a rear-loaded townhome is: A townhome that has the appearance of a front door and includes the same types of finished materials as a front elevation that is on the opposite side the townhome's garage door.

PROPERTY HISTORY

December 11, 2012 City Council approved the Micron Area Plan

April 8, 2022 This property came into Lehi as the Micron East Annexation

August 23, 2022 City Council approved the Skye Area Plan amending the Micron Area Plan

September 19, 2023 City Council approved the Skye Area Plan Second Amendment

REPORT ANALYSIS

The applicant requests approval of the Inverness Preliminary Plat E including 405 townhome units located at approximately Center Street and Traverse Terrace Drive in the Mixed-Use Area of the Skye Area Plan. The proposed density, layout, parking, trails, and elevations all meet Development Code and Skye Area Plan requirements. The applicant requests a substitution of amenities of equivalent value.

Density
The Skye Area Plan allows 517 equivalent residential units (ERUs) in the Mixed Use 1 area that this lot is in. It also includes the commercial approved along Timpanogos Highway. The 517 ERUs includes both the residential and commercial uses. With the 405 town-home units and the commercial that has been approved they are still below the 517 ERUs but are getting close. Staff will continue to keep track of the ERU count with future submittals.

Layout
The proposed subdivision includes 405 townhome units, off-street parking areas, a main trail corridor, amenity spaces and a detention basin. This layout meets the connectivity requirements and detention requirements.

The Area Plan specifies that 40 percent of the townhomes will be rear load, this includes architectural rear load. The applicant meets the 40 percent requirement with most of the rear load located along Center Street, 3950 North, and Traverse Terrace Drive.

Parking
The proposed layout meets the parking requirement of two garage spaces per townhome and one off-street stall per 3 lots. The off-street parking must be within 250 feet of the townhomes it serves. The proposed layout meets this requirement.

The Area Plan also specifies that mixed-use areas need to include enclosed bike parking and EV charging stations. The applicant indicated that the townhome garages will provide the bike parking areas, and also that they will include EV charging in townhomes to meet the 1 for every 60 units requirement.

Trail
The Skye Area Plan includes “Trail 5” a main trail corridor through this area. The proposed layout includes the trail along Road A with a landscape buffer between it and the street. It also includes the required traffic calming street crossings.

One DRC suggestion is to further isolate the trail. However, there is not a Code or Area Plan requirement for more separation. They currently meet the requirements with the trail as shown.

Elevations
The applicant stated that their elevations will be similar to the elevations they have used throughout the community. Their previous elevations met the Area Plan requirements and staff will ensure the future ones do as well with the final plat submittals.

Amenities
The applicant provided conceptual images for the amenities provided in this area. They also provided a narrative explaining their intention for this area as well as the greater Inverness Community.

Based on the 405 units the amenity requirements include: 14 picnic areas, 2 sports courts,6 playground/ dog park and 1 clubhouse with a minimum 1,500 square feet and 2 pools/ tennis court/ splash pad.

The applicant proposes to include a community pool, pool house, tot lots and playgrounds and two pickle ball courts with this preliminary plat. The applicant also states that the community will have access to all the other pools in the community, pickleball courts, playgrounds and tot lots throughout the community, a dog park, pavilions and picnic tables, trails and a large clubhouse with the main pool complex.

DRC Comments
The Reviewing Departments had 3 comments including the amenity requirements and some minor changes to the trail location, as well as the recommendation for the applicant to consider changing the trail corridor.

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 Code and Area Plan items the Planning Commission may not be aware of.

POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or approve with Code or Area Plan requirement changes the proposed preliminary subdivision. Any motion should include findings. Possible findings include:

1. The proposed subdivision meets the requirements of the Skye Area Plan.
2. The proposed subdivision meets the requirements of the Lehi City Development Code.
3. The proposed subdivision does/does not meet the requirements of the Lehi City Development Code in regards to subdivision approvals.
4. Other findings based upon information presented at the public hearing.

Inverness Preliminary Plat E Subdivision Review
DRC Redline Comments

DR Horton- requests review of the Inverness Preliminary Plat E including 405 townhomes located at approximately Center Street and Traverse Terrace Road

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: Brittney Harris
Representatives of the Applicant Present: Ben Tuckett and Landon Larsen
Date of Plans Reviewed: 9/8/26
Time Start: 2:59pm
Time End: 3:05pm

DRC REDLINE COMMENTS:
Glade – Power:
Parking and hydrant locations must be coordinated with Lehi Power.
General comment: Approved plats and site plans have exceeded the allowed Power ERU number for this area. This Plat may be approved along with civil construction. However, a meeting with the Power department is required to work out a schedule for all vertical construction. (Gardner & DRH).
Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer*:* No comments
James – Parks: No comments. No comments
Gary S. – Building/Inspections*:* No comments.
Shelbey – Public Works: No comments
Gary E. – Engineering: No comments
Matt – Traffic: No comments
Kim – Planning:
1. Show trail connections on both Center Street and Traverse Terrace.
2. Greenway trail should line up with the crossing point being built on Traverse Terrace.
3. 405 units requires 14 picnic areas, 2 sports courts,6 playground/ dog park and 1 clubhouse with a minimum 1,500 square feet and 2 pools/ tennis court/ splash pads. A substitution of amenities is required by the Planning Commission and requires justification that the proposed are comparable equivalent amenities.

Consider not connecting Roads F and G to Road A and incorporate it into the green space. This may help to better calm traffic on Road A, so that it discourages cut-thru traffic and creates a more pedestrian friendly neighborhood design. Your traffic engineer may have some thoughts/ideas on the effect this would have, and if it's a net positive or negative for traffic circulation in the area. This is just an idea to explore, but If it creates less favorable conditions overall, it would be better to leave the design as is.

Critical Comment: No building permits can be issued until all the required off-site water improvements are completed**.**

PRECON MEETING REQUIRED? (FULL)

ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

THE CHECK-OFF PROCESS WILL TAKE <u>AT LEAST</u> FOUR WEEKS FROM THE TIME PLANS AND COST ESTIMATE ARE RECEIVED. IT IS THE APPLICANTS RESPONSIBIILTY TO ALLOCATE AN APPROPRIATE AMOUNT OF TIME.

APPLICANT

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.

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. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
6. Include surveyor's and engineer's stamps and signatures on the construction drawings.
7. 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/
8. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
9. Obtain PLSS (Public Land Survey System) clearance letter from the Utah County Surveyor Office. If there are PLSS monuments located on or adjacent to property a monument excavation permit may be required.
   Per Utah Code 17-23-14 and 17-23-15. Contact info. Email surveyor@utahcounty.gov Address 2855 South State Street, Provo, UT 84606 (801) 851-8671 or (801) 851-8669.

STAFF

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

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 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.*

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.

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

THIS ITEM IS SCHEDULED FOR PLANNING COMMISSION ON SEPTEMBER 24, 2026

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.

MEMORANDUM

To: Lehi City Development Review Committee (DRC)
From: D.R. Horton
Date: 9/8/2026
Subject: Response to Amenity Comment for Inverness Preliminary Plat E

This plat is being developed as part of the larger Inverness community and is not intended to function as a standalone neighborhood. While this phase includes a significant number of townhomes, the site itself has limited space available for amenities. Because of this, it is not practical to accommodate the full amount of amenities calculated for this phase within the boundaries of this plat alone.

That said, residents of this development will have access to both the amenities located within this phase and the extensive amenity package planned throughout the Inverness community.

Amenities included within this plat consist of:

- Community pool
- Pool house
- Multiple tot lots/playgrounds
- Two pickleball courts

In addition, residents will have full access to the other planned community amenities throughout Inverness, including:

- Two to three additional pools
- Additional pickleball courts
- Multiple tot lots and playgrounds
- Community dog park
- Large clubhouse associated with the main pool complex
- Additional gathering pavilions and picnic tables as well as other recreational areas

As part of the overall Inverness development, residents in this phase will enjoy the same access to these amenities as all other homeowners in the community. When considered as part of the larger master-planned neighborhood, the overall amenity package provides a wide variety of recreational opportunities that serve all Inverness residents.

We respectfully request that the amenities be evaluated in the context of the entire Inverness community rather than solely within the limits of this individual plat, as the proposed residents will benefit from and contribute to the full community amenity system.

Thank you for your consideration.

Sincerely,

Landon Larsen
Project Manager
D.R. Horton

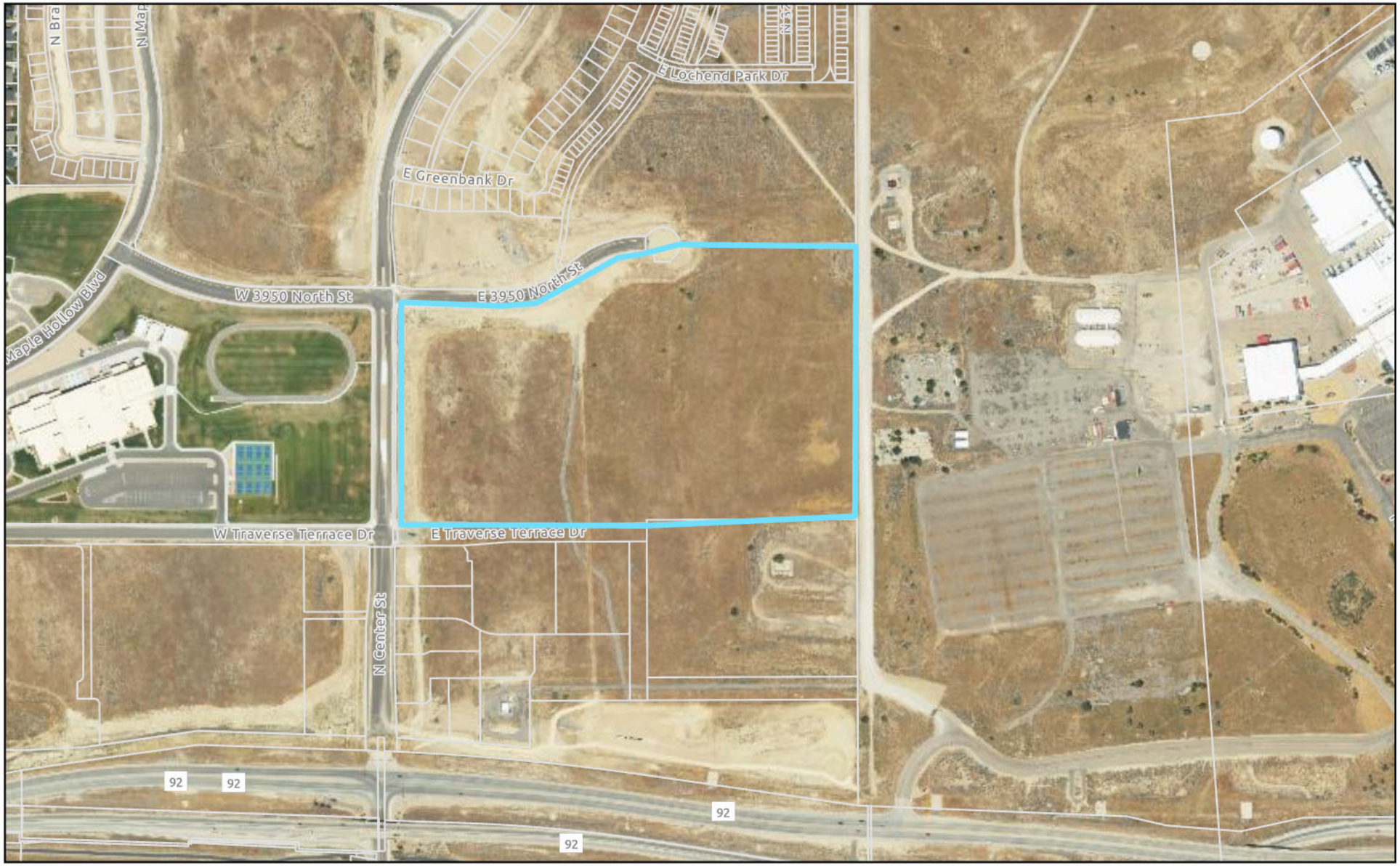
PUBLIC
HEARING
General Plan
Amendment
Location: Inverness Area
Skyst Area Plan
Lehi City Planning Commission:
Lehi City Council Chamber
PUBLIC
HEARING
Preliminary Subdivision
Inverness Plat E

D R HORTON
America's Builder
PUBLIC
HEARING
General Plan
Amendment
Location: Inverness Area
Skye Area Plan
Lehi City Planning Commission:
Thursday September 24, 2026 @ 7pm
Lehi City Council Chambers
131 N. 100 E. Lehi, UT
PUBLIC
HEARING
Preliminary Subdivision
Inverness Plat E
Location: Approximately
Center Street and Traverse
Terrace Road
Lehi City Planning Commission:
Thursday September 24, 2026 @ 7pm
Lehi City Council Chambers
131 N. 100 E. Lehi, UT

Center Street
INVERNESS
Sales Office &
Model Homes
Clubhouse
PUBLIC
HEARING

Outlets at Traverse Mountain Storage Building

Aerial

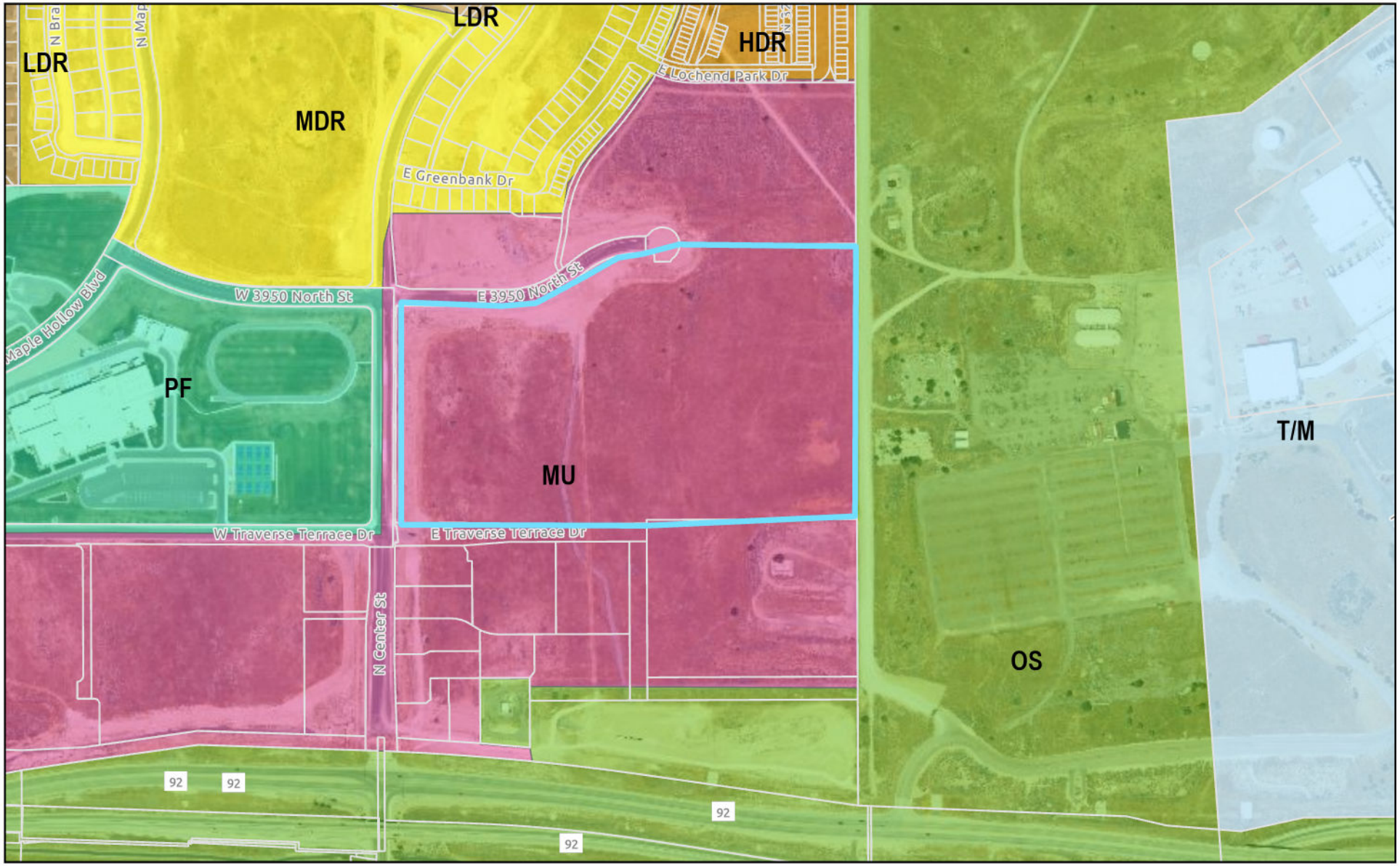


0 650 1,300 2,600 Feet

LEHI CITY

Outlets at Traverse Mountain Storage Building

General Plan



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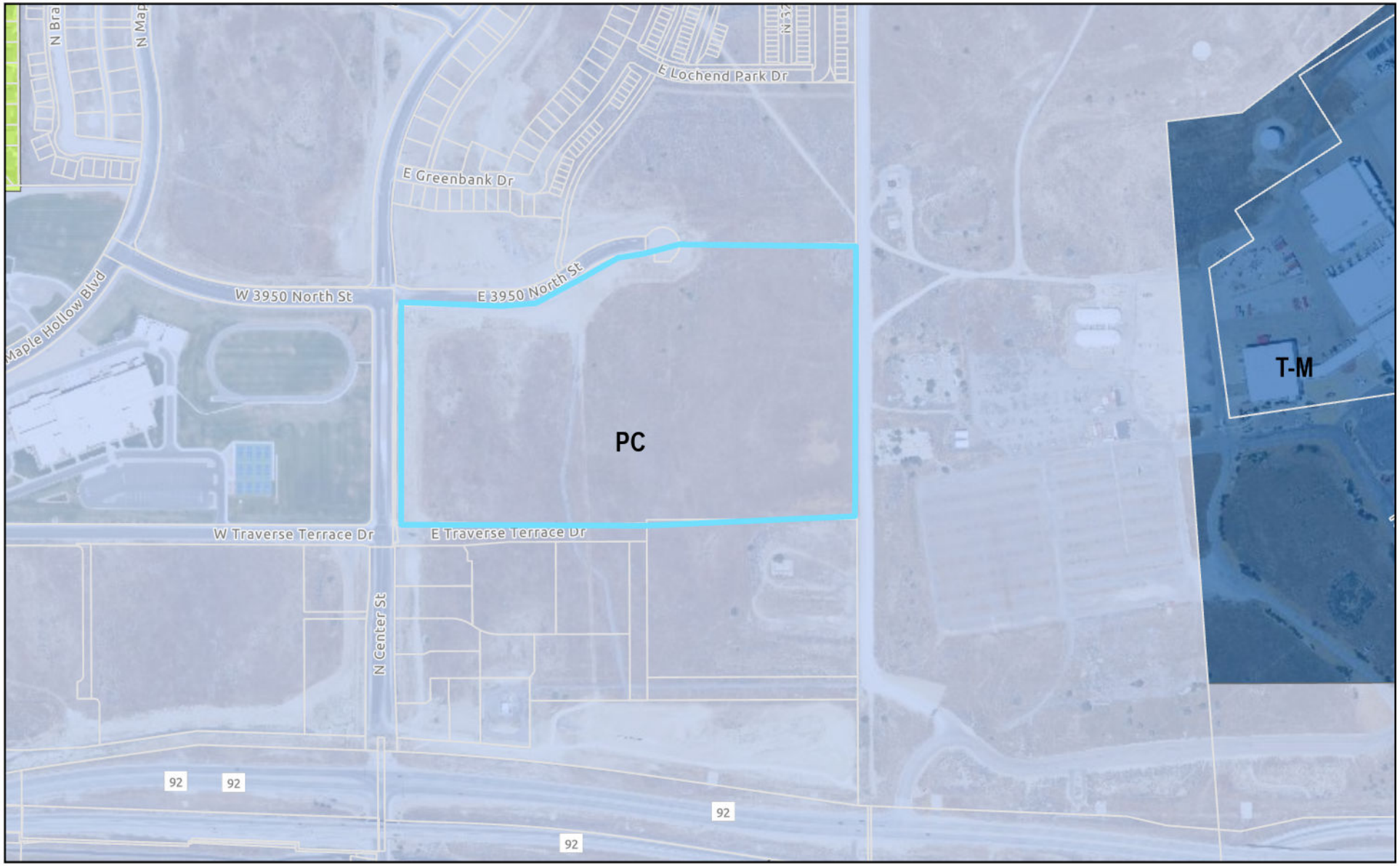
LEHI CITY

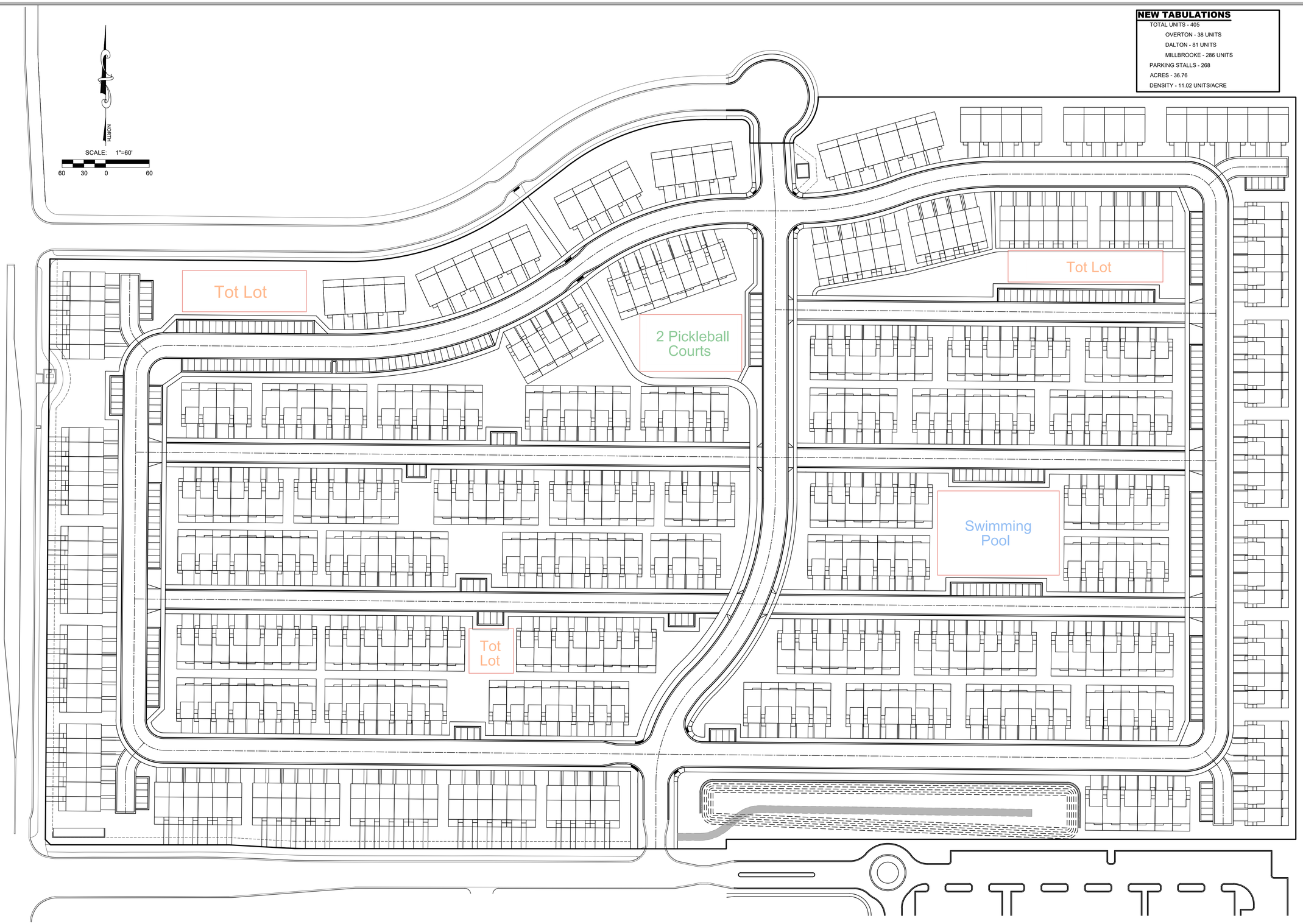
Inverness Preliminary Plat E

Zoning



0 650 1,300 2,600 Feet

LEHI CITY



NEW TABULATIONS

TOTAL UNITS - 405
- OVERTON - 38 UNITS
- DALTON - 81 UNITS
- MILLBROOKE - 286 UNITS

PARKING STALLS - 268
ACRES - 36.76
DENSITY - 11.02 UNITS/ACRE

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NOT FOR CONSTRUCTION

INVERNESS PLAT E CONCEPT

LEHI, UTAH

CONCEPT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/CJI
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 06/18/2026
SHEET 1

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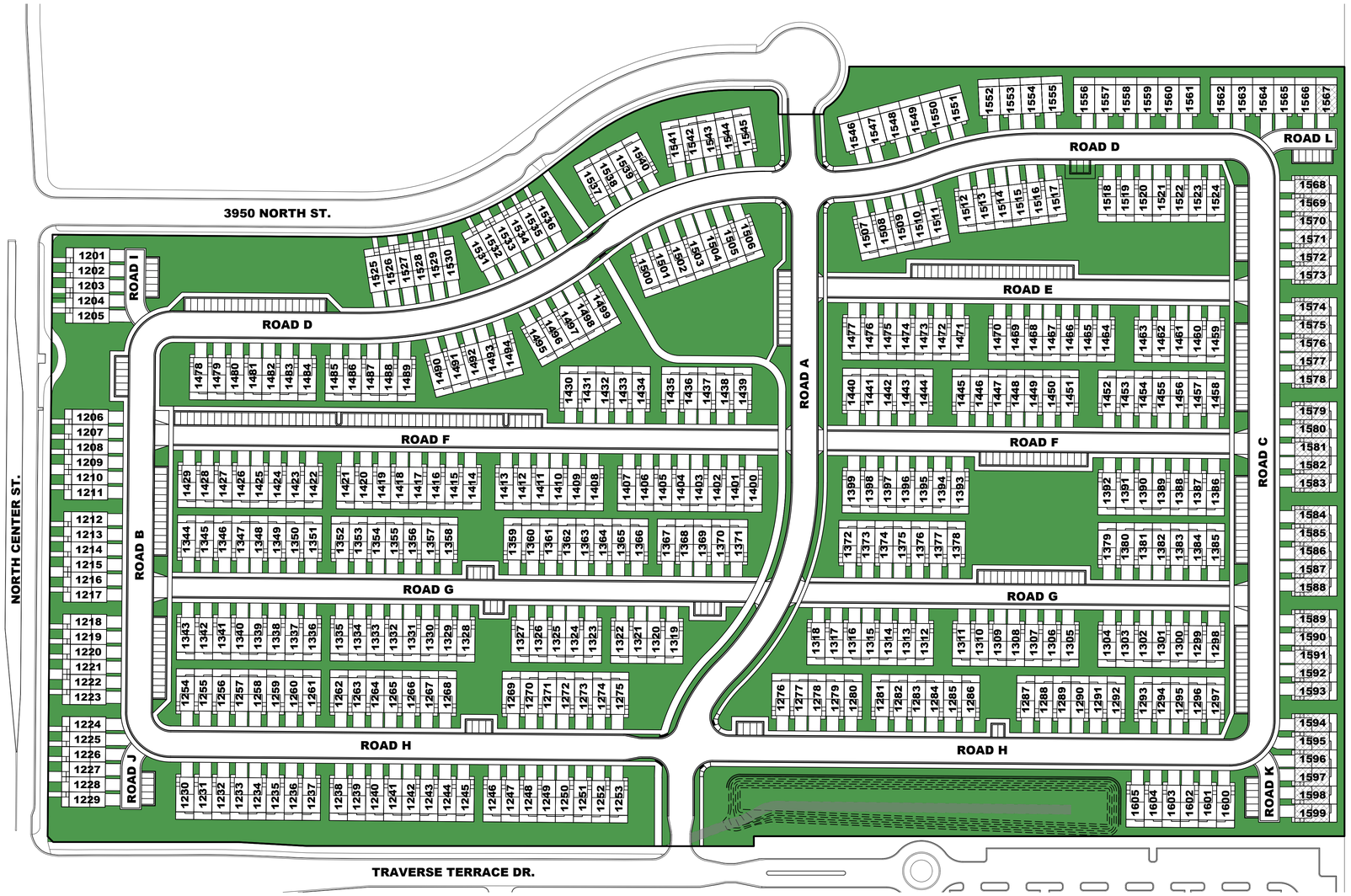
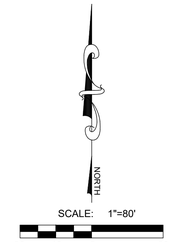
INVERNESS

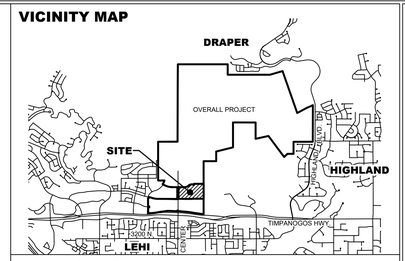
PRELIMINARY PLAN E

A PLANNED COMMUNITY IN LEHI, UTAH





VICINITY MAP



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TABULATIONS

TOTAL AREA:	36.76 ACRES
ROADWAY:	9.38 ACRES
TOWNHOMES:	405 UNITS
TOTAL:	405 UNITS
DENSITY:	11.02 UNITS/ACRES
COMMON AREA:	9.38 ACRES
LIMITED COMMON AREA:	6.74 ACRES
PUBLIC OPEN SPACE:	1.17 ACRES
ZONE:	PC

PARKING REQUIREMENTS:

OFF-STREET PARKING AVAILABLE: 269

TOTAL PARKING REQUIRED: 135 (1 STALL PER 3 LOTS)

TOTAL BIKE PARKING REQUIRED: SEE NOTE 8 BELOW

NOTES

1. THE FOLLOWING ITEMS WILL BE REVIEWED AT THE TIME OF FINAL PLAT REVIEW:
   - 1.1. PLAN & PROFILES / CONSTRUCTION DRAWINGS OF PUBLIC IMPROVEMENTS.
   - 1.2. ALL PIPE TYPES, SPECIFIC LOCATIONS, AND DETAILS. (BENDS, DETECTOR TAPE, ETC.)
   - 1.3. VALVES
   - 1.4. BLOW-OFFS INCLUDING SIZE, TYPE, AND PROTECTION.
   - 1.5. MANHOLES, BOXES AND RELATED DETAILS.
   - 1.6. WATER AND SEWER SERVICE DETAILS.
   - 1.7. FIRE HYDRANTS.
   - 1.8. LOT LINE UTILITY EASEMENTS.
   - 1.9. STREET LIGHTS / STREET SIGNS / TRAFFIC SIGNS.
   - 1.10. POWER LINE EXTENSIONS & DOME / TRANSFORMER LOCATIONS.
   - 1.11. LOT ADDRESSES.
   - 1.12. CBR VALUES AND ROAD SUB-BASE.
   - 1.13. SUBDIVISION MONUMENTATION AND LOT CORNER MARKERS.
2. ALL CULINARY WATER LINES TO BE 6" IN DIAMETER UNLESS NOTED OTHERWISE.
3. ALL PRESSURIZED IRRIGATION LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
4. ALL SEWER LINES TO BE 8" IN DIAMETER UNLESS NOTED OTHERWISE.
5. ALL INTERIOR FENCE LINES TO BE REMOVED UNLESS OTHERWISE NOTED.
5. ALL INTERIOR FENCE LINES TO BE REMOVED UNLESS OTHERWISE NOTED.
6. ALL LOTS WITH THIS HATCHING SHALL BE REQUIRED TO ADHERE TO ALL WILDLAND URBAN INTERFACE REQUIREMENTS AS PER LEHI CITY CODE. LOTS SHALL BE REQUIRED TO EITHER FIRE SPRINKLE THE BUILDING, OR PROVIDE A 30' BUFFER BEHIND THE LOT. IT IS EXPECTED THAT THIS DEVELOPMENT WILL USE A COMBINATION OF THESE TWO OPTIONS, DEPENDING ON THE LOT LAYOUT. WILDLAND URBAN INTERFACE DETAILS TO BE DETERMINED AT FINAL PLAT.
7. 1 IN EVERY 60 UNITS SHALL HAVE AN EV CHARGING STATION WITHIN THE GARAGE.
8. AT LEAST 14 UNITS SHALL PROVIDE A STORAGE AREA FOR BIKES WITHIN THE GARAGE.
9. FINAL PLACEMENT OF MONUMENT SIGN TO BE DETERMINED AT FINAL PLAT.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX-PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX-FO	FO	FIBER OPTIC
EX-GAS	GAS	GAS
EX-OHP	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		OPEN SPACE
		SEE NOTE 6

DEVELOPER / OWNER

DR. HORTON
4100 HORTON WY SUITE 210
LEHI, UT 84020
(801) 571-7101

ENGINEER

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

PROJECT NAME

INVERNESS PRELIMINARY PLAN E

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
BENJAMIN C. TUCKETT
No. 9786726
PROFESSIONAL ENGINEER
08/10/2026

INVERNESS - PRELIMINARY E
LEHI, UTAH
COVER

REVISIONS
1
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0067
DRAWN BY: DSE/BGS
CHECKED BY: BCT
SCALE: 1"=80' (PRINTED ON 24x36)
DATE: 08/10/2026
SHEET
COVER

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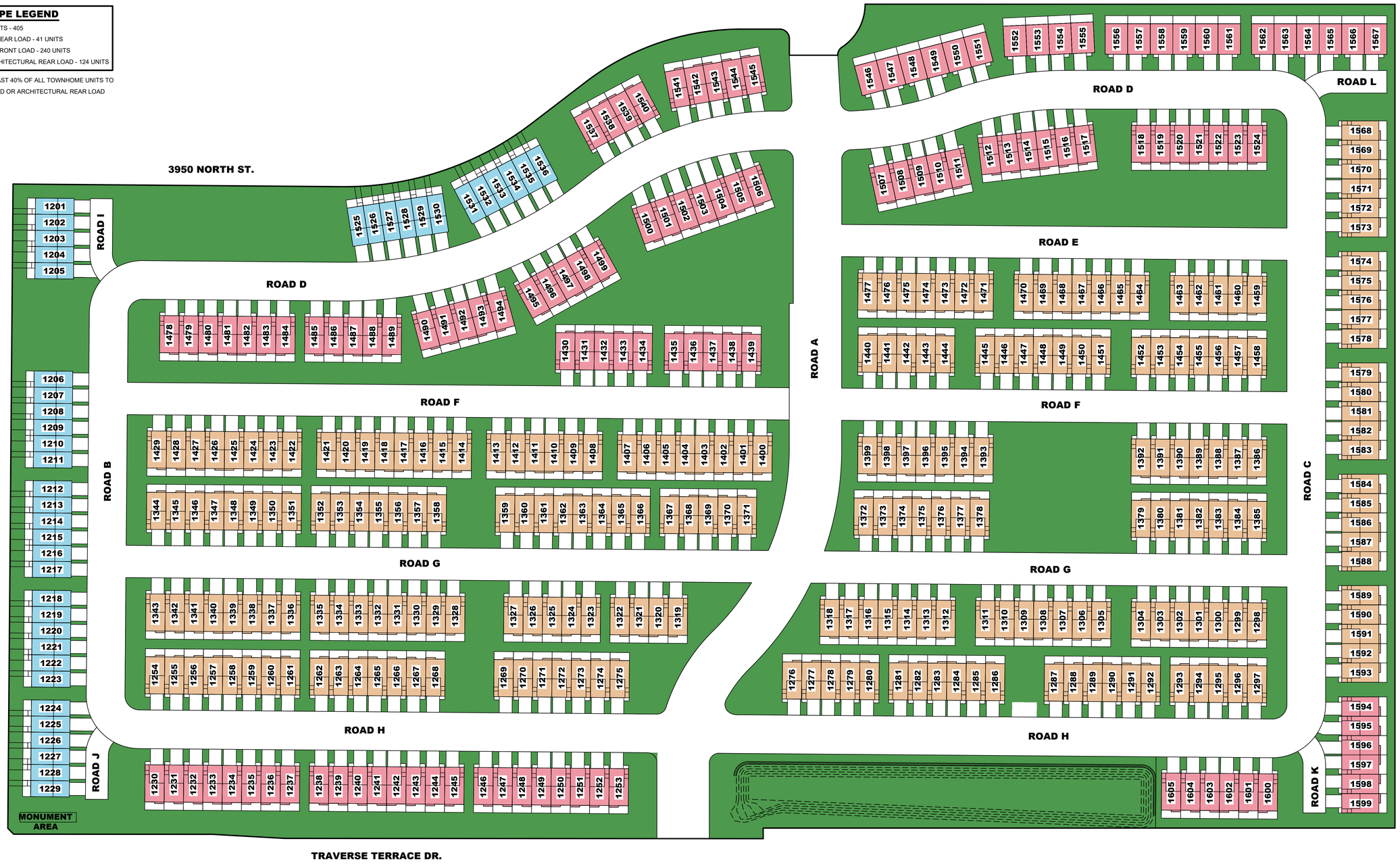
	HD LOTS (1201-1605)
FRONT LIVING SETBACK (A)	5 Ft
FRONT GARAGE SETBACK (B)	20 Ft
GARAGE SIDE SETBACK (C)	5 Ft
INTERIOR SIDE (D)	0 Ft
STREET SIDE SETBACK (E)	18 Ft
REAR SETBACK (F)	5 Ft

LOT TYPE LEGEND

TOTAL UNITS - 405

- HD REAR LOAD - 41 UNITS
- HD FRONT LOAD - 240 UNITS
- ARCHITECTURAL REAR LOAD - 124 UNITS

NOTE: AT LEAST 40% OF ALL TOWNHOME UNITS TO BE REAR LOAD OR ARCHITECTURAL REAR LOAD



SCALE: 1"=60'

60 30 0 60

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office@lei-eng.com
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STATE OF UTAH BENJAMIN C. TUCKETT No. 9786726 PROFESSIONAL ENGINEER

COPY

INVERNESS - PRELIMINARY E

LEHI, UTAH

LOT SUMMARY

REVISIONS

1
2
3
4
5

LEI PROJECT #: 2020-0067

DRAWN BY: DSE/BGS

CHECKED BY: BCT

SCALE: 1"=60'

DATE: 08/10/2026

SHEET 201

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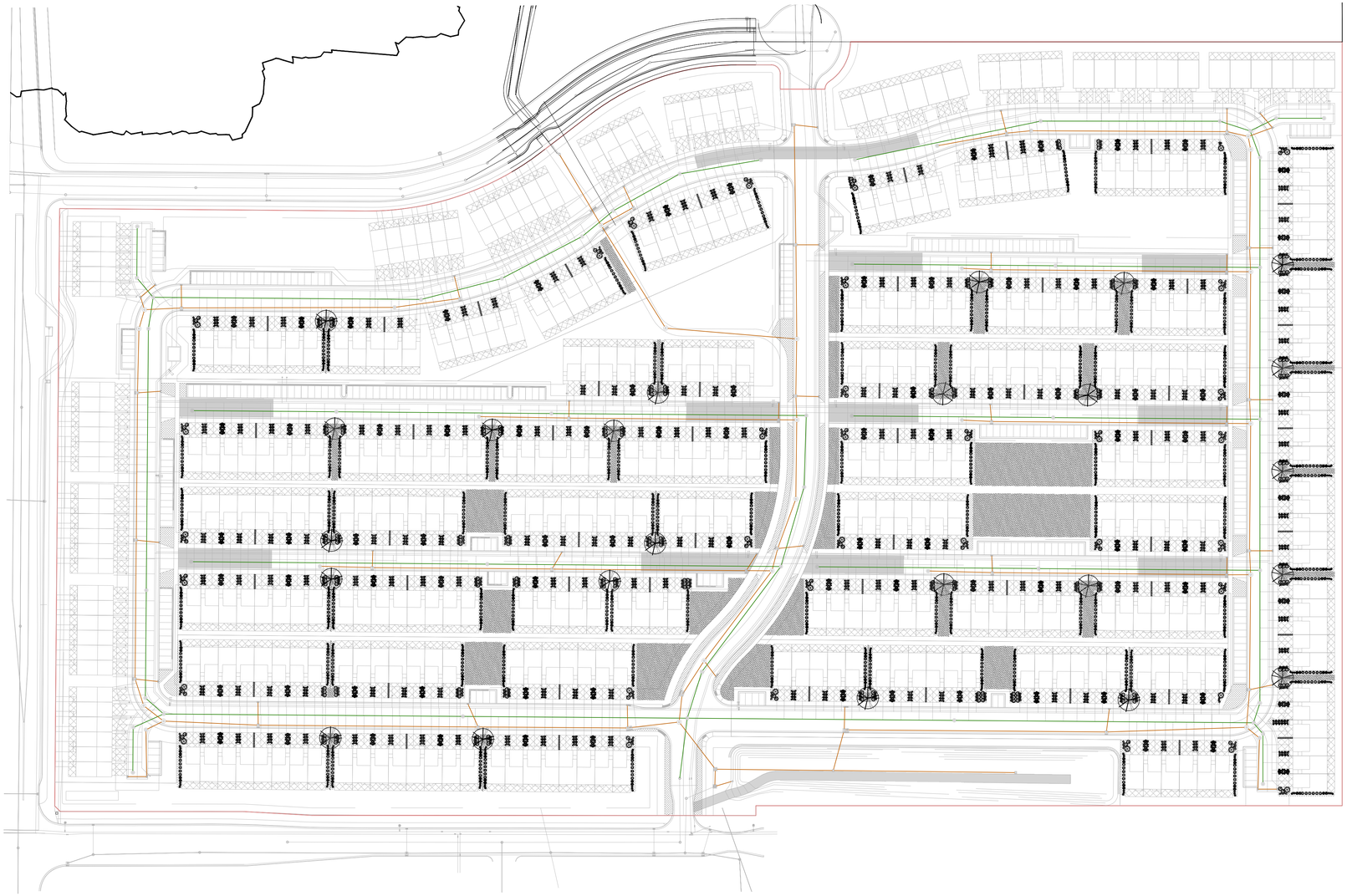


PLANT LEGEND

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

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	ZS'G	24	Zelkova serrata `Green Vase` Green Vase Zelkova Td4; 45x30; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal

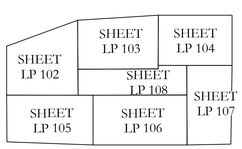
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	AA'R	259	Amelanchier alnifolia 'Regent' Regent Serviceberry Sd2; 5x5; AV 50; sun to part shade; z2; Utah Lake water tolerant	5 gal
	BT'C	516	Berberis thunbergii `Concorde` Concorde Japanese Barberry Sd3; 2x2; AV 12.5; sun to part sun; z4; Utah Lake water tolerant	5 gal
	H'AT	433	Hibiscus syriacus 'Antong Two' Lil Kim® Dwarf Rose of Sharon 3-4' x 3-4'; moderate water; sun to part sun; z5; Utah Lake water tolerant	5 gal
	PO'P	576	Physocarpus opulifolius 'N5' Panther® Ninebark	5 gal
EVERGREEN SHRUBS				
	PP'G	35	Picea pungens 'Globosa' Dwarf Globe Blue Spruce 8' H x 8' W	5 gal.
GRASSES				
	BG'B	470	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama Tw0; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal
	CA'K	384	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal
	M'ML	172	Miscanthus sinensis `Morning Light` Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal
PERENNIALS				
	AX'M	521	Achillea x `Moonshine` Moonshine Yarrow P1; 1.5-2; AV 3; sun; z3; Utah Lake water tolerant	1 gal
	G'AS	516	Gaillardia x `Arizona Sun` Blanket Flower P1; 1.5x1; AV 7; sun; z3; Utah Lake water tolerant	1 gal
	GL'R	576	Gaura lindheimeri 'Rosy Jane' Rosy Jane Gaura	1 gal
	OF'S	1,152	Oenothera fremontii 'Shimmer' Shimmer Evening Primrose low; 1x1; sun to part shade; z4; Utah Lake water tolerant	1 gal

SITE MATERIALS LEGEND

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

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	63,923 sf
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	98,465 sf

SHEET INDEX



ISSUE DATE	PROJECT NUMBER
8/31/2026	UT24042

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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

N

0' 40' 80' 160' 320'
GRAPHIC SCALE: 1" = 80'

PROJECT INFORMATION

INVERNESS PLAT D
LEHI, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

DR HORTON
ATT: MORGAN KOLLMAN
MLDAVISKOLLMAN@DRHORTON.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
8/31/2026
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	SAV
CHECKED:	JMA
PLOT DATE:	8/31/2026

CITY PERMIT SET

LP-100

Agenda Item No: 3.5

Planning Commission Agenda Item Report

Meeting Date: September 24, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Clark Robinson's request for conditional use approval of Inclined Indoor Wingsuit Lehi Concept Plan and with exceptions to the 40% glass requirement located at 2959 North Triumph Boulevard in the Commercial zone.

Summary:

Attachments:

Inclined 1.pdf

Inclined 2.pdf

INCLINED INDOOR WINGSUIT CONDITIONAL USE AND CONCEPT WITH EXCEPTION

PLANNING COMMISSION REPORT

Applicant	Clark Robinson		
Meeting Date	September 24, 2026		
Requested Action/Purpose	Public hearing and approval of a conditional use and exceptions to a concept plan		
Decision Type	Administrative		
Location	2959 North Triumph Boulevard		
Project Area	0.76 acres		
Existing Zoning	Commercial		
General Plan Designation	Commercial		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	Commercial	Undeveloped
	South	Commercial	Carvana
	East	Commercial	Undeveloped
	West	I-15	I-15 Corridor
Date of DRC Review	September 9, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Public hearing and final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 09.060. Conditions

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

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

Plan, and the intent and purpose of this Code.

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

Section 37.010. Urban Tech Mixed Use Design Standards.
A minimum of 40 percent of the facade area on the first floor facing the street shall consist of glass. Where a building is located on a corner lot of two local streets, a minimum of 40 percent of each facade on the first floor shall consist of glass.

PROPERTY HISTORY

June 30, 1978	Property came into Lehi as part of the Calvin G Fox Annexation
September 19, 2023	City Council approved the Ridge Holdings commercial plat creating this parcel

REPORT ANALYSIS

The applicant requests approval of the Inclined Indoor Wingsuit concept as a conditional use, along with exceptions to the applicable development standards. The proposed use is located at 2959 North Triumph Boulevard in the Commercial Zone. An indoor wingsuit facility falls under the category of Commercial Entertainment Facilities, which is a conditional use in the Commercial Zone. The property is also located within the Urban Tech Mixed Use Design District, which requires 40 percent glass on the first-floor façades facing the streets.

Conditional Use
Commercial Entertainment Facilities are conditional uses because they can have potential impacts on surrounding properties, including noise, traffic, and other factors. The proposed location is adjacent to the I-15 corridor and is surrounded primarily by commercial development. As a result, the use is not expected to have significant impacts on residential areas. Impacts to neighboring commercial properties are also anticipated to be minimal.

The applicant provided a narrative describing the proposed operation, potential impacts, and proposed mitigation measures. The primary concern identified is noise. The applicant states that noise generated by the facility will be below the existing noise levels associated with the I-15 corridor. The applicant also addresses traffic and parking impacts in the narrative.

Glass Exception
The Urban Tech Mixed Use Design District requires 40 percent glass on the ground-floor façade facing the street. In this case, the façades fronting the frontage road and Triumph Boulevard would be subject to the 40 percent glass requirement.

The applicant provided a narrative explaining why the required amount of glass may not be appropriate for this specific use. The applicant states that mechanical equipment associated with the wind tunnel would be located in the lower portion of the building. Providing extensive glazing in this area would expose the mechanical equipment, which the applicant believes would not enhance the building's aesthetics. The applicant also states that solid walls would provide greater noise attenuation than glass and would provide stronger structural support for the wind-tunnel equipment.

Planning Staff feels the applicant has made an effort to provide an aesthetically appropriate design while requesting a reduction in the required amount of glass.

DRC Comments
The Reviewing Departments had 18 redline comments including those indicating the 40 percent glass requirement and conditional use. Some other comments to be aware of include:

1. Access to site must be from Ridge Road. No access from Triumph or Frontage Road
2. This previously proposed development was not approved for construction,. Access to your site should be provided with the site plan to ensure you have access.

These comments are provided for reference. The Planning Commission is being asked to consider whether conditions should be placed on the approval to reduce potential negative impacts of the proposed use and whether an exception should be granted to reduce the 40 percent glass requirement.

SCOPE OF APPROVAL

Conditional uses are allowed uses that the Planning Commission can put conditions on to reduce negative impacts. They should consider the negative impacts and if minor changes to the site plan that could reduce those impacts.

The Commission also will consider if the 40 percent glass requirement should be reduced. They have discretion in determining if the provided justification warrants a reduction in the glass.

The public can speak to both the conditional use and exception. Comments should focus on negative impacts of the proposed use and impacts of reducing the glass requirement. The public can provide comments supporting or against the proposed changes.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed use will not have substantial impact on the surrounding properties
2. The proposed use will have substantial impacts and the conditions listed above will reduce the impact.
3. Requiring the 40 percent glass does not work with the proposed use and the applicant has worked to provide an aesthetically pleasing building façade.
4. The proposed use can provide the 40 percent glass/ not providing it will reduce the visual appeal of this area.
5. Additional findings based upon information presented during the public hearing.

Indoor Wingsuit Concept Plan
DRC Redline Comments

Clark Robinson- requests approval of the Indoor Wingsuit Lehi Concept Plan located at 2959 North Triumph Boulevard

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: Brittney Harris
Representatives of the Applicant Present: Clark Robinson
Date of Plans Reviewed: 9/1/26
Time Start: 2:35pm
Time End: 2:36pm

DRC REDLINE COMMENTS:
Glade (gkirkham@lehi-ut.gov) – Power:
1. Power Study is in progress. A line extension will be required.

Brad – Fiber: No comments
Garion – Fire:
2. At Site Plan show Fire Department access route. Dead ends over 150' will require a turnaround or modified to be through access.

Ryan – Water/Sewer:
3. 14" pi main, 12" culinary main in Digital drive.
4. 10" sewer main 36 and 24" storm drain in Triumph BLVD.

James – Parks:
5. If this project moves past concept, a landscaping and irrigation plan conforming to the Lehi City landscaping standards will be required.

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

Shelbey – Public Works: No comment
Gary E. – Engineering:
7. Access to site must be from Ridge Road. No access from Triumph or Frontage Road
8. This site will be required to detain or retain its own storm water or be provided in a development wide detention basin.
9. No portion of the building or foundation is allowed in the PUE space

Matt – Traffic: No comments
Kim – Planning:
10. A sidewalk access will be required from the building to the sidewalk along Triumph Blvd.
11. A 10' trail access (can be asphalt) will be required from the trail to the required bike parking area and a sidewalk connecting to the building entrance.
12. Sidewalk connections will be required to neighboring sites. The original plan for the retail/restaurant to the northeast was a sidewalk connection coming in along the drive access. This concept could consider another location, but it would have to connect to the adjacent site.
13. Add to parking tabulation with site plan: Parking for Commercial Recreational Facility (without tournament seating) 1 stall per 500 square feet of area. 23 required stalls.
14. Bike parking will also be required at site plan. 1 space per 2,000 square feet of gross floor area for short term parking. And 1 space per 8 employees long term parking (in the building or outdoor covered)
15. This previously proposed development was not approved for construction,. Access to your site should be provided with the site plan to ensure you have access.
16. A minimum of 40% of the ground floor facing Triumph Blvd and the frontage road must be glass. If that doesn't work for this use, an exception can be requested but must go to Planning Commission for consideration.
17. At the time of site plan, provide a break down of proposed exterior materials and provide percentages for each facade.
18. This use falls under Commercial Entertainment Facility which is a conditional use in the Commercial Zone. It will require a conditional use application, fee, and review by the Planning Commission with the Site Plan.

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.

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 PLANNNING COMMISSION ON SEPTEMBER 24, 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.

Conditional Use Application

Indoor Wingsuit Tunnel Recreation Facility

(a) Description of Proposed Use

The applicant proposes to establish an indoor skydiving and aerial recreation facility at 1987 W Ridge Dr, Lehi, UT 84043. The facility will operate an indoor wind tunnel that simulates the experience of wingsuit flying, skydiving, ski jumping, and aerial flight within a fully enclosed, controlled environment.

Hours of Operation: The facility is anticipated to operate extended hours, up to seven days per week, to accommodate customer demand and scheduling flexibility. Hours could range from approximately 8 am to 9 pm but exact hours will be established based on operational needs and demand.

Daily Operations: Operations include customer check-in, safety briefings, flight instruction, and supervised tunnel flight sessions. Shipping and receiving activity will be minimal, limited to periodic deliveries of equipment parts and supplies.

Employees: An estimated ~8 employees will be present during peak shifts, including flight instructors, front desk staff, and a facility manager.

Expected Patrons: Patrons will generally consist of individual customers and small groups booking flight sessions throughout the day, with traffic spread across operating hours rather than concentrated peak surges typical of other commercial uses. There will occasionally be events held here that will host more people than normal but not large enough to cause a significant impact or disturbance surrounding properties or local infrastructure.

Required Parking: Based on applicable city code and what we have been told by Lehi City, we believe the facility requires 23 parking stalls. The site plan provides 24 stalls, satisfying this requirement.

Proposed Site Improvements: The facility will include a main tunnel structure, lobby/check-in area, viewing gallery, training rooms, restrooms, and associated on-site parking. The building will comply with all applicable building codes, including IBC requirements for assembly occupancy.

(b) Potential Negative Impacts and Mitigation Measures

The proposed facility is not anticipated to create significant adverse impacts to surrounding property owners, adjacent properties, or the public right-of-way, for the following reasons:

- **Noise:** Wind tunnel equipment is fully enclosed within the building, minimizing exterior noise transmission to neighboring properties. We are also located close to the freeway and our noise output will be significantly less than noise produced by local traffic and the neighboring freeway.
- **Traffic:** Customer traffic is expected to be moderate and distributed across operating hours rather than concentrated at peak hours, reducing potential congestion impacts on surrounding streets and the public right-of-way.
- **Parking:** The site plan provides 24 on-site parking stalls, exceeding the 23 stalls required by city code, mitigating any potential spillover parking impacts to adjacent properties.
- **Land Use Compatibility:** The site is located in a commercial area compatible with recreational/assembly uses, minimizing conflict with surrounding land uses.

No additional mitigation measures beyond standard code compliance (building, parking, and noise containment through enclosed construction) are anticipated to be necessary.

Inclined: Indoor Wingsuit Exception Narrative

The proposed facility is a specialized recreational and athletic-training building housing an inclined wind tunnel system — patented inclined-chamber technology used for indoor wingsuit and skydiving simulation, ski jump training, and other aerial applications, with only a handful of comparable installations worldwide (including Inclined Labs' existing facilities in Sweden and Slovenia). The building's architecture is directly driven by the mechanical and structural requirements of this equipment, which limits where glazing can reasonably be applied.

The tunnel chamber itself, along with the return-air ducting, must be enclosed in reinforced concrete or similarly rigid, acoustically-dampened construction to safely contain and direct the airflow generated by the system's fans. Adjacent to the chamber are the mechanical bays housing the axial fans, motors, and drive equipment that power the tunnel — industrial machinery that is not intended or designed to be visually displayed to the public. Placing glazing over these sections would provide no functional or aesthetic benefit; it would expose bare mechanical infrastructure rather than any architecturally intentional space, while also compromising the acoustic isolation and structural rigidity these areas require.

By contrast, the building's entrance, lobby, viewing/spectator areas, and other guest-facing sections — where the design and experience are meant to be inviting and visible from the street — do incorporate substantial glazing, consistent with the intent of the glass requirement. These are the areas where transparency genuinely adds to the street-level aesthetic and pedestrian experience, and where the architecture has been designed around that goal. We respectfully request an exception to the first story 40% glazing requirement given that a significant portion of each facade is dictated by equipment and structural needs that make additional glass both impractical and counterproductive to the building's function and appearance.

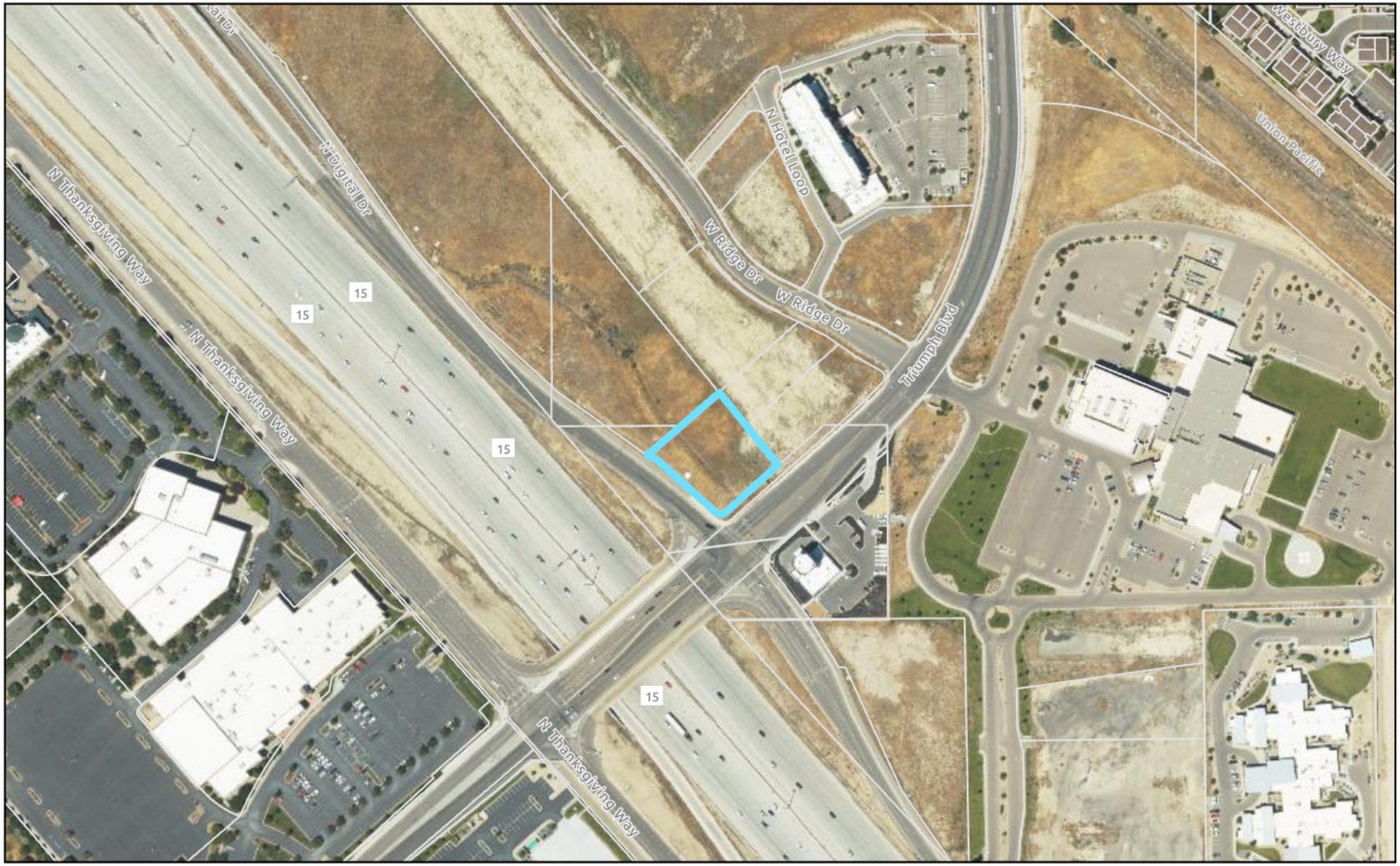
Hilton Garden Inn
SPACES
RIDGE RETAIL
FOR SALE
JOHN PETERSEN
801 209 0805

PUBLIC
HEARING
Conditional Use
Location: 2959 North Triumph Boulevard
Inclined Indoor Wingsuit Lehi
Lehi City Planning Commission:
Thursday September 24, 2026 @7pm
Lehi City Council Chambers
131 N. 100 E. Lehi, UT
LEHI CITY

TO 15 SOUTH
Las Vegas
TO 15 NORTH
Salt Lake City
Digital Drive
PUBLIC HEARING
Lehi City Planning Commission

Inclined Indoor Wingsuit Concept Plan

Aerial

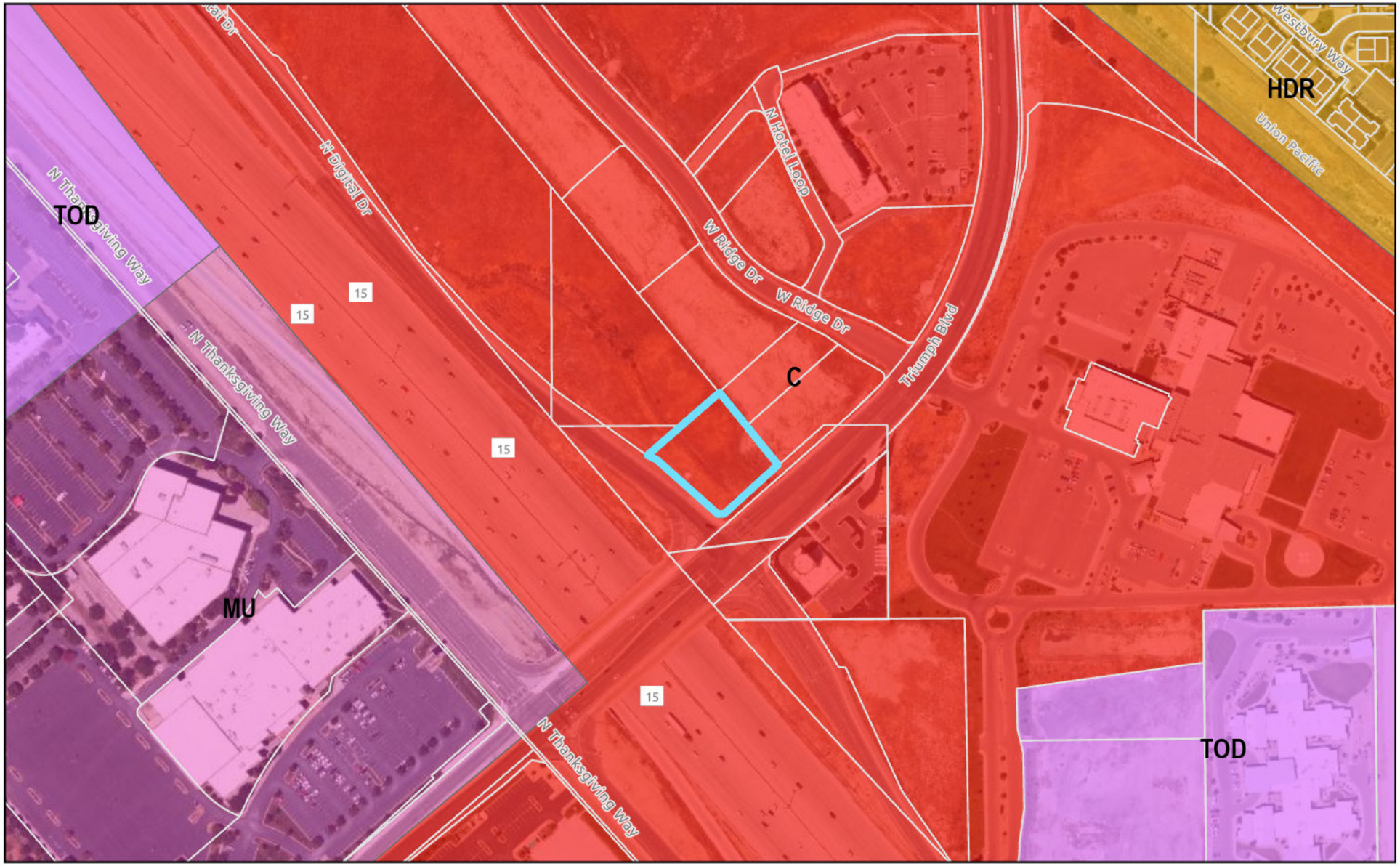


0 360 720 1,440 Feet

LEHI CITY

Skye Area Plan Amendment- Mixed Use 1

General Plan



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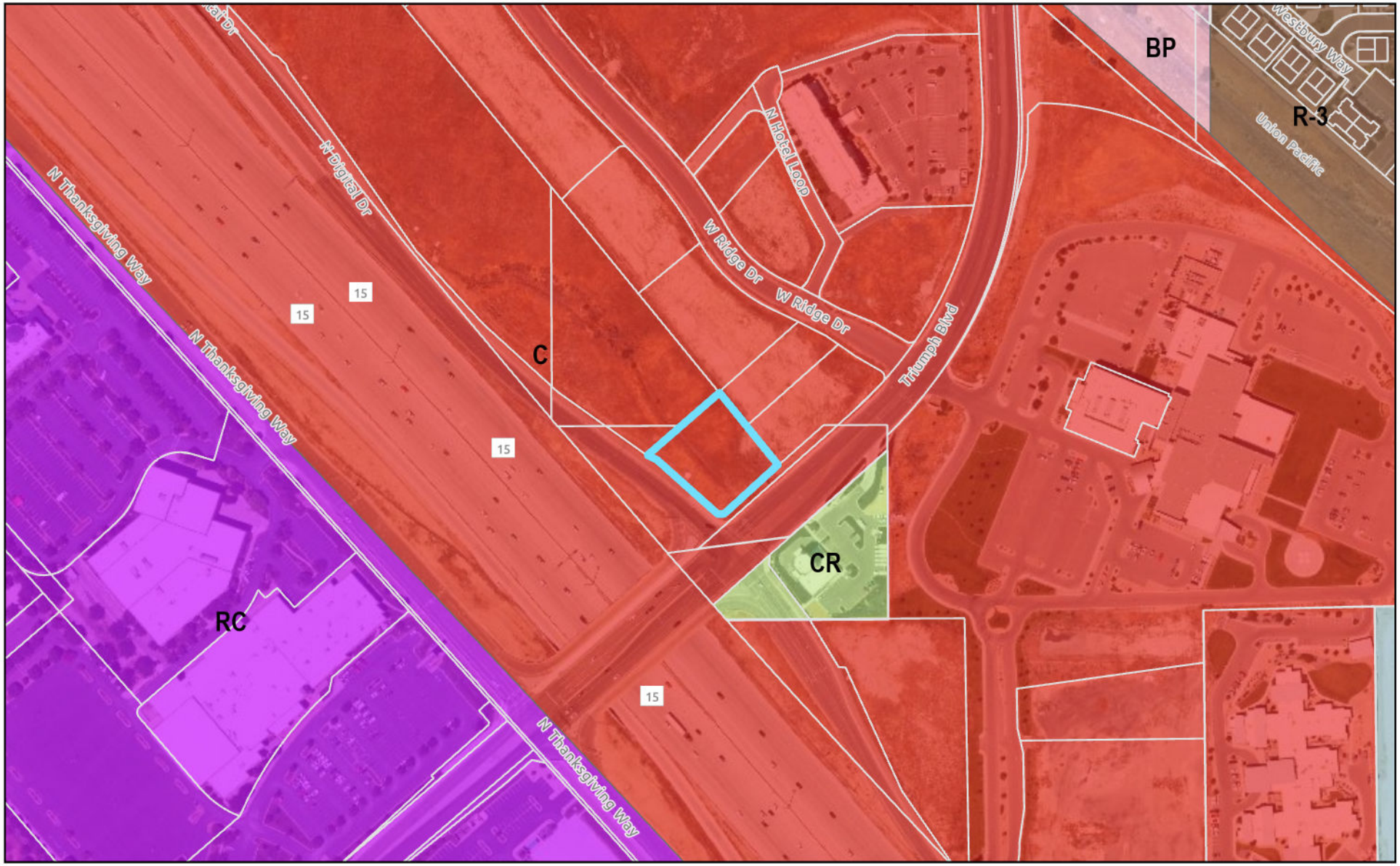
LEHI CITY

Skye Area Plan Amendment- Mixed Use 1

Zoning



0 360 720 1,440 Feet

LEHI CITY

RENDERING OF PROJECT - MAY OR MAY NOT BE ACCURATE WITH CONSTRUCTION DRAWINGS. ALWAYS DEFER TO PLANS, ELEVATIONS, AND SECTIONS.

PROJECT DESCRIPTION

A NEW INDOOR WINGSUIT FLIGHT EXPERIENCE CENTER. SIMILAR TO AN INDOOR SKYDIVING CENTER, THIS BUILDING GIVES CUSTOMERS THE ABILITY TO FLY ON AN INCLINED SLOPE IN A WINGSUIT.

PROJECT SQUARE FOOTAGE

LEVEL	FEET²
BASEMENT	2,054 FT²
MAIN LEVEL	3,096 FT²
UPPER LEVEL	5,189 FT²
TOTAL:	**10,339 FT²**

APPLICABLE CODES

2021 IRC
2015 IECC
2021 IPC
2021 IMC
2020 NEC
2021 IBC
CONST. TYPE: VB

ALL CONSTRUCTION TO COMPLY WITH ALL APPLICABLE LOCAL ORDINANCES AND STATE OF UTAH BUILDING CODE FOR RESIDENTIAL STRUCTURES

ALL PLUMBING, ELECTRICAL, AND MECHANICAL INSTALLATIONS SHALL COMPLY WITH 2021 IRC STANDARDS

DEFERRED SUBMITTAL ITEMS: Trusses, Floor Trusses

DEFERRED SUBMITTALS

THE FOLLOWING ITEMS FOR THIS PROJECT SHALL BE DESIGNED AND INSTALLED ACCORDING TO THE INTERNATIONAL BUILDING CODE, INTERNATIONAL FIRE CODE, AND LEGALLY ADOPTED APPENDICES, CODES AND STANDARDS, AND ANY REQUIREMENTS BY THE AUTHORITY HAVING JURISDICTION. WHERE APPLICABLE, SHOP DRAWINGS, MANUFACTURERS' PRODUCT LITERATURE AND REQUIRED CALCULATIONS SHALL BE SUBMITTED FOR REVIEW NO APPROVAL PRIOR TO INSTALLATION. ITEMS IDENTIFIED WITH AN ASTERIST (*) REQUIRE SEPARATE FIRE CODE PERMIT.

A. *UNDERGROUND WATERLINE [IFC §507.2.1]
B. *EMERGENCY RESPONDER RADIO SIGNAL COVERAGE [IFC §510.1 and §1103.2]
C. *STANDBY AND EMERGENCY POWER GENERATOR, INCLUDING FUEL TANKS AND PIPING ARRANGEMENT [IFC §1203.1]
D. FLOOR TRUSSES AND ROOF TRUSSES

DRAWING INDEX

G000 COVER SHEET
A100 BASEMENT PLAN
A101 GROUND FLOOR PLAN
A102 FLIGHT DECK PLAN
A201 OVERALL ELEVATIONS
A900 3D VIEWS
A901 3D VIEWS

OWNER
Indoor Wingsuit
801.200.9260
clarkrobinson18@gmail.com
contact: Clark Robinson

ARCHITECT
Hyperion Architects
801.231.0725
clayton@hyperionarchitects.com
contact: Clayton England

CONTRACTOR
tbd

STRUCTURAL
tbd

MECHANICAL
tbd

ELECTRICAL
tbd

CIVIL
Elevate Engineering
801-718-5993
larvin@elevateeng.com
contact: Larvin Pollock

LANDSCAPE
tbd

INCLINED LEHI

CONCEPTUAL SUBMISSION

8/18/2026

2959 N Triumph BLVD.
Lehi, Utah 84043

HYPERION ARCHITECTS

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2959 N Triumph BLVD.
Lehi, Utah 84043

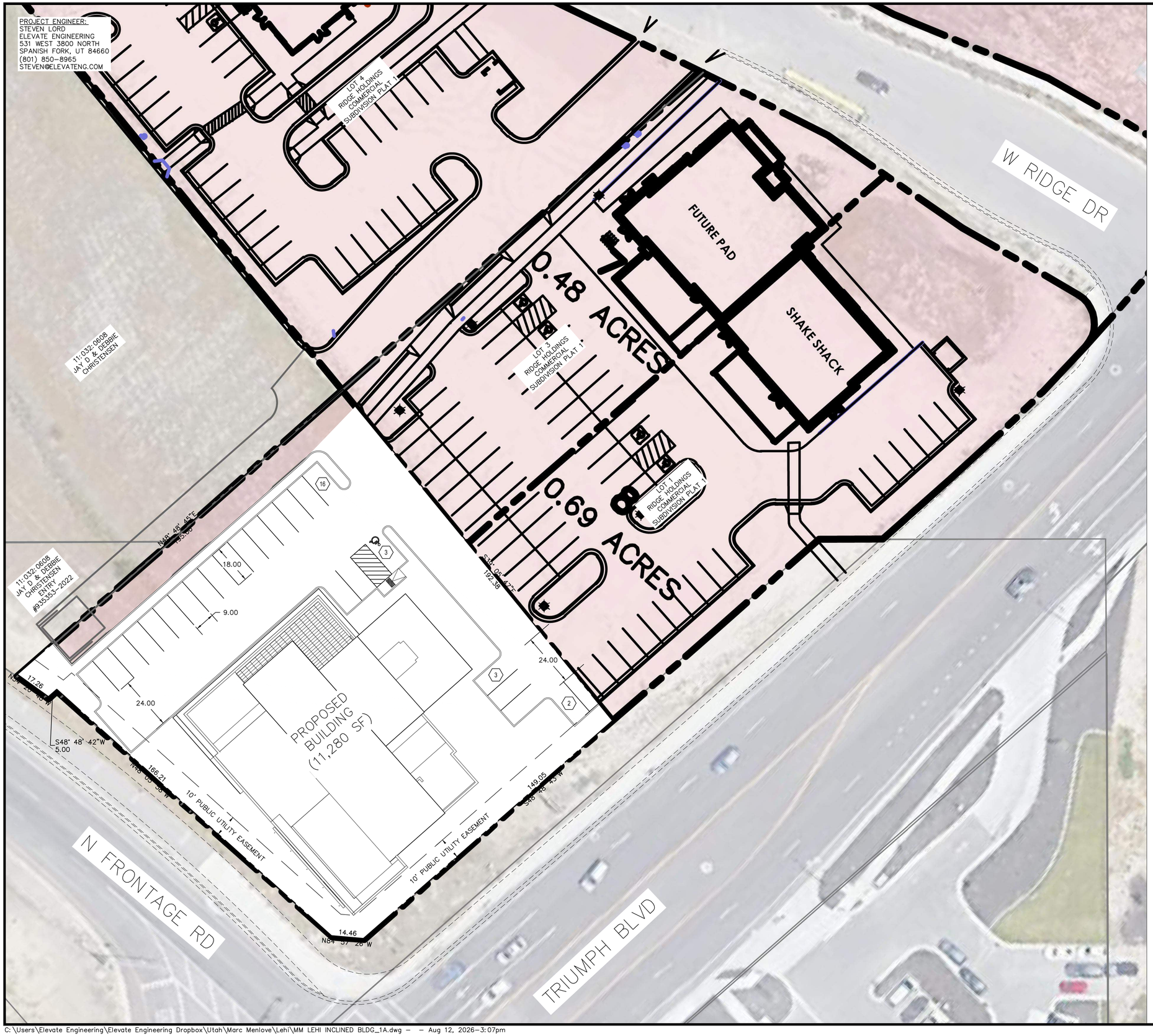
project#: Project Number
date: 8/18/2026
revisions :

title:
COVER SHEET

sheet:
G000

CONCEPTUAL SUBMISSION

8/18/2026



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
PUBLIC UTILITY EASEMENT	

SITE DATA

LOT AREA:	33,304	SF (0.76 ACRES)
BUILDING AREA:	11,280	SF± 33.8%
PAVEMENT AREA:	XX,XXX	SF± XX.X%
LANDSCAPE AREA:	XX,XXX	SF± XX.X%

ZONING: C (COMMERCIAL)
CURRENT PROPERTY OWNER: RIDGE HOLDINGS LLC.
USE NOT LISTED
PARCEL ID#: 517670002

BUILDING DATA

SETBACKS:
FRONT= 0 FEET*
REAR= 0 FEET*
SIDE= 0 FEET*

PARKING TABULATION

PROVIDED: 24 STALLS
1 ADA STALL

*SETBACK REQUIREMENTS (FRONT, REAR & SIDE):
NO MINIMUM REQUIREMENT HOWEVER SETBACKS MAY BE REQUIRED DUE TO REASONS SUCH AS SAFETY, UTILITIES, ETC. SEE ALSO CHAPTER 12-080.

Blue Stakes of UTAH 811
Bluestakes.org

NORTH

SCALE: 1" = 20'
0 10 20 30 40 60

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: SL
DESIGNER: JH

ELEVATE ENGINEERING
531 WEST 3800 NORTH
SPANISH FORK, UT 84660
PHONE: (801) 718-5993
larvin@elevateeng.com

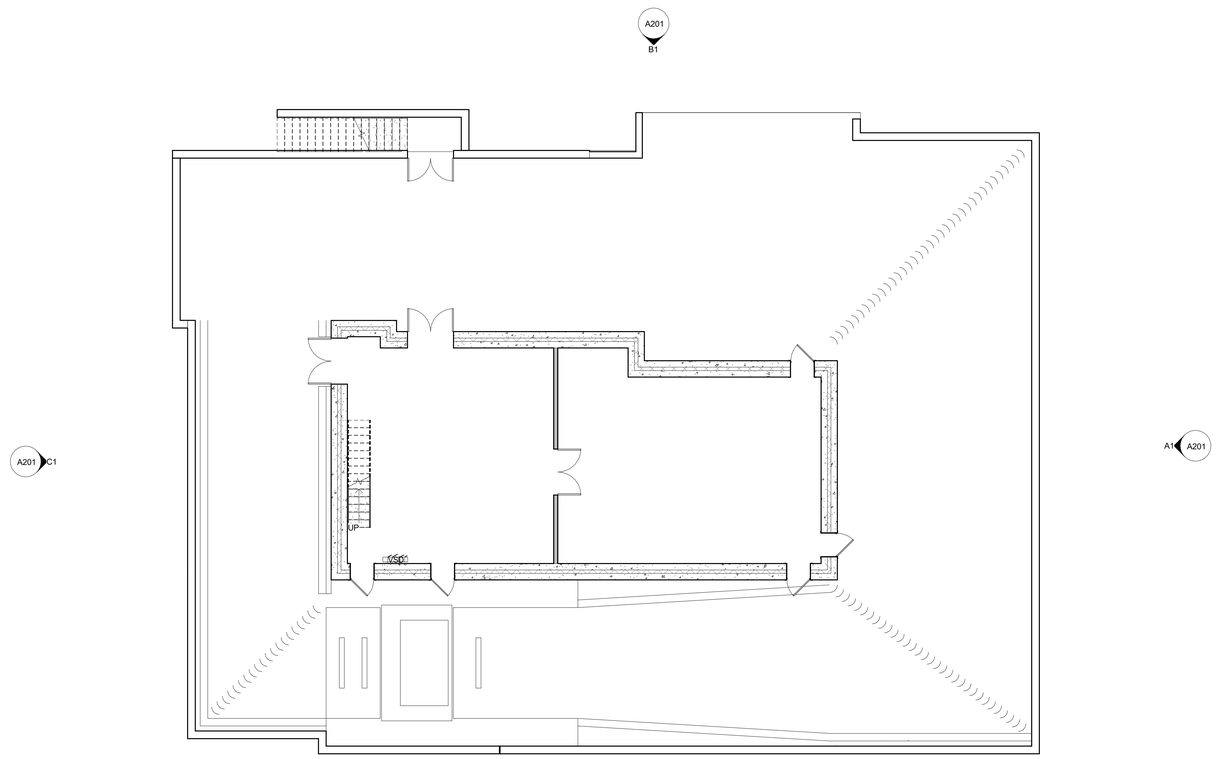
ELEVATE ENGINEERING

INCLINED LEHI
CONCEPT SITE PLAN
2959 N TRIUMPH BLVD, LEHI, UT 84043

NOT FOR CONSTRUCTION

SHEET:
C-1

DATE:
Aug 12, 2026



A1 00 - BASEMENT
scale: 1/8" = 1'-0"

0 1' 2' 4' 6'

N
0°

GENERAL NOTES - FLOOR PLANS

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2. DO NOT SCALE THE DRAWINGS.
3. ALL EXPOSED EXTERIOR STEEL TO BE GALVANIZED, UNLESS NOTED OTHERWISE.
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KEYNOTES

1. REFRIGERATOR SPACE (WITH INSTALLED WATER LINE AT KITCHEN)
2. COUNTERTOP ON 36" HIGH BASE CABINET
3. BUILT-IN MILLWORK PER CABINET/INTERIOR DESIGN
4. RANGE & COOK-TOP
5. PREP SINK W/ DISPOSAL AND SPRAYER
6. DISHWASHER
7. KITCHEN ISLAND OVER BASE CABINETS
8. FREE-STANDING TUB
9. WALK-IN TILE SHOWER WITH 9 1/2 TJI. SLOPE TILE TO DRAIN
10. RAILING SYSTEM
11. GAS FIREPLACE
12. HOSE BIB W/ SHUT-OFF BALL VALVE
13. WINDOW WELL WITH ACCESS LADDER AT BEDROOMS. PROVIDE PROTECTIVE COVERING
14. UTILITY METER LOCATIONS
15. ACCESS DOOR - SEALED ON FOUR SIDES. IN CONDITIONED TO NON-CONDITIONED SPACE, DOOR TO BE INSULATED EQUIVALENT TO THE OTHER AREAS AROUND THE DOOR N1102.2.4 OF THE IRC
16. TILE BENCH OR FULL HEIGHT FURRED WALL WITH BUILT IN SHOWER SHELVES. SIZE OPENING PER TILE SELECTION.

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2959 N Triumph BLVD.
Lehi, Utah 84043

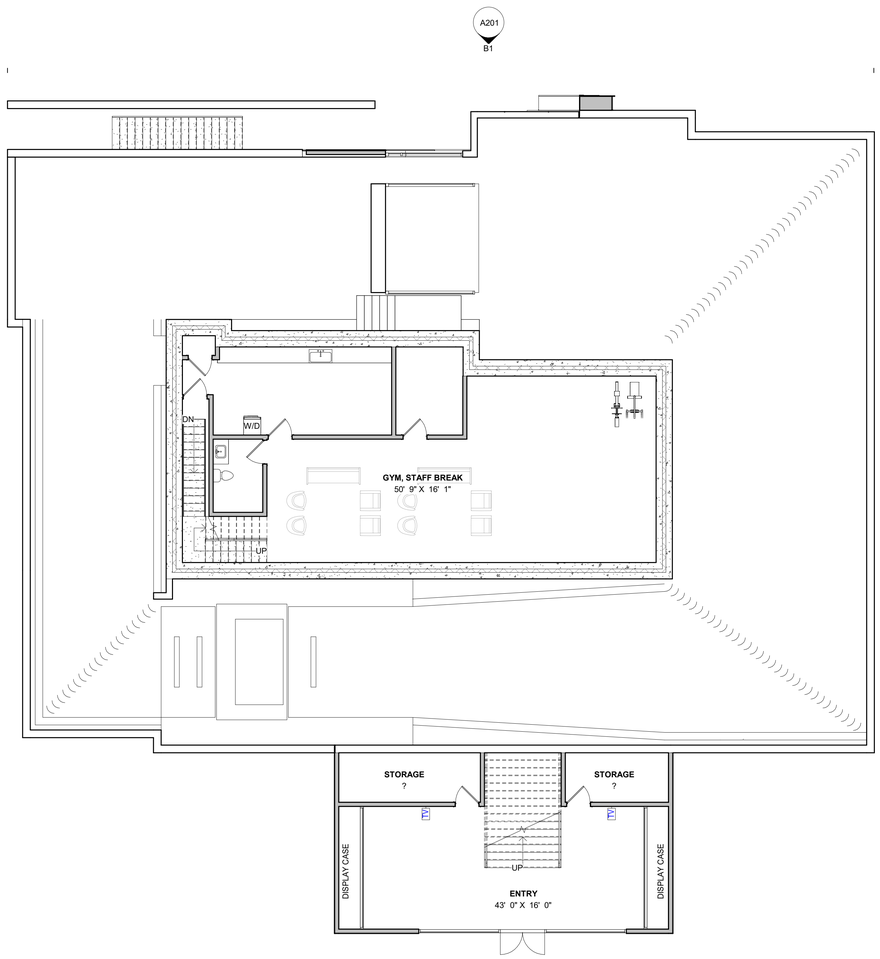
p r o j e c t # : Project Number
d a t e : 8/17/2026
revisions :

title:
BASEMENT PLAN

sheet:
A100

CONCEPTUAL SUBMISSION

8/17/2026



A1 01 - GROUND FLOOR
scale: 1/8" = 1'-0"

0 1' 2' 4' 6'

N
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INCLINED LEHI

2959 N Triumph BLVD.
Lehi, Utah 84043

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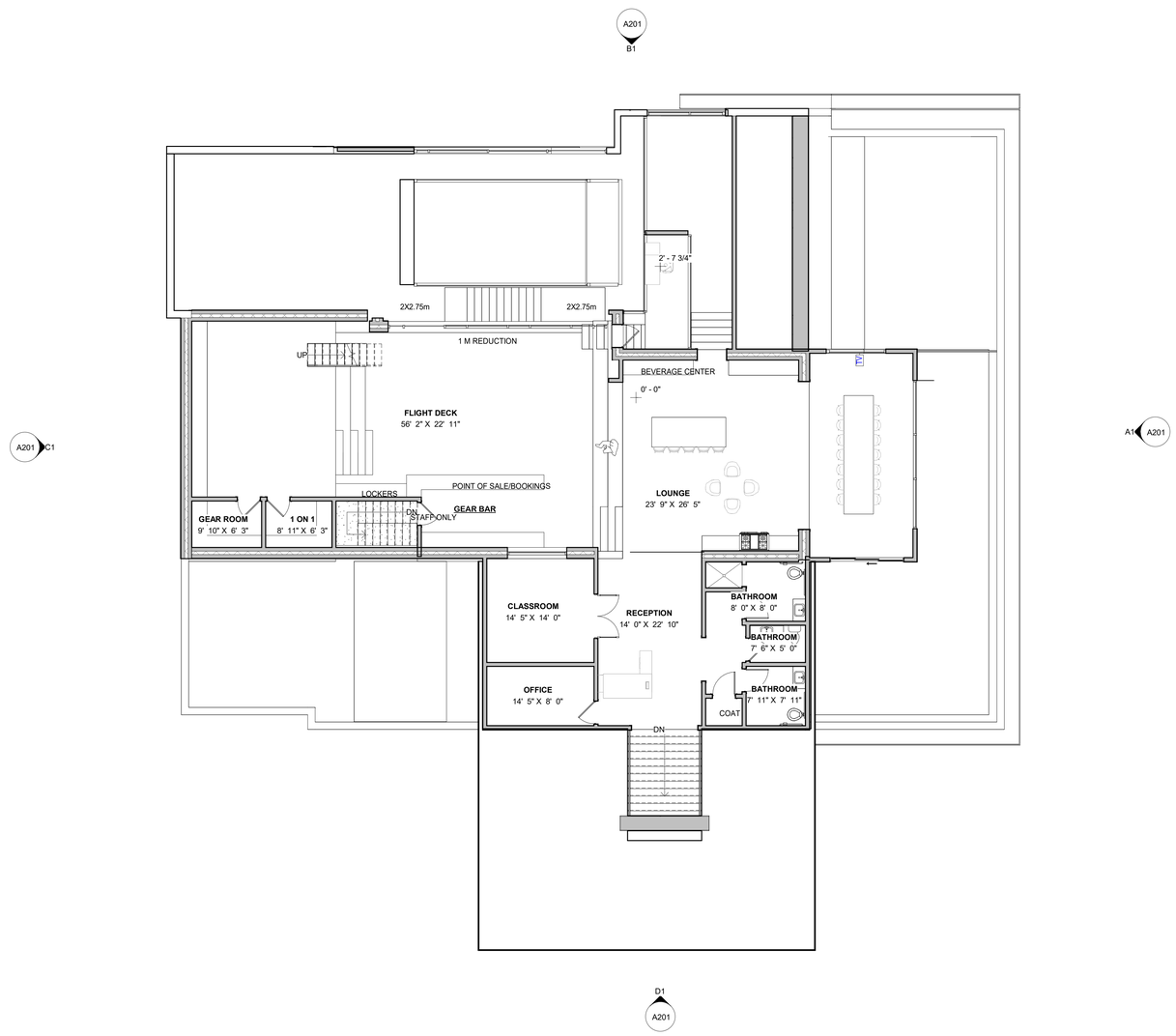
GROUND FLOOR PLAN

sheet:
A101

CONCEPTUAL SUBMISSION

8/17/2026



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0 1' 2' 4' 6'

N
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14. FIREPLACE AND FLUE SPEC'S ARE REQUIRED AT TIME OF INSPECTION.
15. HEADROOM CLEARANCE FOR STAIRWAY OPENING SHALL NOT BE LESS THAN 6'-8" TO FINISH.
16. BALUSTERS SHALL BE PLACED SO THAT A (4") DIA. SPHERE CANNOT PASS THROUGH.
17. SHOWER STALLS TO HAVE TEMPERED GLASS ENCLOSURES AND DOORS MIN. 22" WIDE.
18. ALL TUB / SHOWERS TO HAVE ANTI-SCALD VALVES.
19. ALL PLUMBING TO BE PROTECTED AGAINST FREEZING. PLUMBING IN EXTERIOR WALLS TO BE WRAPPED W/ BATT. INSUL. TYP.
20. FULL RAIN GUTTERS ARE REQ. AND DOWNSPOUT EXTENSION ARE REQ. TO EXTEND AWAY FROM THE FOUNDATION.
21. TOP OF FOUNDATION WALL A MIN. OF 6" ABOVE FINISHED GRADE.
22. SEE RES/COM CHECK FOR THERMAL INSULATION MINIMUMS. CONTRACTOR TO FOLLOW ALL INSULATION VALUES PER RES/COM CHECK. PROVIDE INSULATION CERTIFICATION THAT COINCIDES WITH THE RES/COM CHECK REQUIREMENTS.
23. COORDINATE PLUMBING AND MECHANICAL WITH STRUCTURAL MEMBERS.
24. SPRAY FOAM BEHIND ALL OUTLETS ON EXTERIOR WALLS.
25. ANY WOOD IN CONTACT WITH CONCRETE SHALL BE DECAY RESISTANT.
26. A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL, PARTITION OR VANITY OR CLOWER THAN 30 INCHES CENTER-TO-CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE AT LEAST A 21-INCH CLEARANCE IN FRONT OF THE WATER CLOSET, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR.
27. EMERGENCY FLOOR DRAINS SHALL BE INSTALLED AT WATER HEATERS, LAUNDRY'S, GARAGES, ETC. TRAP SEALS OF EMERGENCY FLOOR DRAIN TRAPS AND TRAP SEALS SHALL COMPLY WITH IPC 1002.4.

KEYNOTES

1. REFRIGERATOR SPACE (WITH INSTALLED WATER LINE AT KITCHEN)
2. COUNTERTOP ON 36" HIGH BASE CABINET
3. BUILT-IN MILLWORK PER CABINET/INTERIOR DESIGN
4. RANGE & COOK-TOP
5. PREP SINK W/ DISPOSAL AND SPRAYER
6. DISHWASHER
7. KITCHEN ISLAND OVER BASE CABINETS
8. FREE-STANDING TUB
9. WALK-IN TILE SHOWER WITH 9 1/2 TJI. SLOPE TILE TO DRAIN
10. RAILING SYSTEM
11. GAS FIREPLACE
12. HOSE BIB W/ SHUT-OFF BALL VALVE
13. WINDOW WELL WITH ACCESS LADDER AT BEDROOMS. PROVIDE PROTECTIVE COVERING
14. UTILITY METER LOCATIONS
15. ACCESS DOOR - SEALED ON FOUR SIDES. IN CONDITIONED TO NON-CONDITIONED SPACE, DOOR TO BE INSULATED EQUIVALENT TO THE OTHER AREAS AROUND THE DOOR N1102.2.4 OF THE IRC
16. TILE BENCH OR FULL HEIGHT FURRED WALL WITH BUILT IN SHOWER SHELVES. SIZE OPENING PER TILE SELECTION.

HYPERION ARCHITECTS

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INCLINED LEHI

2959 N Triumph BLVD.
Lehi, Utah 84043

p r o j e c t # : Project Number
d a t e : 8/17/2026

revisions :

title:
FLIGHT DECK PLAN

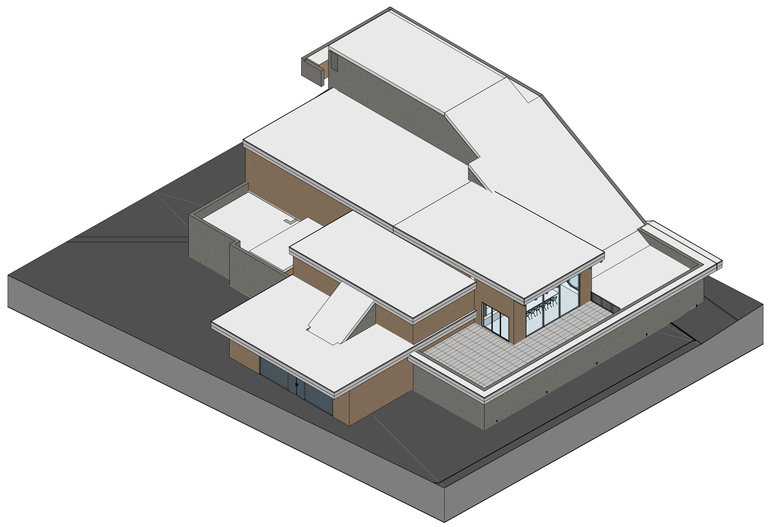
sheet:
A102

CONCEPTUAL SUBMISSION

8/17/2026

GENERAL NOTES - 3D

1. 3D PERSPECTIVES ARE SHOWN AS A COURTESY TO PROVIDE CLARITY OF OVERALL PROJECT MASSING, PROPORTIONS, AND ELEMENT RELATIONSHIPS. ALL ELEMENTS MAY NOT NECESSARILY BE REPRESENTED; REFER TO ALL 2D PLANS, SECTIONS, ELEVATIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION



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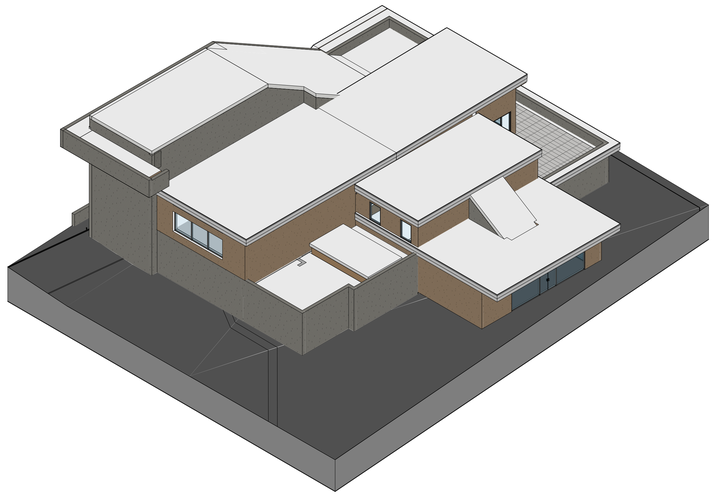
scale:



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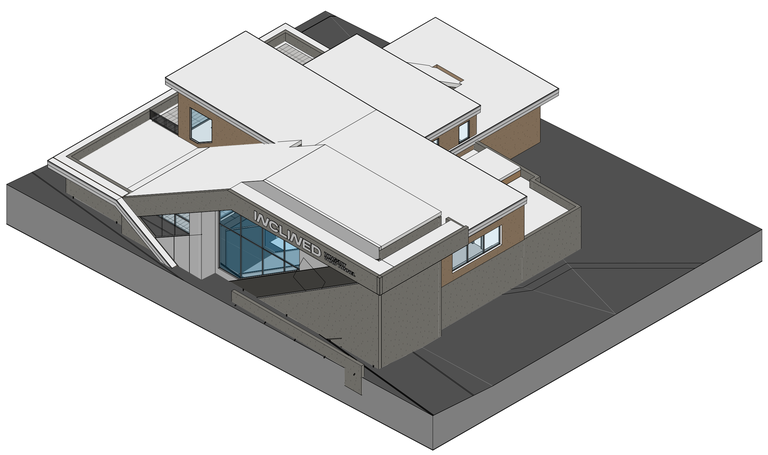

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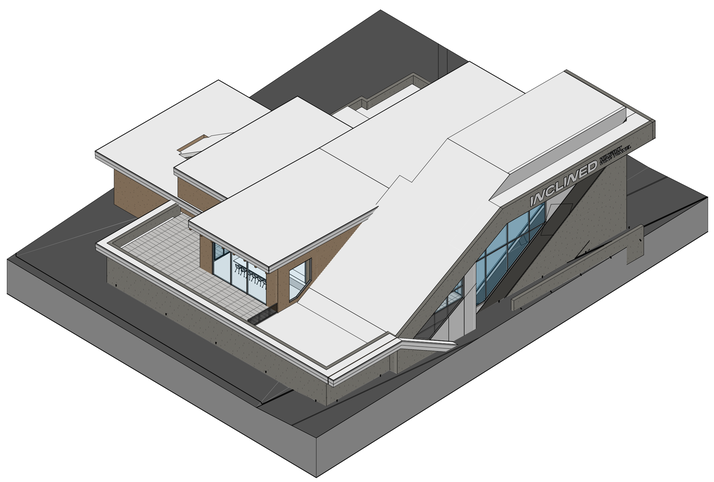

4 AXO 4
scale:

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INCLINED LEHI

2959 N Triumph BLVD.
Lehi, Utah 84043

p r o j e c t # : Project Number
d a t e : 8/17/2026
revisions :

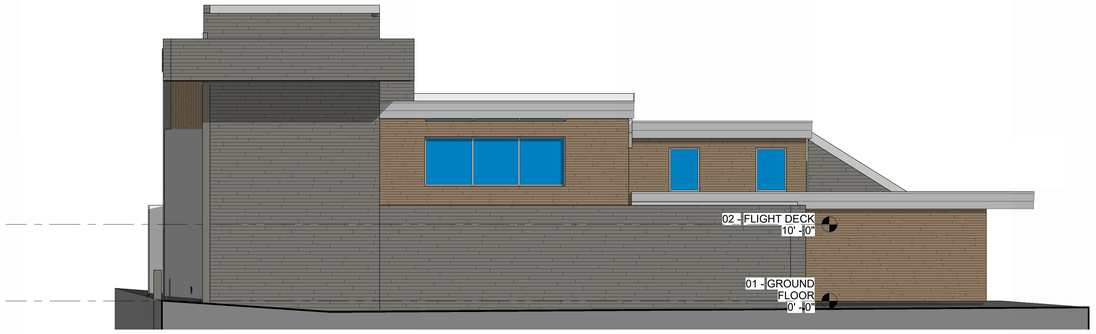
title:
3D VIEWS

sheet:
A900

CONCEPTUAL SUBMISSION

8/17/2026

D1 FRONT
scale: 1/8" = 1'-0"



C1 LEFT
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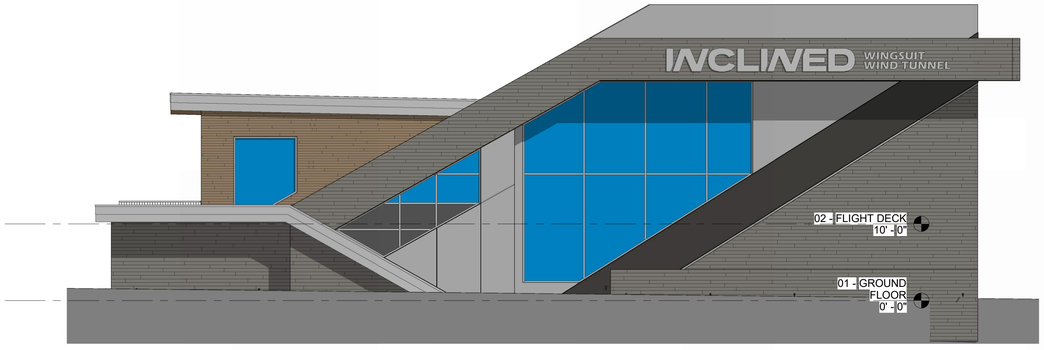
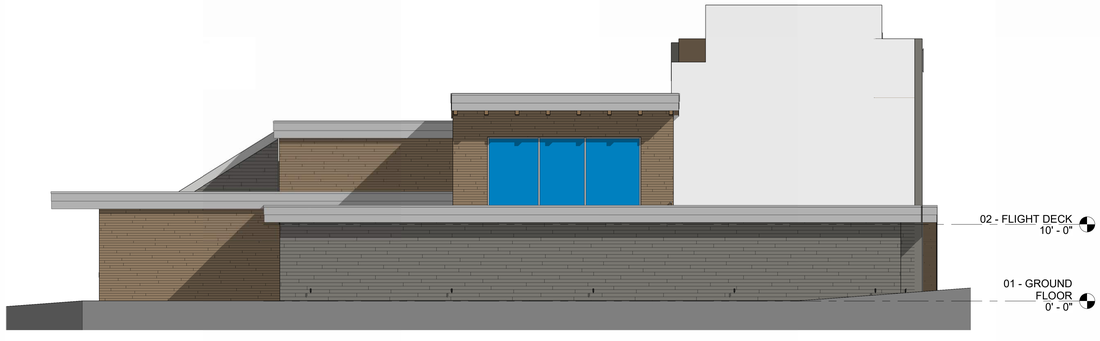


B1 REAR
scale: 1/8" = 1'-0"



A1 RIGHT
scale: 1/8" = 1'-0"

0 2' 4' 8' 12'

ELEVATION LEGEND

- STUCCO, SMOOTH FINISH, V-GROOVES AS INDICATED PAINT COLOR BY OWNER/ARCHITECT, TRIPLE COAT FINISH
- WOOD SIDING, 6" TONGUE AND GROOVE DELTA MILLWORKS, ACCOYA FINAL FINISH TBD
- CAST NATURAL STONE VENEER. TYPE AND COLOR AS SELECTED BY OWNER.
- HARDIE SIDING, WHITE
- BRICK VENEER. TYPE AND COLOR AS SELECTED BY OWNER.
- GALVANIZED METAL PANEL, SEAMS AS INDICATED
- ARCHITECTURAL STANDING SEAM METAL ROOF. COLOR AS SELECTED BY OWNER
- ARCHITECTURAL ASPHALT SHINGLE, 40 YR MIN. COLOR AS SELECTED BY OWNER/ARCH.

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INCLINED LEHI

2959 N Triumph BLVD.
Lehi, Utah 84043

project#: Project Number
date: 8/17/2026
revisions :

title:
OVERALL ELEVATIONS

sheet:
A201

CONCEPTUAL SUBMISSION

8/17/2026

GENERAL NOTES - 3D

1. 3D PERSPECTIVES ARE SHOWN AS A COURTESY TO PROVIDE CLARITY OF OVERALL PROJECT MASSING, PROPORTIONS, AND ELEMENT RELATIONSHIPS. ALL ELEMENTS MAY NOT NECESSARILY BE REPRESENTED; REFER TO ALL 2D PLANS, SECTIONS, ELEVATIONS, DETAILS, SCHEDULES, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION

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INCLINED LEHI

2959 N Triumph BLVD.
Lehi, Utah 84043

project#: Project Number
date: 8/17/2026
revisions :

title:
3D VIEWS

sheet:
A901

CONCEPTUAL SUBMISSION

8/17/2026

Agenda Item No: 3.6

Planning Commission Agenda Item Report

Meeting Date: September 24, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of McClure Engineering's request for conditional use approval of the Lehi Taco Bell site plan with exceptions to the 40% glass requirement located at 1937 North 3600 West.

Summary:

Attachments:

Taco Bell 1.pdf

Taco Bell 2.pdf

LEHI TACO BELL SITE PLAN AND CONDITIONAL USE

PLANNING COMMISSION REPORT

Applicant	McClure Engineering		
Meeting Date	September 24th, 2026		
Requested Action/Purpose	Public hearing and approval of a conditional use		
Decision Type	Administrative		
Location	1937 North 3600 West		
Project Area	0.75 acres		
Existing Zoning	Commercial		
General Plan Designation	Commercial		
Existing Land Use	Vacant		
Adjacent Zoning and Land Use	*North*	Commercial	Smith's fuel center
	South	Commercial	Future banking institution
	East	Commercial	Future retail pad
	West	Commercial	Smith's Grocery Store
Date of DRC Review	September 9th, 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.

State Highway District Design Standards:
(Revised 03/24/26)

i. Street facades:

1. The facade facing the street frontage shall include large clear glass windows on the street level and smaller windows may be allowed on the upper floors. Opaque, heavily tinted, or reflective glass shall not be used on the first floor of a building facing the street (see Figure 75). When glass is tinted, it shall allow for a minimum 60 percent light to pass through the windows into the building.

2. A minimum of 20 percent of the facade area on the first floor facing the street shall consist of glass unless otherwise allowed in this section. Where a building is located on a corner lot of two local streets, a minimum of 20 percent of each facade on the first floor shall consist of glass.

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

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

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

PROPERTY HISTORY

January 29th, 2026 Property was recorded as part of the Lot 8, Hardman Lehi Subdivision, Plat C.

REPORT ANALYSIS

The applicant is requesting conditional use approval and exceptions for the Lehi Taco Bell Site Plan located on 0.75 acres at 1937 North 3600 West. This report will discuss how the site plan meets the code, the exceptions that are being requested, and the DRC comments.

Site Plan
This use is considered a conditional use according to Table 05-030-B of the Development Code because there is a drive-thru on the property. The Planning Commission may want to consider any conditions for the drive-thru that would mitigate against any potential negative impacts.

The site plan meets all other aspects of the Code. The building is around 2,300 square feet and has 18 parking spaces, while only 15 are required. The drive-thru is allowed to be between the building and the street because it is in the State Highway Design Standards District. They have also provided a pedestrian connection to the master planned trail on 3600 West, and provided connectivity to other adjacent parcels.

Exceptions
The applicant is asking for an exception to the glass requirements in Chapter 37. The State Highway Design District requires that the façade facing the street is required to provide 20% glass on the first floor. The applicant has stated

that due to the interior design of the building it would be difficult to achieve the 20% glass requirement. It is up to the Planning Commission to determine if an exception is warranted in this case.

DRC Comments
There were seven redline comments from the DRC, including:
1. Orient the rack the other direction and provide dimensions for the pad size - pad must extend 36" beyond each edge of the rack.
2. Is this an accessible ramp on the south end of the parking area? If so, provide a note and label. The bike parking pad should be located next to this sidewalk (not blocking - see Bluebeam) and the pad dimensions need to be shown on the plan.

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

Conditional uses are administrative items. The Planning Commission may place reasonable conditions on the use but cannot outright deny the proposed use unless there is documented proof of significant potential harm to citizens.

This is a public hearing item.

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.

Lehi Taco Bell Site Plan Resubmittal
DRC Redline Comments

McClure- requests review of the Lehi Taco Bell Site Plan Resubmittal located at 1937 North 3600 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 Bussell
Representatives of the Applicant Present: Brian Kemp
Date of Plans Reviewed: 8/31/26
Time Start: 1:50 PM
Time End: 1:57 PM

DRC REDLINE COMMENTS:
Glade – Power:
1. I think you mean 120/208 V. @ 600 A. for the service size on the Site Plan & Utilities Plan. Please clarify.

Brad – Fiber: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary S. – Building/Inspections:
2. Include the PI connection size to the utility connection size table on sheet
Shelbey – Public Works:
A. Less than one acre, no SWPPP required
B. SSOMP (formerly LTSWMP) will be required prior to precon
Gary E. – Engineering:
3. Coordinate sidewalk connection to the South. See plans for reference.
Kim – Planning:
4. Include building elevations in all submissions. Will not schedule for Planning Commission until we receive the building elevations.
5. Orient the rack the other direction and provide dimensions for the pad size - pad must extend 36" beyond each edge of the rack.
6. Is this an accessible ramp on the south end of the parking area? If so, provide a note and label. The bike parking pad should be located next to this sidewalk (not blocking - see Bluebeam) and the pad dimensions need to be shown on the plan.

A. Signs require a separate permit and approval from the site plan. Remove sign details. FYI - Monument signs require a pedestal the width of the sign cabinet, the cabinet can't just be mounted on a pole like shown in this detail.
7. Update landscape plan to reflect changes on the site plan that now include the required sidewalk connections.

PRECON MEETING REQUIRED? (FULL, TAILGATE, NONE)

ITEMS TO COMPLETE PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:

THE CHECK-OFF PROCESS WILL TAKE AT LEAST FOUR WEEKS 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)

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.

3. Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
4. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
5. Surveyor's and engineer's stamps on construction drawings.
6. TSSD approval required prior to precon.
7. Provide a Long Term Storm Water Management Plan and Agreement to Planning Division and Public Works (Shelbey Brewer at lehicitystormwater@gmail.com and CC Planner) for review and approval (signed by Mayor). Final signed agreement must be recorded by developer and a copy submitted to the City.
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. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled.
10. Planner needs to sign off on building plans prior to the precon meeting.

DRC GENERAL COMMENTS:

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

THIS ITEM IS/IS NOT REQUESTING AN EXCEPTION.
(An exception requires stamped addressed envelopes for public noticing if the project proceeds to Planning Commission)

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION PENDING SUBMISSION OF BUILDING ELEVATIONS.

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
Conditional Use
Location: 1937 North 3600 West
(4917 Dixie Ave)
Lehi City Planning Commission
Smith's
STOP
TAGG-O-GO
CAR WASH

STOP
NOW
OPEN
Smith's
PUBLIC
HEARING

PUBLIC
HEARING
Conditional Use

Lehi Taco Bell Site Plan

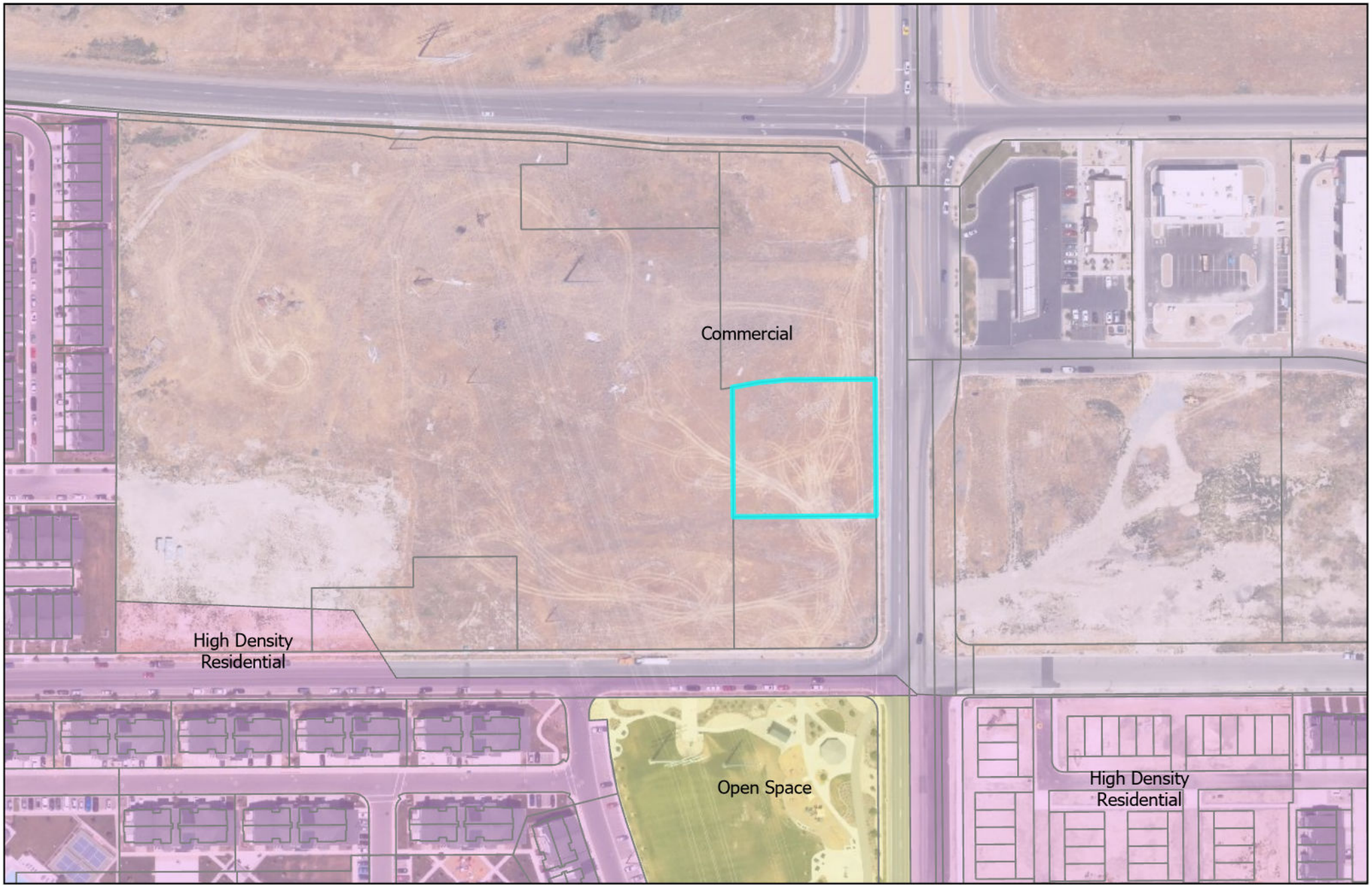
Aerial Map

0 105 210 420 Feet

N

Lehi Taco Bell Site Plan

General Plan Map

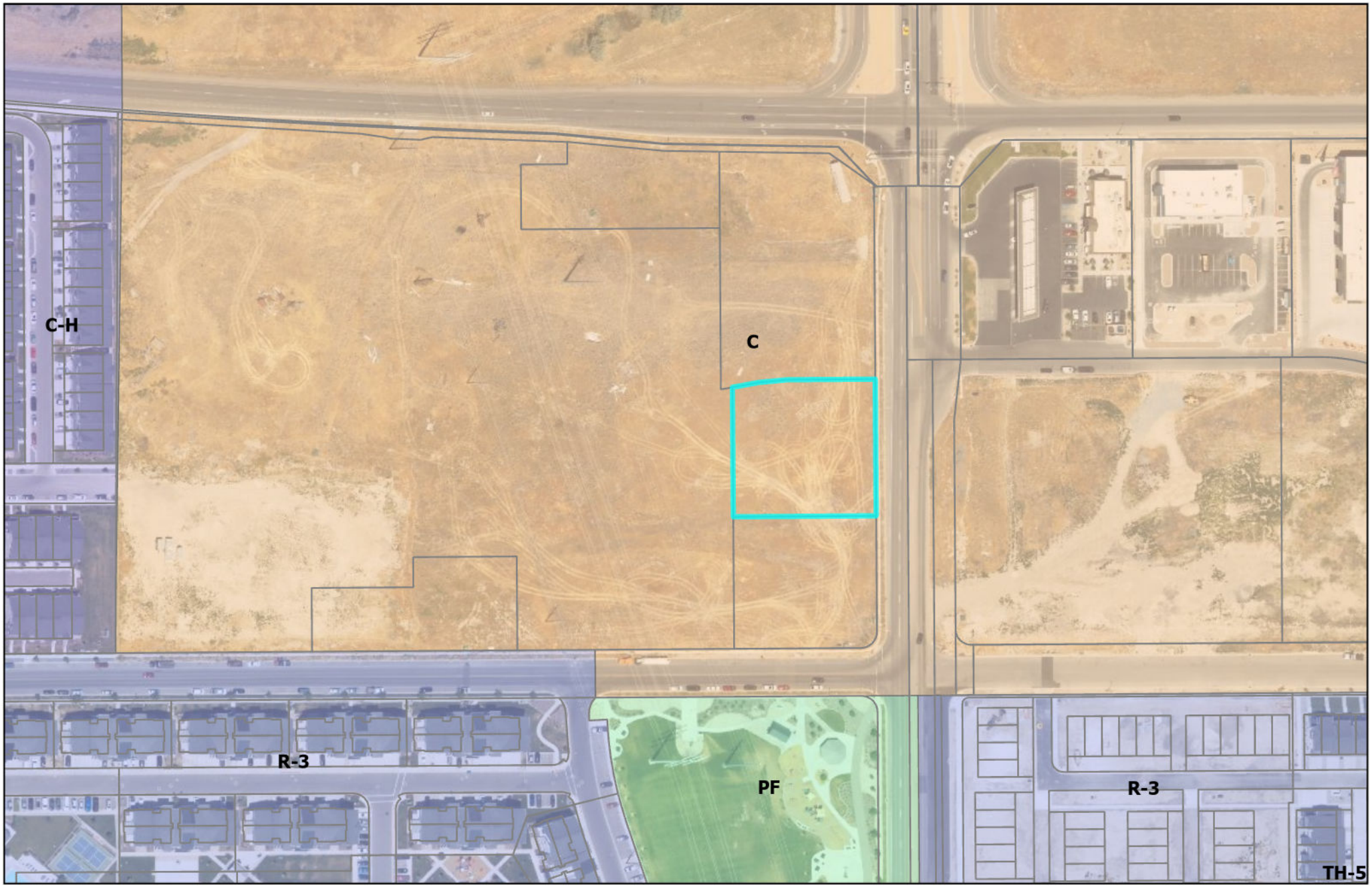


0 105 210 420 Feet

N

Lehi Taco Bell Site Plan

Zoning



0 105 210 420 Feet

N

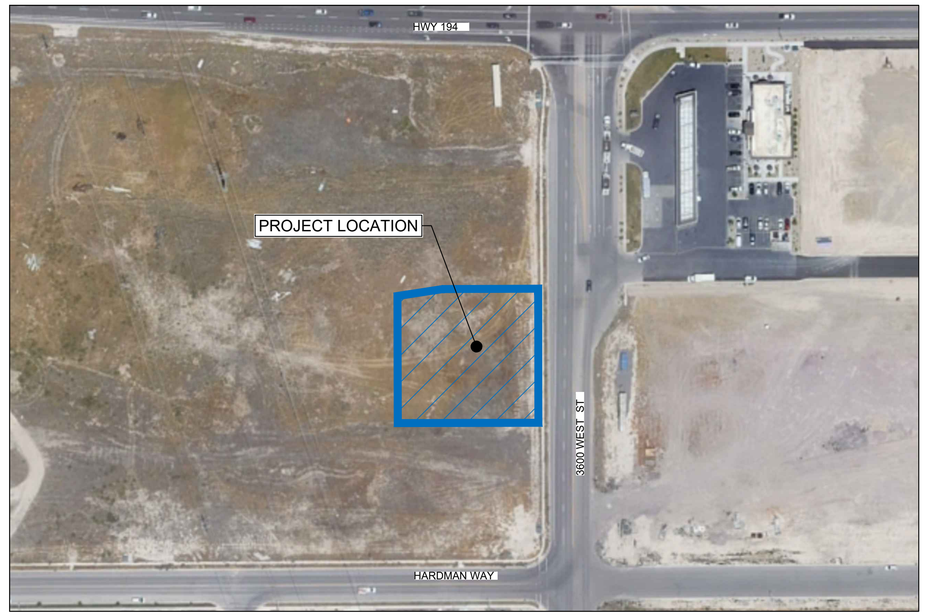
LEHI TACO BELL RESTAURANT

SITE DEVELOPMENT PLANS

LOCATED IN:

1937 NORTH 3600 WEST
LEHI , UTAH

TACO BELL™



LOCATION MAP - LEHI, UTAH

N

100 50 0 100

SHEET LIST TABLE	
NUMBER	SHEET TITLE
T1	TITLE
T1.1	GENERAL NOTES
E1	EXISTING CONDITIONS
C1	SITE PLAN
C2	DIMENSION PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
C5	EROSION CONTROL PLAN
C6	CONSTRUCTION DETAILS
C7	CONSTRUCTION DETAILS
C8	CONSTRUCTION DETAILS
C9	CONSTRUCTION DETAILS
C10	CONSTRUCTION DETAILS
L0	LIGHTING PLAN
L1	LANDSCAPING PLAN

CONTACTS:

OWNER:
DDO–UTAH, LLC
PO BOX 4179
KINGMAN, AZ 86402

ENGINEER:
MCCLURE ENGINEERING COMPANY
11031 STRANGE LINE ROAD
LENEXA, KS 66215
PHONE: 913–307–2507
CONTACT: BRIAN KEMP

SURVEYOR:
AWA ENGINEERING
2010 NORTH REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE: 801–521–8529

UTILITY CONTACTS:

LEHI CITY POWER: ELECTRIC
PHONE: 1–385–201–1000

DOMINION ENERGY: GAS
PHONE: 1–800–323–5517

CITY OF LEHI PUBLIC WORKS
2538 N. 300 W.
LEHI, UT 84043
PHONE: 385–786–1575

CITY OF LEHI FIBER
560 W GLEN CARTER DR
LEHI, UT 84043
PHONE: 385–201–1045

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

VICINITY MAP
NOT TO SCALE
LEHI, UTAH COUNTY, UTAH

N

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F 816-756-1763

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REVISIONS
08/10/2026 CITY REVIEW
08/28/2026 CITY REVIEW

PROJECT INFO
2026000260

ENGINEER	DRAWN BY	CHECKED BY
B. KEMP	A. SCHWARTZ	B. KEMP

LEHI TACO BELL
1937 NORTH 3600 WEST
LEHI, UT 84043

SITE DEVELOPMENT PLANS
TITLE

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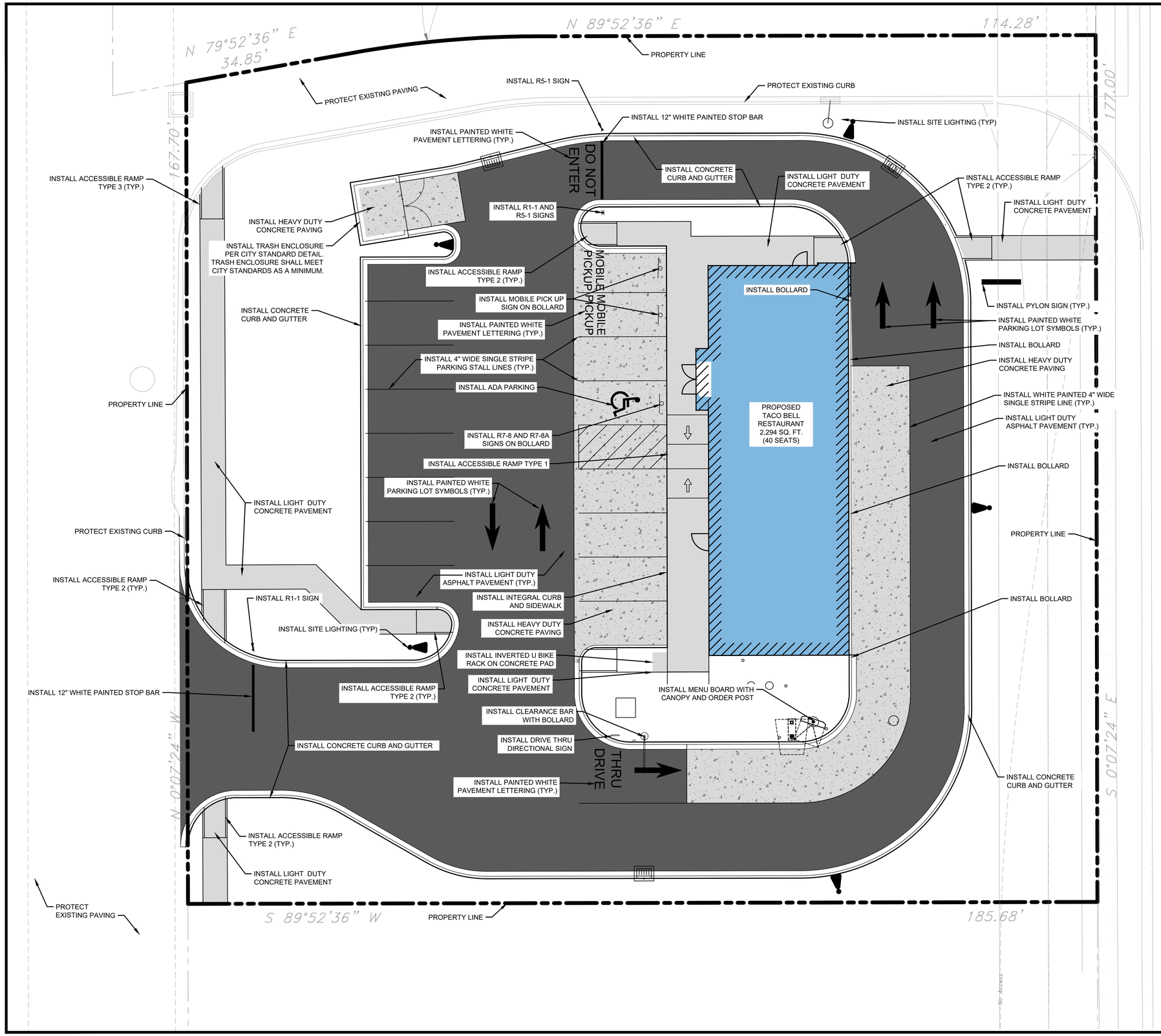
T1



LEGEND

- HEAVY DUTY CONCRETE PAVEMENT (FOR PARKING/DUMPSTER ENCLOSURE/ DRIVE THRU LANE)
- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- BUILDING FOOTPRINT
- PROPOSED PROPERTY LINE

PROJECT SUMMARY

CURRENT ZONING: C - COMMERCIAL
CURRENT USE: UNDEVELOPED
PROPOSED USE: RESTAURANT (DRIVE-THRU)
LAND AREA: 0.748 AC

EXISTING CONDITIONS

TOTAL BUILDING: 0 SF
TOTAL PAVEMENT: 2,877 SF

TOTAL IMPERVIOUS: 2,877 SF
TOTAL PERVIOUS: 29,733 SF

TOTAL PROPERTY AREA: 32,610 SF

PROPOSED CONDITIONS

TOTAL BUILDING 2,249 SF
TOTAL PAVEMENT 19,092 SF

TOTAL IMPERVIOUS 21,314 SF
TOTAL PERVIOUS 11,296 SF

TOTAL PROPERTY AREA 32,610 SF

PARKING REQUIREMENTS

CITY REQUIREMENT: RESTAURANTS, DRIVE-THRU: 1 SPACE PER 150 GROSS SQUARE FEET = 2249/150 = 15 STALLS

TOTAL PARKING STALLS PROVIDED:
18 AUTO STALLS, INCLUDING 1 ACCESSIBLE STALL

UTILITY CONNECTION SIZES

DOMESTIC WATER - 1.5"
SANITARY SEWER - 6"
ELECTRICAL - 164 kV @ 600 amps

McCLURE™
1700 Swift Ave., Suite 100
North Kansas City, Missouri 64116
P 816-756-0444
F 816-756-1763

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LEHI TACO BELL
1937 NORTH 3600 WEST
LEHI, UT 84043

SITE DEVELOPMENT PLANS
SITE PLAN

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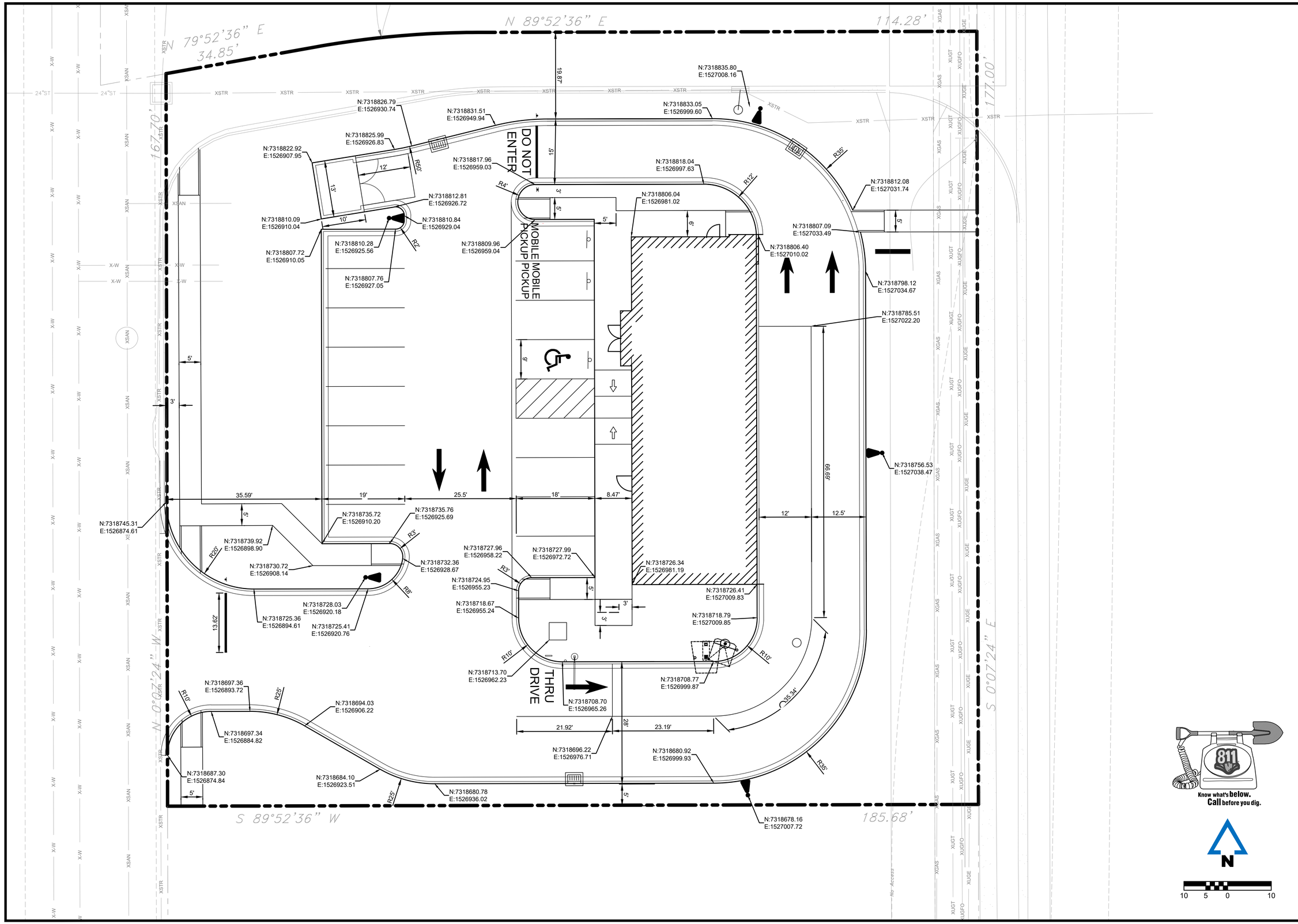

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08/28/2026 CITY REVIEW

PROJECT INFO
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Know what's below. Call before you dig.

N

10 5 0 10

LEHI TACO BELL
1937 NORTH 3600 WEST
LEHI, UT 84043

SITE DEVELOPMENT PLANS
DIMENSION PLAN

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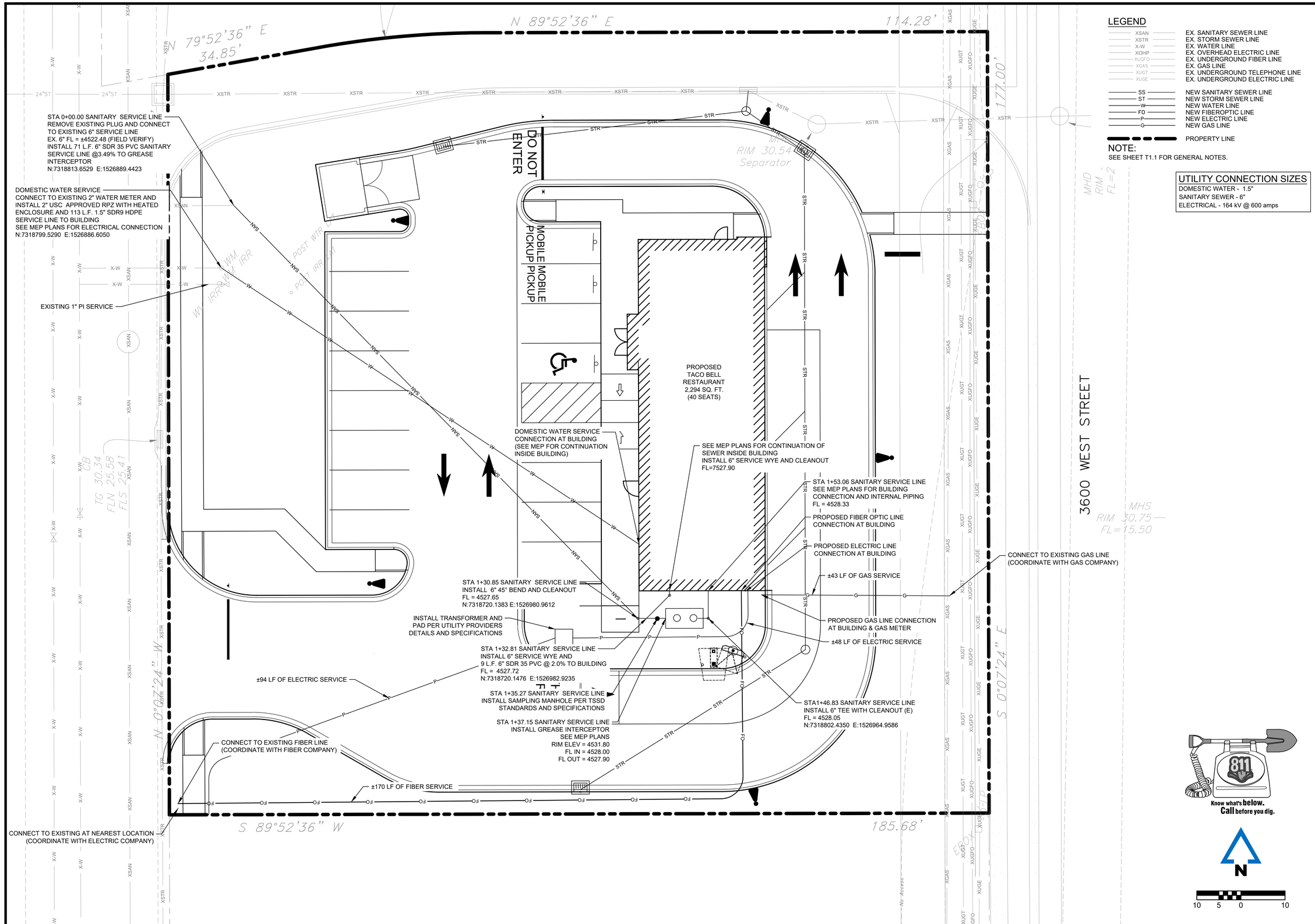
C2



LEGEND

XSAN	EX. SANITARY SEWER LINE
XSTR	EX. STORM SEWER LINE
X-W	EX. WATER LINE
XOHP	EX. OVERHEAD ELECTRIC LINE
XUGFO	EX. UNDERGROUND FIBER LINE
XGAS	EX. GAS LINE
XUGT	EX. UNDERGROUND TELEPHONE LINE
XUGE	EX. UNDERGROUND ELECTRIC LINE
SS	NEW SANITARY SEWER LINE
ST	NEW STORM SEWER LINE
W	NEW WATER LINE
FO	NEW FIBEROPTIC LINE
P	NEW ELECTRIC LINE
G	NEW GAS LINE
	PROPERTY LINE

NOTE:

SEE SHEET T1.1 FOR GENERAL NOTES.

UTILITY CONNECTION SIZES

DOMESTIC WATER - 1.5"
SANITARY SEWER - 6"
ELECTRICAL - 164 kV @ 600 amps

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SITE DEVELOPMENT PLANS
UTILITY PLAN

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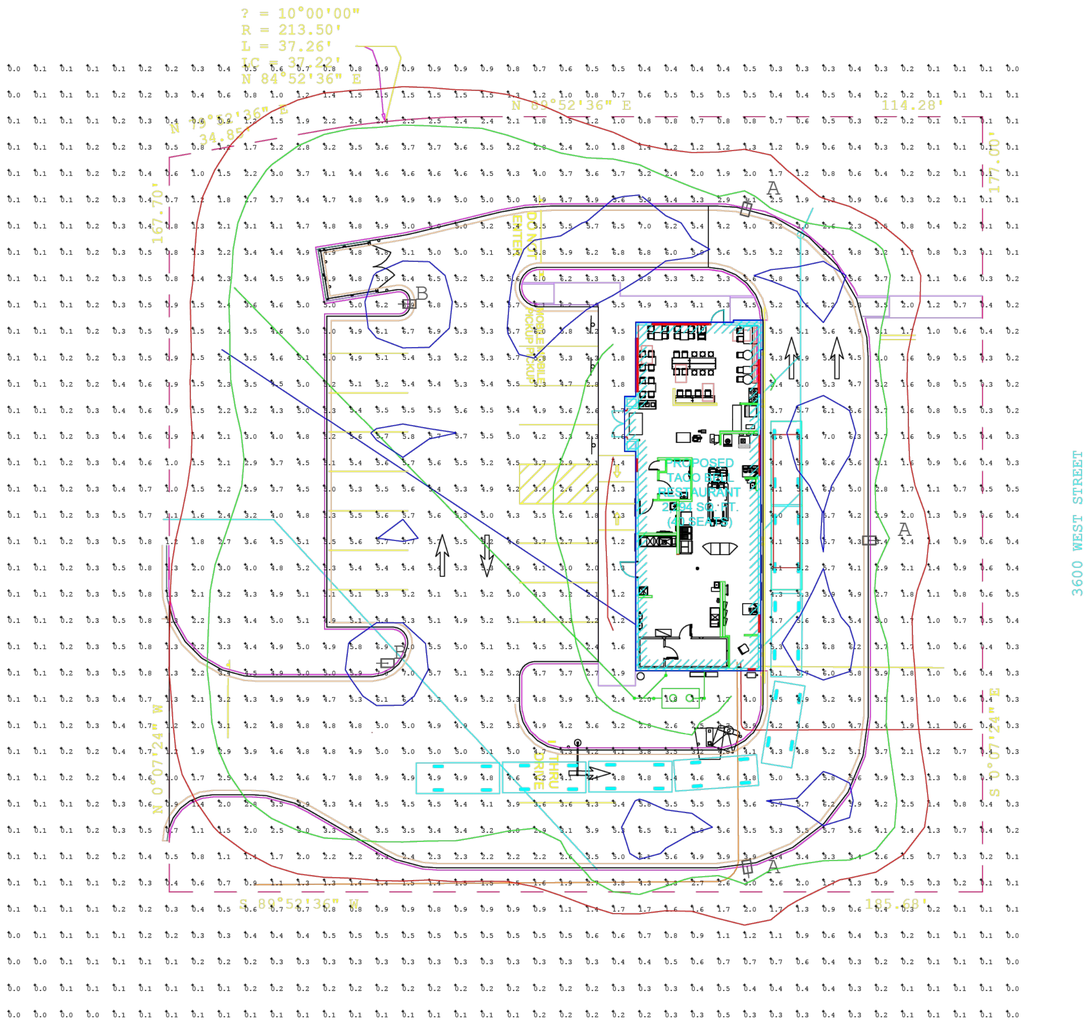

TACO BELL
LEHI, UT
JUNE 25, 2026

ACCUSERV LIGHTING & EQUIPMENT
877-707-7378
DESIGNED BY: JOHN BUJAKE
jbujake@accu-serv.com
QUOTATIONS BY: TESSA PARISE
tparise@accu-serv.com

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	2.38	7.0	0.0	N.A.	N.A.
PARKING & DRIVE-THRU SURFACES	4.85	7.0	1.7	2.85	4.12

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	CCT	Luminaire Watts	Mounting Height	Description
	3	A	SINGLE	15934	0.900	3000K	146	20	VP-2-320L-145-3K7-4M-UNV-A-DBT / SES-17.5-40-01-A-B3-DBT
	2	B	Single	42479	0.900	3000K	321	20	VP-2-320L-315-3K7-5QM-UNV-A-DBT / SES-17.5-40-01-A-B3-DBT

NOTES: FIXTURE MOUNTING HEIGHT NOT TO EXCEED 20' AFG
FIXTURE CCT NOT TO EXCEED 3000K
POLE BASES ARE 2'-6" AFG

N

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LEHI TACO BELL
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SITE DEVELOPMENT PLANS
LIGHTING PLAN

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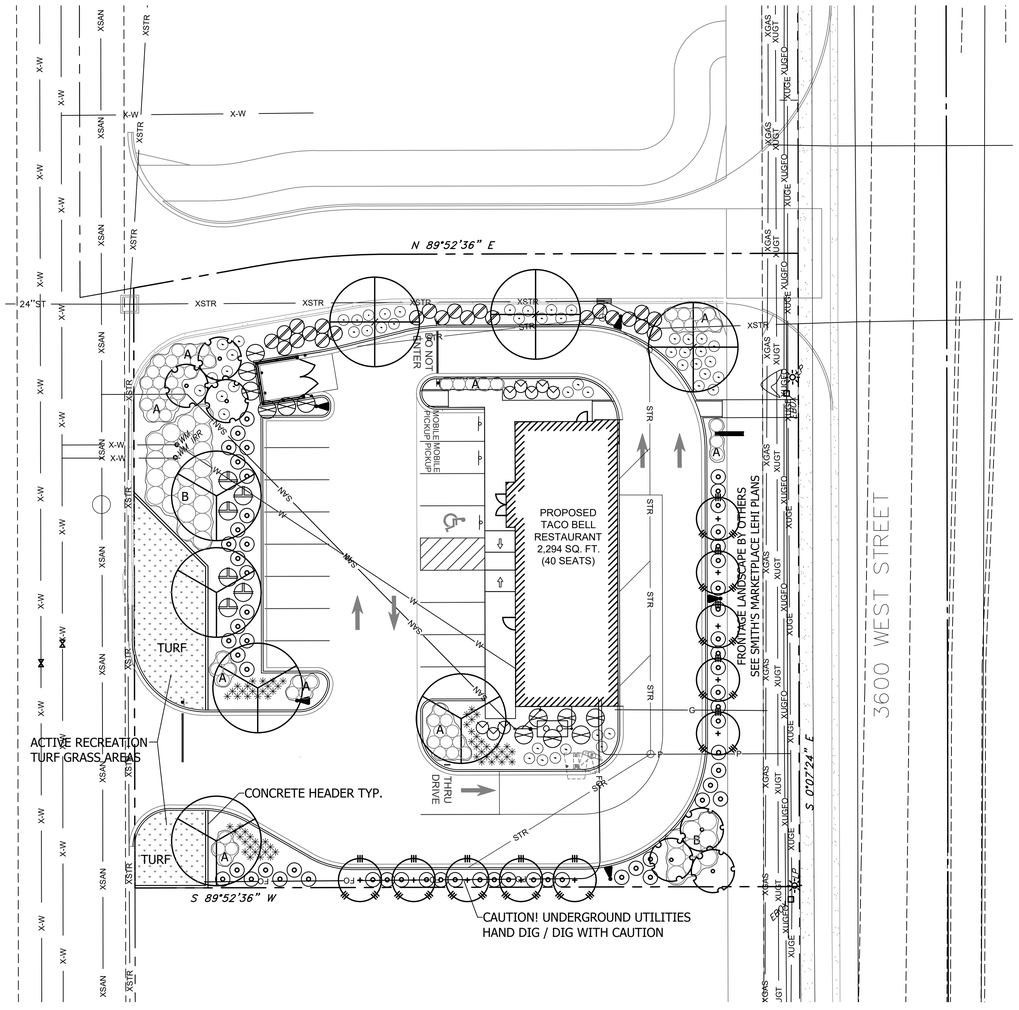

PLANTING PLAN

SCALE: 1"=20'-0"

0 5' 10' 20' 40'

PLANTING LEGEND

SYMBOL	TREES	SIZE / QTY
	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE LILAC TREE	2.5" CALIPER / 3 QTY / STANDARD TRUNK / MATCHED
	ZELKOVA SERRATA 'JFS-KW1' CITY SPRITE JAPANESE ZELKOVA	2.5" CALIPER / 5 QTY / STANDARD TRUNK / MATCHED
	JUNIPERUS SCOPULORUM 'MOONGLOW' MOONGLOW JUNIPER	6' HT / 6 QTY / MATCHED
	MALUS X 'RASPBERRY SPEAR' RASPBERRY SPEAR CRABAPPLE	1" CALIPER / 10 QTY / STANDARD TRUNK / MATCHED
SYMBOL	**SHRUBS**	**SIZE/ QTY**
	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL, 60 QTY
	PHYSOCARPUS OPUFOLIUS 'DIABLO' DIABLO NINEBARK	5 GAL, 6 QTY
	YUCCA FILAMENTOSA ADAMS NEEDLE	5 GAL, 8 QTY
	ARCTOSTAPHYLOS X COLORADOENSIS PANCHITO MANZANITA	5 GAL, 24 QTY
	TAXUS MEDIA 'HICKSII' COLUMNAR YEW	5 GAL, 12 QTY
SYMBOL	**GROUNDCOVER**	**SIZE/ QTY**
*	SCHIZACHRIUM SCOPARIUM 'STANDING OVATION' LITTLE BLUE STEM GRASS	1 GAL, 62 QTY
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION GRAMA	1 GAL, 50 QTY
A	ROSA 'FLOWER CARPET SCARLET' SCARLET CARPET ROSE	1 GAL @ 3'-6" O.C., 62 QTY
B	RHUS TRILOBATA 'AUTUMN AMBER' PROSTRATE SUMAC	1 GAL @ 5' O.C., 33 QTY
TURF	TURF GRASS - TALL FESCUE	SOD, +/- 1,310 S.F.
SYMBOL	**INERT MATERIAL**	**SIZE/ COMMENTS**
ALL NON-TURF PLANTING AREAS	DECORATIVE STONE CONTRACTOR TO PROVIDE SAMPLES AND CONFIRM SIZE AND COLOR MATCHES OVERALL SHOPPING CENTER STONE	1 ½" SCREENED TAN COLOR STONE 4" DEPTH TYP. +/- 7,340 S.F.

LANDSCAPE DATA

ZONING:	C - COMMERCIAL
OVERALL SITE AREA:	32,610 S.F. (0.75 ACRES)
OVERALL LANDSCAPE AREA REQUIRED:	3,261 S.F. (10%)
OVERALL LANDSCAPE AREA PROVIDED:	8,650 S.F. (25%)
PARKING LOT LANDSCAPE AREA REQUIRED:	865 S.F. (10%)
PARKING LOT LANDSCAPE AREA PROVIDED:	982 S.F. (11%)
LIVE COVERAGE REQUIRED:	4,325 S.F. (50%)
LIVE COVERAGE PROVIDED:	6,323 S.F. (73%)
TURF / ORGANIC MULCH REQUIRED:	1,305 S.F. (40% OF REQ L/S)
TURF / ORGANIC MULCH PROVIDED:	1,310 S.F. (40% OF REQ L/S)
INORGANIC ROCK MULCH ALLOWED:	7,345 S.F.
INORGANIC ROCK MULCH PROVIDED:	7,340 S.F.

Blue Stakes of UTAH811

The WILD Studio
Western Image Landscape Design

Landscape Architecture
AZ, CO, MT, NM, NV, OK, OR, TX, UT

4256 E. Mercer Ln.
Phoenix, AZ 85028
P: 602.350.6036
Justin Meyer, PLA, ASLA
E: justin@thewildstudio.net

LANDSCAPE GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL SITE CONDITIONS PRIOR TO BIDDING AND THE START OF CONSTRUCTION / INSTALLATION.
2. ANY DISCREPANCIES AND CONFLICTS BETWEEN THE CONSTRUCTION DRAWINGS AND THE SITE ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. CONTRACTOR IS TO RESPONSIBLE FOR ALL MATERIAL SHOWN PER PLAN AND IS RESPONSIBLE TO SUBMIT DOCUMENTATION OF ALL MATERIAL TO BE USED.
4. ALL SUBSTITUTIONS AND ALTERNATIVES PROPOSED MUST BE REQUESTED AND SUBMITTED IN WRITING.
5. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE GOVERNING AGENCY PRIOR TO CONSTRUCTION / INSTALLATION.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
7. THE FINISHED GRADE OF ALL LANDSCAPE AREAS IS TO BE 1" BELOW ANY PAVING, HARDSCAPE, ETC.
8. ALL SITE GRADING IS TO BE DONE SO THAT ALL WATER DRAINS OFF AND AWAY FROM HARDSCAPES AND STRUCTURES.
9. ALL PLANTING AREAS ARE TO HAVE A TOP DRESSING OF DECOMPOSED GRANITE OR DECORATIVE ROCK AS CALLED FOR PER PLAN. DECOMPOSED GRANITE / DECORATIVE ROCK TO BE INSTALLED AT A MINIMUM DEPTH OF 2".
10. CONTRACTOR TO APPLY PRE-EMERGENT TO ALL LANDSCAPE AREAS PRIOR TO INSTALLATION OF DECOMPOSED GRANITE / DECORATIVE ROCK. CONTRACTOR RESPONSIBLE FOR A MINIMUM OF 2 PRE-EMERGENT APPLICATIONS PER MANUFACTURER SPECIFICATIONS.

PLANTING NOTES

1. ALL PLANT MATERIAL IS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK.
2. ORGANIC COMPOST AND SOIL AMENDMENT IS TO BE ADDED AND TILLED INTO THE EXISTING SOIL AS REQUIRED AND RECOMMENDED BY THE SOILS REPORT.
3. ALL ARID / DESERT CLIMATE TREES ARE TO HAVE A LOW-BREAKING / BRANCHING HABIT WITH MULTIPLE TRUNKS BRANCHING OFF OF ONE TRUNK BETWEEN THE ROOT FLARE AND+/- 12" ABOVE GRADE.
4. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS.
5. ALL EVERGREEN TREES SHALL BE UNSHEARED AND FULL UNLESS OTHERWISE SPECIFIED.
6. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
7. CONTRACTOR TO THOROUGHLY SETTLE PLANTS BY WATERING.
8. CONTRACTOR TO PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
9. ALL PLANT MATERIAL WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHAPE.
10. CONTRACTOR IS TO SUBMIT PHOTOS FROM THE NURSERIES OF THE PROPOSED TREES PRIOR TO PLANTING.
11. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL THEY FIND UNACCEPTABLE.

SOD GRASS GENERAL NOTES

1. FINE GRADE ALL LANDSCAPE AREAS TO MATCH CONTOURS PROPOSED ON CIVIL GRADING AND DRAINAGE PLANS.
2. SOIL TO BE FREE OF WEEDS, ROCKS AND DEBRIS PRIOR TO SOD INSTALLATION.
3. ALL TURF GRASS AREAS PROPOSED AS SOD GRASS SHOULD BE LEFT AT 1" BELOW FINISH GRADE.
4. ALL AREAS TO BE INSTALLED WITH SOD SHALL BE WATERED TO A DEPTH OF 4" PRIOR TO THE LAYING OF THE SOD.
5. INSTALL SOD AT A SMOOTH, EVEN LEVEL WITH NO RUTS, RILLS, OR GAPS.
6. SOD TO BE MAINTAINED THROUGH THE MAINTENANCE PERIOD AS REQUIRED. MAINTENANCE SHOULD INCLUDE EROSION CONTROL, EROSION REPAIR, WATERING, MOWING, WEEDING, ETC.

EDGING / LANDSCAPE HEADER GENERAL NOTES

1. LANDSCAPE EDGING / HEADER TO BE INSTALLED BETWEEN TURF GRASS AND DECORATIVE ROCK AS CALLED FOR PER PLAN.
2. CAST IN PLACE CONCRETE HEADER TO BE A MINIMUM 8" WIDE AND 4" DEPTH, INSTALLED PER LANDSCAPE DETAIL.
3. ALL LANDSCAPE EDGING/ HEADER TO BE INSTALLED A MAXIMUM OF 1/4" ABOVE GRADE TO INSURE THERE IS NO TRIPPING HAZARD.

UTILITY NOTES

1. ALL UNDERGROUND CONDUITS, PIPES, AND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
2. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE CITY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
3. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES OR DISRUPTION OF SERVICE CAUSED BY EXCAVATION.

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State of Utah
JUSTIN H. MEYER
29581
09/01/26
Licensed Landscape Architect

REVISIONS

PROJECT INFO
2026000260

ENGINEER | DRAWN BY WILD | CHECKED BY

LEHI TACO BELL
1937 NORTH 3600 WEST
LEHI, UT 84043

PLANTING PLAN

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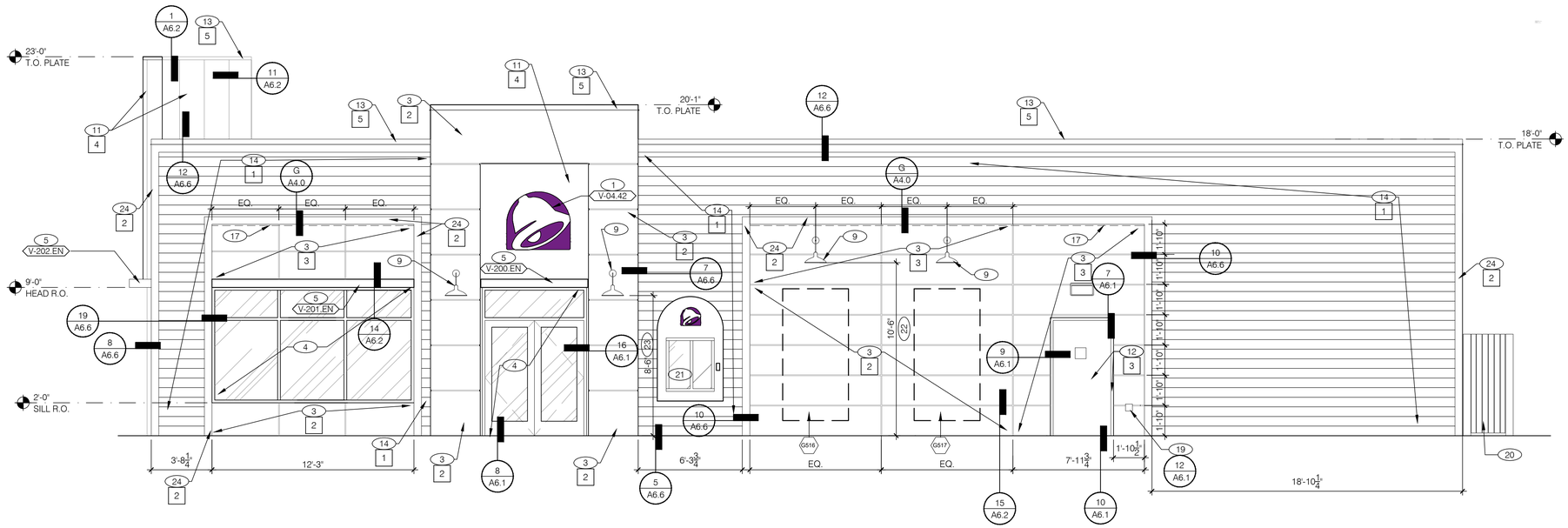
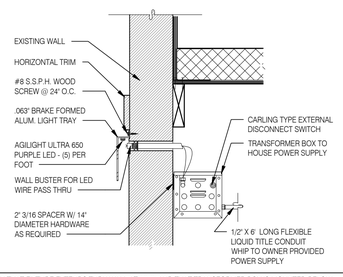


MAIN ENTRY SIDE ELEVATION 1/4"=1'-0" A



INSTALL SUCH THAT FIXTURE EXTENDS THRU WALL AT 12'-9" AND THAT TRANSFORMER BOX IS MOUNTED BELOW ROOF DECK. COORDINATE WITH TRUSS FOR JOIST INSTALLATION AND PROVIDE CONDUIT AS REQUIRED. DO NOT PENETRATE ROOF OR PARAPET WALL MEMBRANE.

LED WALL WASHER DETAIL N.T.S. G

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09-14W	2	14" WHITE CHANNEL LETTERS	A4.1
SIDE ENTRY			
V-200.EN	1	SIDE ENTRY AWNING 6' 6" X 6' 3" BLACK	A4.0
V-V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9' 6" X 4' 0" BLACK	A4.1
V-101.PP	1	DT AWNING (OVER DT)4'-0 X 4' 0" BLACK	A4.1
BACK			
V-04.24	1	24" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09-12W	1	12" WHITE CHANNEL LETTERS	A4.1
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16'-9 1/2" X 6" H X 1'-4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7'-9" L X 6" H X 1'-4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12'-3" L 6" H X 1'-4" D BLACK	A4.0

SIGNAGE PERMITTED UNDER SEPARATE COVER. G.C. SHALL BE RESPONSIBLE FOR FINAL CONSTRUCTION.

SIGNAGE SCHEDULE F

MISCELLANEOUS
A.

SEALERS (REFER TO SPECS)
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

CRITICAL DIMENSIONS
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: SIGNAGE PERMITTED UNDER SEPARATE COVER.
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE VENDOR FOR THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES D

X	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
GS16	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
GS17	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
GS16	HYPNOTIZE ME BELL	D	M02	48x96	A4.1
GS17	HYPNOTIZE ME BELL	D	M02	48x96	A4.1

ARTWORK SCHEDULE B

PAINTING
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W8300
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SATIN.
SIDING: ARTISAN V-GROOVE/ 144" X 8.25" W; 7" EXPOSURE COMES PRIMED FOR PAINT

SYMBOL	FINISH	MANUFACTURER	COLOR	NOTES
1	PAINT	SHERWIN WILLIAMS	SW7043 - "WORLDLY GRAY", SEMI-GLOSS	TB SIDING/SCUPPER/DOWNSPOUT
2	PAINT	SHERWIN WILLIAMS	SW7076 - "CYBERSPACE", SEMI-GLOSS	LOWER HARDIE PANEL/SIDING TRIM
3	PAINT	SHERWIN WILLIAMS	TB2603 - "TB PURPLE", SEMI-GLOSS	UPPER HARDIE PANEL/ SECURITY DOOR
4	METAL PANELS	WESTERN STATES	WEATHERED RUSTIC, T-GROOVE, 24GA., 18"	DRIVE-THRU TOWER
5	24GA GALV COPING	BY GC	KYNAR 500 COATING-SW7076 - "CYBERSPACE"	

EXTERIOR FINISH SCHEDULE E

ALUMINUM TRIM PROFILES [ALTERNATE SOURCE]	
DESCRIPTION	ITEM ID - MANUFACTURER
SURROUND J CHANNEL TRIM	T2 - FRY REGLET JMS - TAMLYN
SURROUND VERTICAL TRIM	V2 - FRY REGLET W516RV - TAMLYN
VENT SCREEN	VST38 - TAMLYN
SURROUND HORIZONTAL TRIM	W2 - TAMLYN
SURROUND DRAINAGE FLASHING	XWF - TAMLYN
SURROUND OUTSIDE CORNER TRIM	OC9 - FRY REGLET XOCR516 - TAMLYN
SURROUND INSIDE CORNER TRIM	IC1 or IC21 - FRY REGLET XIC516 - TAMLYN

1. BUILDING SIGN, BY VENDOR. SEE STRUCTURAL BLOCKING ELEVATIONS, SHEET S5.0 FOR MORE INFORMATION. SEE ELECTRICAL PLANS FOR POWER REQUIREMENTS.
2. DRIVE THRU WINDOW. SEE SHEET A2.0.
3. HARDIE PANEL VERTICAL SIDING.
4. STOREFRONT, TYPICAL. SEE SHEET A1.1.
5. AWNING PROVIDED BY SIGNAGE VENDOR. G.C. SHALL COORDINATE & PROVIDE PROPER BLOCKING
6. SWITCH GEAR. PAINT TO MATCH WALL. FINISH WALL PRIOR TO INSTALLATION. SCREEN FENCE AS REQUIRED - COORDINATE WITH OWNER. MATCH BUILDING COLORS
7. PIPE BOLLARDS. WHERE OCCURS. REFER TO CIVIL PLANS
8. OVERFLOW SCUPPER.
9. LIGHT SCONCE. SEE ELECTRICAL.
10. ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
11. METAL PANEL SYSTEM.
12. SECURITY DOOR SEE SHEET A1.1.
13. 24 GA. PARAPET COPING. FACTORY PAINTED KYNAR COATING . SEE DETAIL 12/A6.6.
14. ARTISAN V-GROOVE SIDING. SEE SIDING SCHEDULE
15. SCUPPER AND DOWNSPOUT.
16. GAS METER. DO NOT PAINT.
17. PURPLE STRIP LIGHT WALL WASHER BELOW PROVIDED BY SIGN VENDOR. SEE DETAIL G & WALL SECTIONS.
18. NOT USED.
19. HOSE BIB BOX AT 18" A.F.F.
20. CO2 VINYL SCREEN FENCE AS REQUIRED - COORDINATE WITH OWNER. MATCH BUILDING COLORS.
21. WALK-UP WINDOW. PROVIDED BY VENDOR.
22. TYPICAL HEIGHT @ MAIN WALL.
23. TYPICAL HEIGHT @ TOWER.
24. 5 1/2" HARDIE TRIM.

KEY NOTES C

LEE BRET MANSKE | AIA

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STATE OF UTAH
04 AUG 26
LEE B MANSKE
No. 12703116-0301
LICENSED ARCHITECT

13048R26004

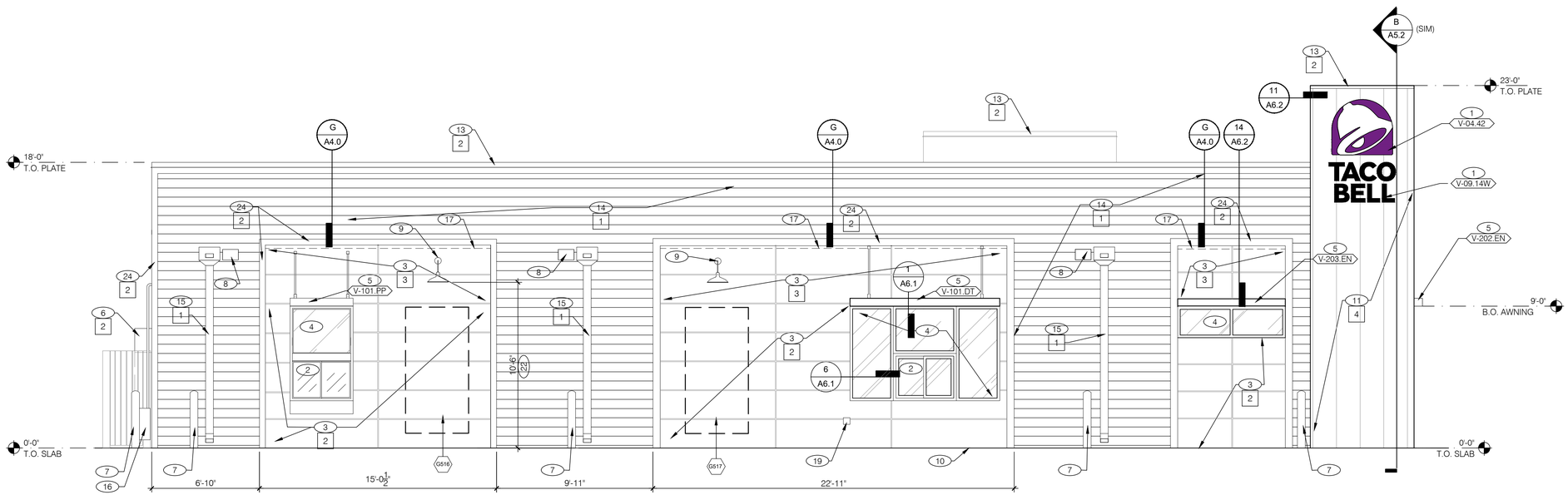
CONTRACT DATE: 07.22.2026
BUILDING TYPE: END. MED
PLAN VERSION:
SITE NUMBER:
STORE NUMBER: XXXXXX

TACO BELL
1937 NORTH 3600 WEST
LEHI, UT 84043

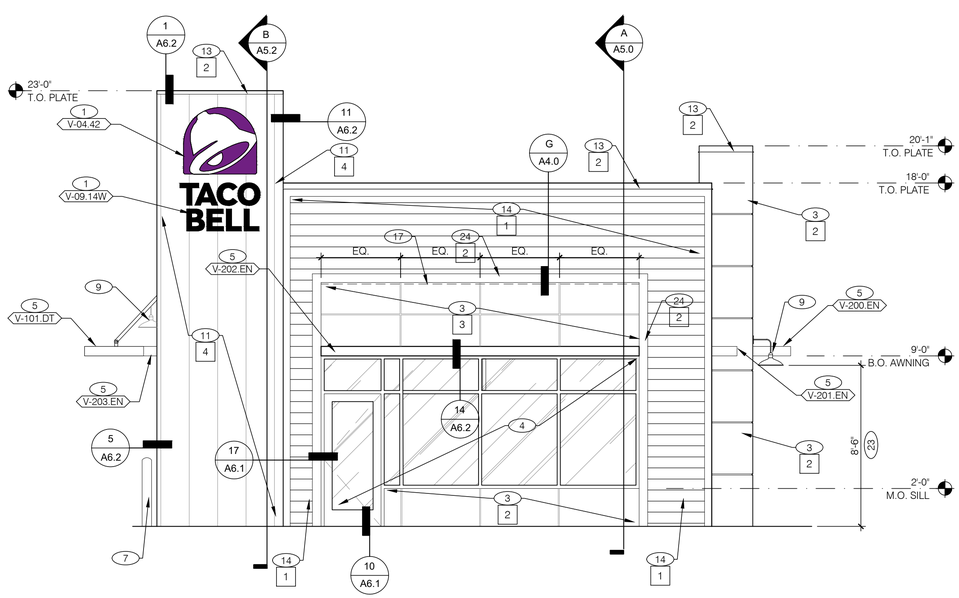
ENDEAVOR 2.0

EXTERIOR ELEVATIONS

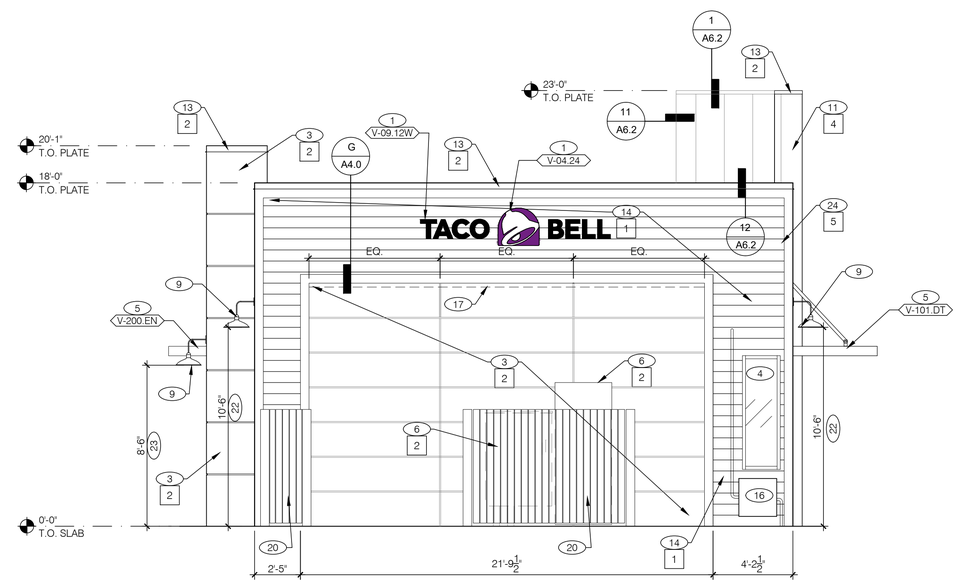
A4.0



DRIVE-THRU SIDE ELEVATION 1/4"=1'-0" | **A**



FRONT ENTRY ELEVATION 1/4" = 1'-0" | **C**



REAR ELEVATION 1/4" = 1'-0" | **B**

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TACO BELL

1937 NORTH 3600 WEST
LEHI, UT 84043

ENDEAVOR 2.0

EXTERIOR ELEVATIONS

A4.1