Lehi Planning Commission Meeting
Agenda
October 22, 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 consideration of Jim Karren's request for approval of the Karren Estates Plat A Preliminary 3-lot Subdivision located at 105 South 500 West.
   Karren Estates 1.pdf
   Karren Estates 2.pdf

   3.2. Public hearing and consideration of Janica Lee's request for approval of an 8-foot fence located at her 1806 North 500 West residence.
   Lee Fence 1.pdf
   Lee Fence 2.pdf

   3.3. Public hearing and recommendation of JDJ Investments LLC's request for review of the Jarvis Zone Chage, changing the zoning on 1.89 acres located at approximately 1840 N 2300 W from A-5 to R-1-8.
   Jarvis 1.pdf
   Jarvis 2.pdf

   3.4. Public hearing and recommendation of Matt Loveland's request for review of the Clark Meadows updated 12-lot concept asking for 2 densities in lieu of payment located at approximately 1700 West and 1300 South.
   Clark Meadows 1.pdf
   Clark Meadows 2.pdf

   3.5. Public hearing and recommendation of Lehi City's request for review of a comprehensive Development Code update to Chapter 39, Definitions, integrating definitions found in other Chapters.
   Chapter 39.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: October 22, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Jim Karren's request for approval of the Karren Estates Plat A Preliminary 3-lot Subdivision located at 105 South 500 West.

Summary:

Attachments:

Karren Estates 1.pdf

Karren Estates 2.pdf

KARREN ESTATES PRELIMINARY SUBDIVISION
PLANNING COMMISSION REPORT

Applicant	Jim Karren		
Meeting Date	October 22, 2026		
Requested Action/Purpose	Public hearing, review, and recommendation for a proposed preliminary subdivision		
Decision Type	Administrative		
Location	105 South, 500 West		
Existing General Plan Designation	MDR (Medium Density Residential)		
Existing Zoning	R-2		
Existing Land Use	Single family home		
Number of Lots/Units	3		
Adjacent Zoning and Land Use	*North*	RA-1	Single family home
	East	RA-1	Single family home
	South	RA-1	Single family home
	West	RA-1	Single family home
Date of DRC Review	September 30, 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.

MEDIUM DENSITY RESIDENTIAL (MDR) The Medium Density Residential (MDR) classification is used to identify and encourage the development of a variety of moderate density housing types, including single family dwellings, two-family dwellings, and townhomes, with an overall density not to exceed 6 dwelling units per acre.

PROPERTY HISTORY

June 15, 1872 This property was included in the original Lehi City boundaries.

REPORT ANALYSIS

The applicant is requesting review and recommendation for a 3-lot subdivision of their 0.73-acre property located at

105 South, 500 West. The proposed subdivision would split the existing lot into three lots, ranging from approximately 8,600 sq.ft. to 13,400 sq.ft.. All proposed lot sizes comply with the current zoning regulations which require minimum lot sizes of 8,000 sq.ft. The existing home would remain on one of the proposed lots. Additionally, the proposed subdivision would comply with the maximum dwelling units per acre as required in R-2 zoning as well as the intended General Plan Designation of MDR, with a proposed density of 4.05 units per acre. The maximum units per acre in R-2 zoning and MDR is 6 units per acre.

The DRC reviewed the applicant's proposal and left multiple technical comments that were informative to the applicant.

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.

Karren Estates Preliminary Subdivision Review
DRC Redline Comments

Jim Karren- requests review of the Karren Estates Plat A Preliminary 3 lot subdivision located at 105 South 500 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: Jacob Curtis
Representatives of the Applicant Present: Jim Karren, Mitch Brown
Date of Plans Reviewed: 9/22/26
Time Start: 2:00 pm
Time End: 2:09 pm

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

1. Water cans need to be placed in center of planter stripe.
2. All road cuts need 2' tee patch.
3. All trench backfill needs to be a ASHTO Designation A-1a.
4. Provide all lehi city detail sheets to plan set.

James – Parks:

5. Because the adjacent properties are zoned RA-1, a no climb fence will be required on the South and East boundaries unless the neighbors sign off on not wanting the no climb fence.

Danny – Building/Inspections:

6. Provide a soils report

Shelbey – Public Works: Prior to Precon: Subdivision doesn't require a SWPPP, but when you build homes on lots 2 and 3, they will need common plan SWPPPs
Gary E. – Engineering:

7. 15' PU&RCE along 500 West
8. 4.05 units per acre update note. Property is .73 acres.
9. Install a sump here to prevent the storm water from entering 500 West

Matt – Traffic: No comments
Kim – Planning:

10. Add note 6 to the list.
11. Indicate the zoning of the property on the preliminary plat.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 22, 2026

(NEED ENVELOPES BEFORE SCHEDULING IF PRELIMINARY)

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

MEMORANDUM

From: Mitchell M. Brown, PE

To: Lehi City Staff

Date: September 22, 2026

Subject: Karren Estates
Preliminary Drainage Analysis
MW Brown Eng. Job. No.: 2026.027

The Karren Estates project includes widening 100 South along the northern frontage of the subject property. Under existing conditions, runoff from 100 South sheet flows westward along the roadway to the existing cross gutter at the intersection with 500 West. From this location, runoff flows south along the existing curb and gutter system to an existing catch basin located near 200 South.

With the proposed widening of 100 South, the existing drainage pattern will be maintained. New curb and gutter will be constructed along the project frontage and will convey runoff westward to the intersection with 500 West, maintaining the existing drainage path to the downstream collection system.

The proposed improvements include new asphalt pavement, curb and gutter, and sidewalk, which will increase the impervious area contributing runoff to the existing catch basin by approximately 2,459 square feet (0.06 acres). The total tributary drainage area contributing to the catch basin, including the portion of 500 West extending north to just south of the roundabout intersection with Main Street, is approximately 27,879 square feet (0.64 acres). The proposed increase in impervious area represents approximately 8.8 percent of the total tributary drainage area.

A Rational Method peak flow analysis was performed to evaluate the anticipated runoff, including the additional area, to the existing catch basin. The following design assumptions were used:

c = 0.90 (HEC-22 Table 4.1 Runoff coefficient for Streets Land Use)
i = 3.19 in/hr (NOAA Atlas 14 10-year 5-min rainfall intensity)

The estimated peak runoff rate is:

$$Q = ciA = 0.9 * 3.19 * 0.64 = 1.84\ cfs$$

The calculated peak runoff rate of 1.84 cfs is less than the 3.0-cfs maximum design capacity identified for a standard bicycle-safe grate in the Lehi City Design Standards and Public Improvement Specifications. In addition, the proposed improvements increase the impervious area contributing to the existing catch basin by less than 10 percent.

Based on the Rational Method analysis and the proposed maintenance of the existing drainage pattern, no additional drainage improvements are proposed as part of the 100 South right-of-way improvements. The existing drainage system is anticipated to accommodate the runoff generated by the proposed improvements.



PUBLIC
HEARING
Preliminary
Subdivision
Karren Estates 3-lot
Location: 1105 South 500 W
and City Planning Commission
Tuesday, Nov. 21, 2023 at 6:00 p.m.
Public Hearing Comments


PUBLIC
HEARING
Preliminary
Subdivision
Karren Estates 3-lot
Location: 105 South 600 W
Lehi City Planning Commission:

PUBLIC
HEARING
Preliminary
Subdivision
Kamen Estates 1st
Lehi City Planning Commission

Karren Estates Subdivision

Aerial

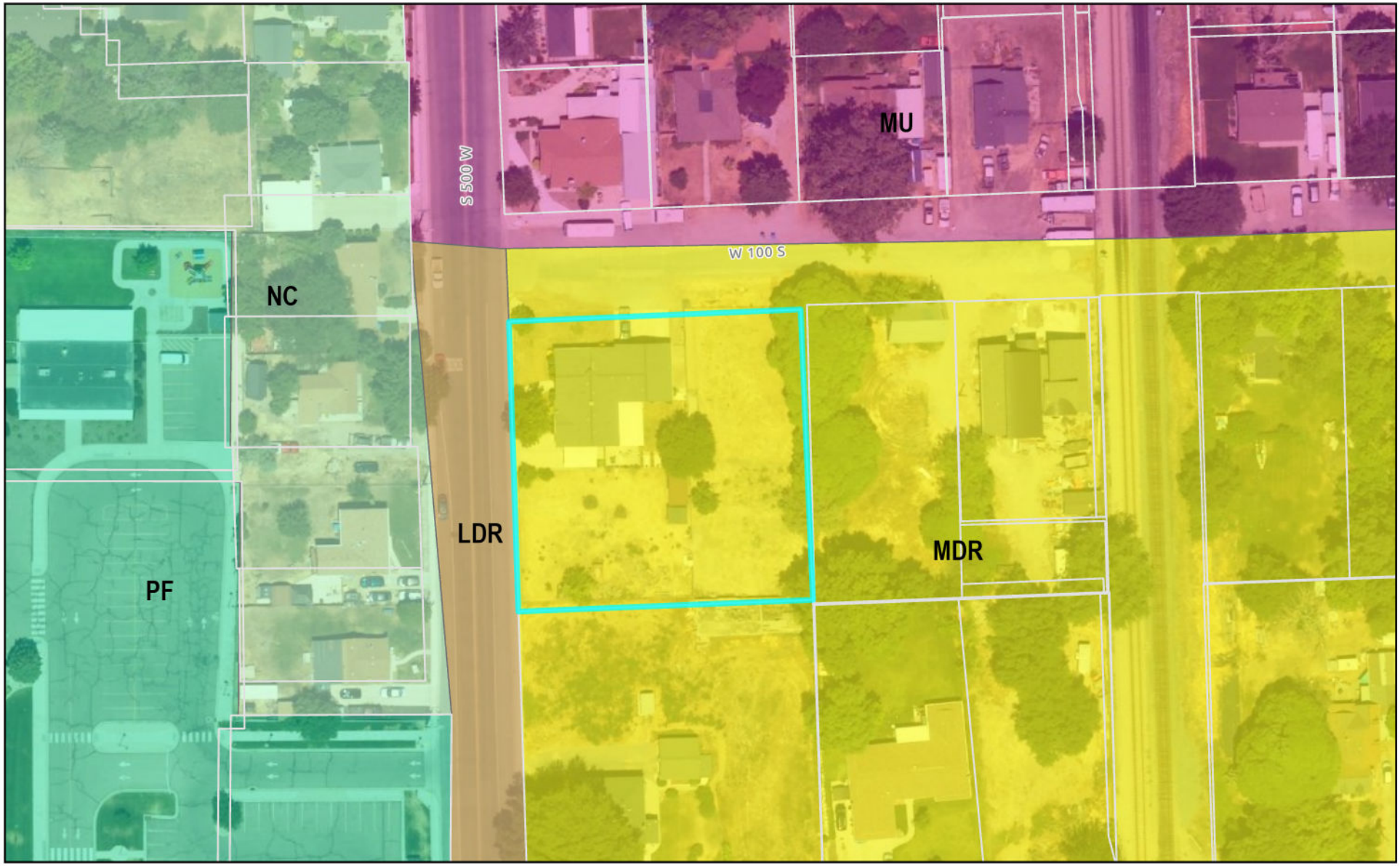


0 137.5 275 550 Feet

LEHI CITY

Karren Estates Subdivision

General Plan

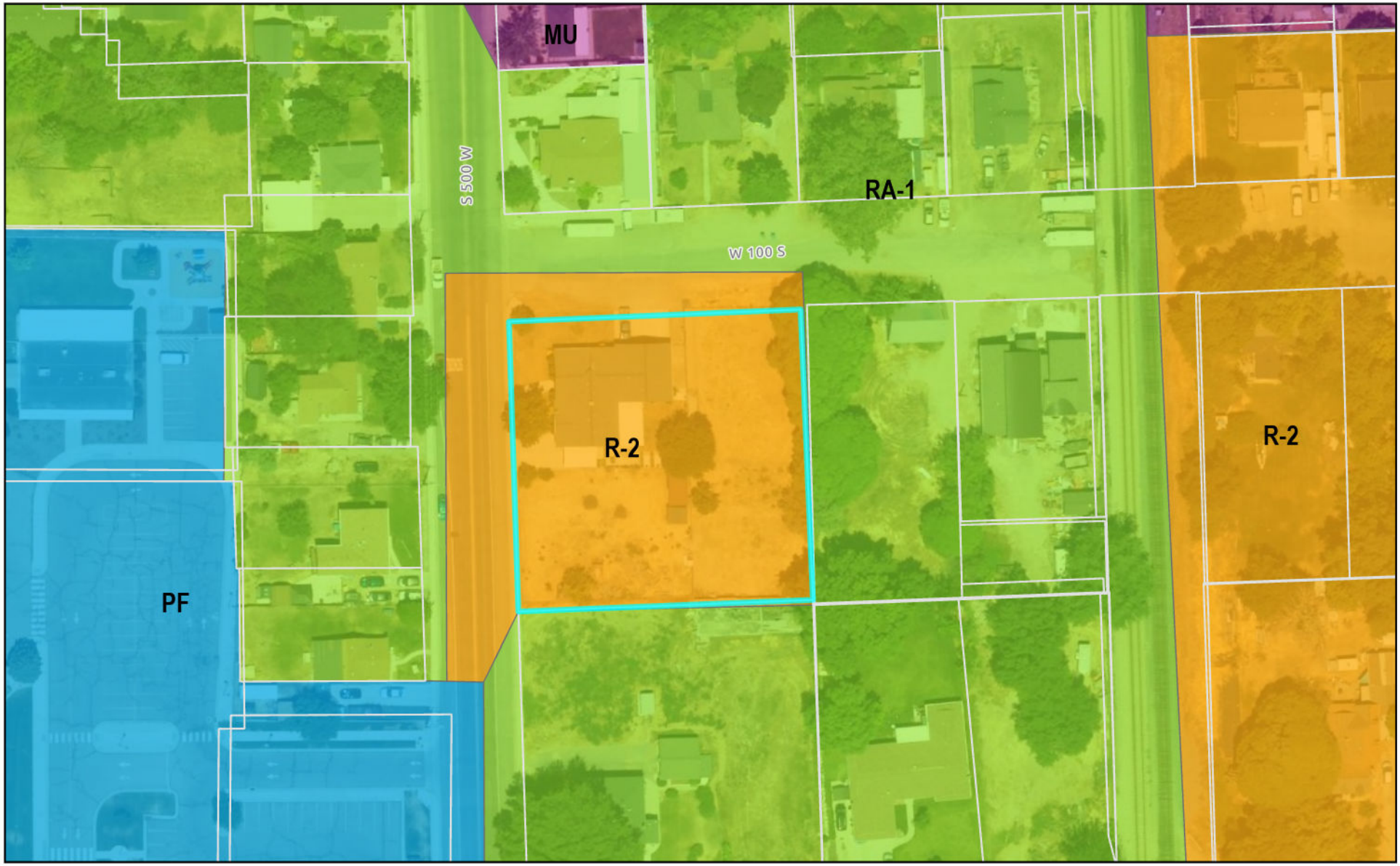


0 137.5 275 550 Feet

LEHI CITY

Karren Estates Subdivision

Zoning



0 137.5 275 550 Feet

LEHI CITY





NOTES:
1. RADII SHOWN ARE TBC UNLESS OTHERWISE NOTED.

NEW ASPHALT (SEE SHEET FOR MATERIAL CROSS SECTION)

KEYED NOTES:

① NEW ASPHALT PAVING.

② 2' HIGH BACK CURB & GUTTER PER LEHI CITY STANDARD DRAWING RD-05.

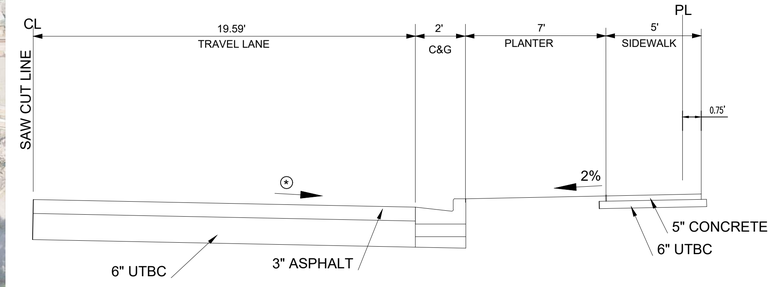
③ EXISTING DRIVEWAY TO BE MODIFIED TO MATCH NEW SIDEWALK GRADE. INSTALL DRAIN IF NECESSARY.

④ EXISTING FENCE TO REMAIN UNTIL MODIFIED BY FUTURE LOT OWNER.

⑤ EXISTING 2' CURB AND 4' SIDEWALK.

PROJECT DATA:

GROSS PROJECT AREA:	0.31 ACRES
ROW AREA	101 S.F.
NUMBER OF LOTS:	3 LOTS
UNITS PER ACRE:	≈ 9.7 UNITS PER GROSS ACRE



SECTION A

(*) CONTRACTOR SHALL VERIFY NEW ROADWAY SLOPES ARE 1% MIN. & 4% MAX. FROM SAWCUT LINE TO LIP OF NEW CURB & GUTTER PRIOR TO INSTALLATION OF NEW CURB & GUTTER. CONTACT ENGINEER IF NEW TBC GRADES VARIES FROM PLANS.

PRELIMINARY PLAN 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 & DETAILS
1.3. VALVES
1.4. BLOWOFFS INCLUDING SIZE TYPE & PROTECTION
1.5. MANHOLES, BOXES AND RELATED DETAILS
1.6. WATER & 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

MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL ENGINEER
Sept. 18, 2026
NO. 13972668
MITCHELL M. BROWN
STATE OF UTAH

No.	Date	By	Notes
			REVISIONS

Designed
Drawn
Checked
Date

Title: KARREN ESTATES
Location: LEHI, UTAH COUNTY, UTAH
Drawing Name: SITE LAYOUT PLAN - PRELIMINARY

PROJECT NO.
2026.027

SHEET NO.
1.00

PRINT DATE: 9/22/2026



N
W E
S
0 15 30 Feet

LEGEND

PROPOSED CONTOUR ELEVATION 4530
EXISTING CONTOUR ELEVATION 4530
PROPOSED STORM DRAIN PIPE SD

NOTES:

1. ABBREVIATIONS:

TBC = TOP BACK OF CURB FINISH GRADE

KEYED NOTES:

(1) CONTRACTOR TO SAWCUT ALONG ℄ OF ROAD AND REMOVE OF EXISTING ASPHALT. CONTRACTOR SHALL ENSURE NEW ROADWAY CROSS SLOPES ARE 1.0% MIN. AND 4.0% MAX. FROM SAWCUT LINE TO LIP OF NEW C&G PRIOR TO INSTALLATION OF NEW C&G. CONTACT ENGINEER IF NEW TBC GRADE VARIES FROM PLANS.

MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PRELIMINARY
NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER
Sept, 18, 2026
NO. 13972668
MITCHELL M. BROWN
STATE OF UTAH

REVISIONS

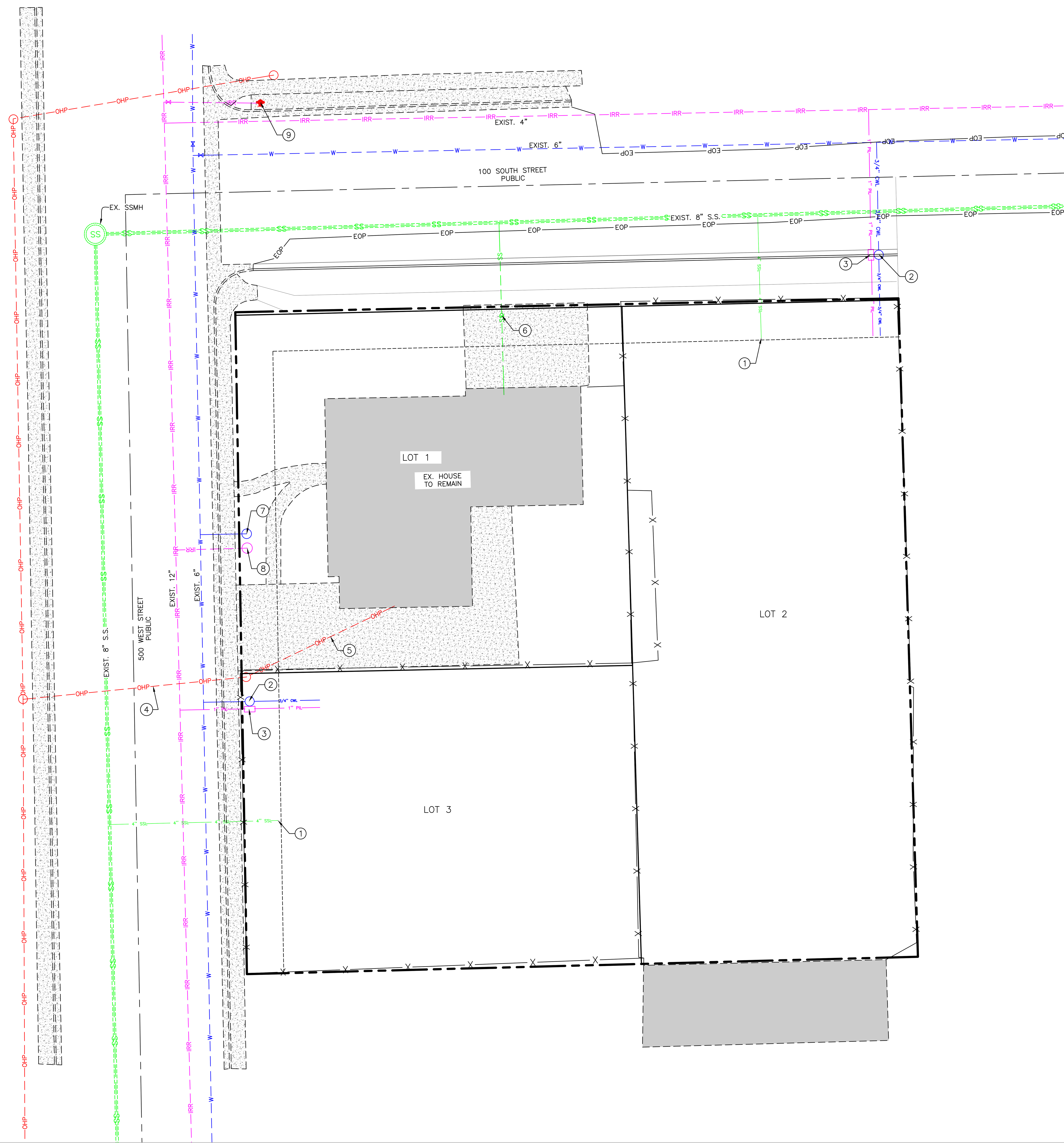
No.	Date	By	Notes

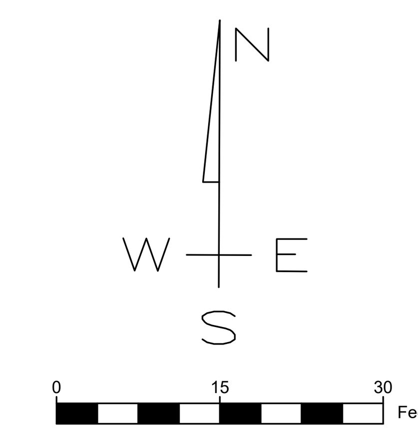
Designed
Drawn
Checked
Date

Title: KARREN ESTATES
Location: LEHI, UTAH COUNTY, UTAH
Drawing Name: SITE GRADING & DRAINAGE PLAN - PRELIMINARY

PROJECT NO.
2026.027

SHEET NO.
2.00





LEGEND

- IRR — EXISTING PRESSURE IRRIGATION
- W — EXISTING CULINARY WATER
- SS — EXISTING SEWER
- OHP — EXISTING OVERHEAD POWER
- COM — EXISTING UNDERGROUND COMMUNICATIONS
- W — NEW CULINARY WATER
- IRR — NEW PRESSURE IRRIGATION
- SS — NEW SEWER LATERAL

NOTES

1. UNDERGROUND UTILITIES SHOWN ARE DRAWN BASED UPON THE COMBINATION OF BLUE STAKES AND UTILITY PLANS PROVIDED BY OTHERS. THE ACTUAL LOCATION CANNOT BE ACCURATELY REPRESENTED HEREON WITHOUT EXCAVATION.

KEYED NOTES

1. INSTALL 4" PVC SANITARY SEWER LATERAL PER LEHI CITY STANDARDS SD-05.
2. INSTALL 3/4" IPS POLY CUL. SERVICE PER LEHI CITY STANDARD DETAIL WT-06.
3. INSTALL 1" IPS POLY P.I. SERVICE PER LEHI CITY STANDARD DETAIL WT-08.
4. EXISTING OVER HEAD POWER LINE. COORDINATE WITH LEHI CITY POWER ON REQUIRED POWER IMPROVEMENTS.
5. EXISTING OVERHEAD POWER SERVICE. COORDINATE WITH LEHI CITY POWER ON REQUIRED POWER IMPROVEMENTS.
6. EXISTING SANITARY SEWER LATERAL & CLEANOUT.
7. EXISTING CUL. SERVICE TO REMAIN.
8. EXISTING P.I. SERVICE TO REMAIN.
9. EXISTING FIRE HYDRANT

MW BROWN ENGINEERING, INC
Office: (801) 377-1790
578 East 770 North, Orem UT 84058

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL ENGINEER
Sept. 18, 2026
NO. 13972668
MITCHELL M. BROWN
STATE OF UTAH

No.	Date	By	Notes

REVISIONS

Designed
Drawn
Checked
Date

Title: KARREN ESTATES
Location: LEHI, UTAH COUNTY, UTAH
Drawing Name: UTILITY PLAN - PRELIMINARY

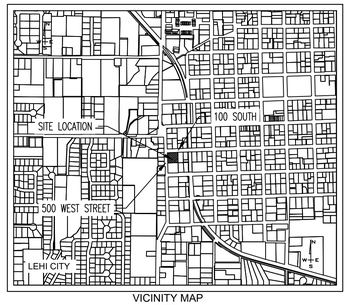
PROJECT NO.
2026.027

SHEET NO.
3.00

PRINT DATE: 9/18/2026

KARREN ESTATES PLAT "A"

A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN,
LEHI, UTAH COUNTY,
UTAH



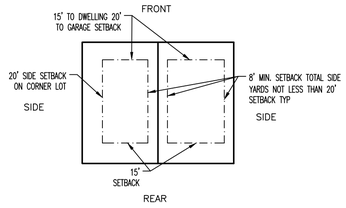
VICINITY MAP
(NTS)

LEGEND

- PLAT CORNER
- LOT CORNER
- SECTION CORNER MONUMENT (NTS)
- PLAT BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- PU&RCE EASEMENT
- PUBLIC RIGHT-OF-WAY DEDICATED TO LEHI CITY. 0.00 ACRES (113 SQ. FT.)

NOTES:
1. DISTANCES FROM THE CENTERLINE OF EACH EXISTING ROAD RIGHT-OF-WAY TO THE LOT LINE ARE SHOWN HEREON THIS PLAT.
2. SUBJECT PROPERTY ZONE: R-2.
3. ALL PROPERTY CORNERS WILL BE MARKED WITH A REBAR & CAP. FRONT LOT CORNER WILL BE EXTENDED AND SET IN CURB WITH BRASS PINS.
4. A SOIL REPORT WILL BE REQUIRED AT THE TIME OF A BUILDING PERMIT.
5. EACH LOT IS TO RETAIN ON SITE THEIR OWN STORM WATER AND IS NOT ALLOWED TO RUN OFF ONTO ADJACENT PROPERTY.

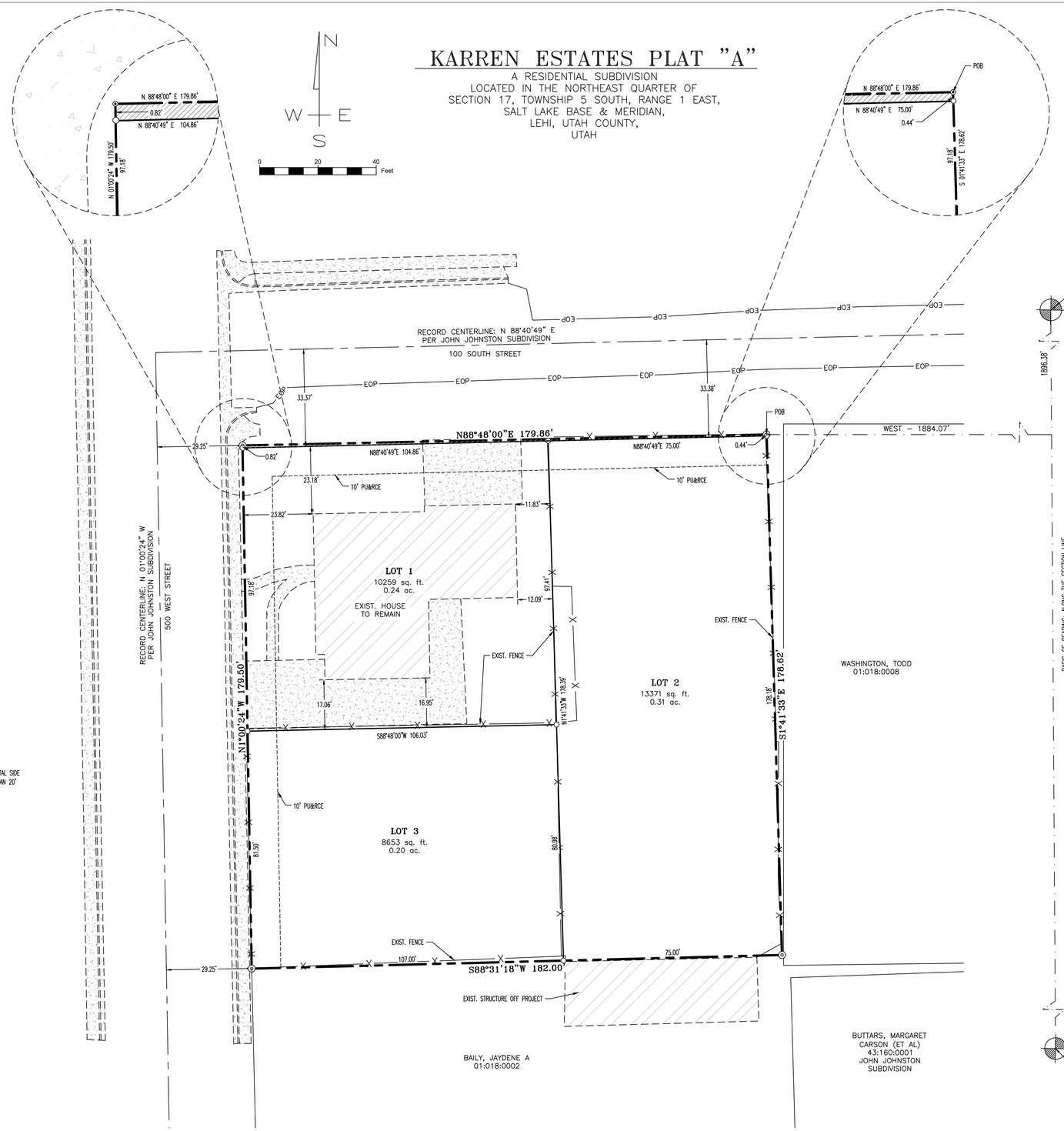
TYPICAL LOT SETBACK R-2 ZONE



TABULATION
- TOTAL PROJECT ACREAGE = 0.74 ACRES
- TOTAL ACREAGE OF LOTS = 0.74 ACRES
- TOTAL # OF LOTS = 3
- TOTAL ACREAGE OF OPEN SPACE = 0.00 ACRES
- DENSITY ≈ 4.05 UNITS PER ACRE

OWNER/DEVELOPER
JIM KARREN
105 S 500 W, LEHI, UTAH 84043

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097



BOUNDARY DESCRIPTION

ALL OF LOT 3, BLOCK 22, PLAT A, LEHI CITY SURVEY (1911 PLAT); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE POST MARKING THE ORIGINAL NORTHEAST CORNER OF SAID LOT 3, SAID FENCE POST BEING 1896.38 FEET S 00°21'58" E ALONG THE SECTION LINE AND 1884.07 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 17, AND RUNNING THENCE S 01°41'33" E 178.62 FEET ALONG AN EXISTING FENCE LINE, THENCE S 88°31'18" W 182.00 FEET ALONG AN EXISTING FENCE LINE TO THE EASTERLY RIGHT-OF-WAY OF 500 WEST STREET, THENCE ALONG SAID RIGHT-OF-WAY N 01°00'24" W 179.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 100 SOUTH STREET, THENCE ALONG SAID RIGHT-OF-WAY N 88°48'00" E 179.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.74 ACRES (32,396 SQ. FT.)

MW BROWN ENGINEERING, INC
Office (801) 377-1790
578 East 770 North, Orem UT 84058

PROFESSIONAL LAND SURVEYOR
9/22/2026
NO. 13513878
JAXON T. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS	Notes

Designed
Drawn
Checked
Date

Title: KARREN ESTATES SUBDIVISION
Location: LEHI CITY, UTAH
Drawing Name: PRELIMINARY PLAT A

PROJECT NO.
2026.027

SHEET NO.
1 OF 1

PRINT DATE: 9/22/2026

Agenda Item No: 3.2

Planning Commission Agenda Item Report

Meeting Date: October 22, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and consideration of Janica Lee's request for approval of an 8-foot fence located at her 1806 North 500 West residence.

Summary:

Attachments:

Lee Fence 1.pdf

Lee Fence 2.pdf

JANICE LEE 8-FOOT FENCE EXCEPTION

PLANNING COMMISSION REPORT

Applicant	Janice Lee		
Meeting Date	October 22, 2026		
Requested Action/Purpose	Approval of a proposed 8-foot fence exception		
Decision Type	Administrative		
Location	1806 North 500 West		
Existing Zoning	R-1-8		
General Plan Designation	Low Density Residential (LDR)		
Existing Land Use	Single Family Home		
Adjacent Zoning and Land Use	*North*	R-1-8	Single family homes
	South	R-1-8	Single family homes
	East	R-1-8	Single family homes
	West	RA-1	Single family homes
Date of DRC Review	October 8, 2026		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

Planning Commission	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 12.070. Compatibility Assessment.

A. Fences, Walls and Hedges.

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

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

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

4. In all residential districts, walls, fences, or hedges located on the front property line, or which are located within 15 feet of a front property line or located on a side yard property line adjacent to a street, shall not exceed 36 inches in height as measured from the adjacent sidewalk or finished grade.

PROPERTY HISTORY

March 28, 1972 This property came into the City as part of the Grace Addition

October 7, 1975 City Council approved the “Valley Vista Plat A” Subdivision including this lot

REPORT ANALYSIS

The applicant requests approval of an eight-foot fence located at 1806 North 500 West. The requested fence location includes the side property line on both the North and South, running from the rear of the house to the street. An

exception cannot be granted for this full length, as Chapter 12 of the Development Code requires fences to drop to 3 feet/ 36 inches within the first 15 feet of the property. This reduction in height is for safety reasons, making it easier to see pedestrians and the road ahead.

This proposal does not include a change in grade which would allow for Staff level approval. The applicant has not provided a reason or justification for the taller fence as required in Chapter 12.

If approved the fence will require a building permit. The Reviewing Department comments reflect these requirements. Please include all DRC comments in your motion.

SCOPE OF APPROVAL

Fences over six-feet in height require an exception. The public can speak to this item with any concerns or support for the additional height. The Planning Commission may vote to approve the exception or not based on the justification provided by the applicant.

POSSIBLE MOTIONS AND FINDINGS

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

1. The applicant provided/ did not provide sufficient justification for the 8-foot fence.
2. The 8-foot fence will/will not have a negative impact on their neighborhood or the community.

Janica Lee 8-foot Fence
DRC Redline Comments

Janica Lee- requests review of the Janica Lee 8-foot fence located at 1806 North 500 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: Brittney Harris
Representatives of the Applicant Present: n/a
Date of Plans Reviewed: 9/29/26
Time Start: n/a
Time End: n/a

DRC REDLINE COMMENTS:
Glade – Power: No comments
Brad – Fiber: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
James – Parks: No comments
Gary S. – Building/Inspections:
1. A building permit is required for fences over 7 feet in height

Shelbey – Public Works: No comments
Gary E. – Engineering:
Matt – Traffic:
Kim – Planning:
2. Per Section 12.070 C 4, the fences will need to step down to 36 inches in height within 15' of the front property line.
3. Fences, walls, and hedges shall not exceed six feet in height, unless otherwise required by Code, approval by the Land Use Authority, or an exception is granted according to the following:
   (a) An exception will be granted if a fence higher than six feet and no more than eight feet in height is needed to enjoy a similar level of privacy a six-foot fence would normally provide but does not suffice due to differences in grade or if safety conditions require a taller fence. The exception will be reviewed by the reviewing departments and approved by the Zoning Administrator.
   (b) An exception can also be granted for other reasons, but the applicant bears the burden of proof that extra height is justified and shall be reviewed by the reviewing departments and may be approved by the Planning Commission following a public hearing.

   This request appears to fall into the "other reasons" category, will need to provide some justification to the Planning Commission for why a taller than 6 foot fence is desired.

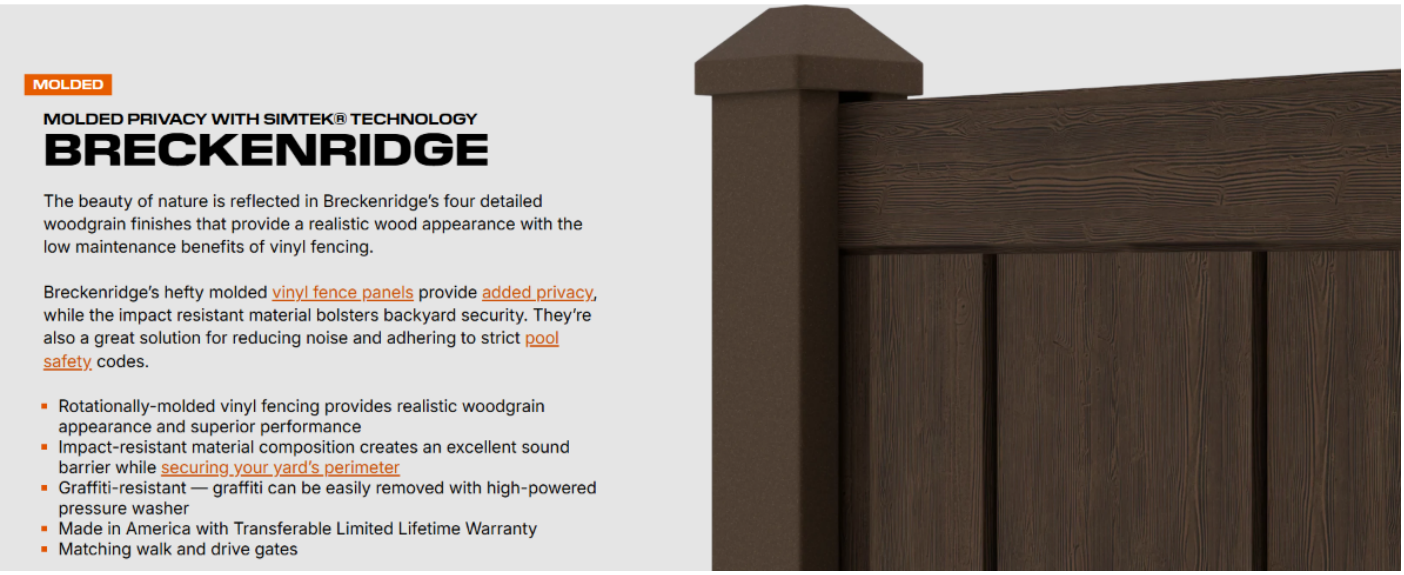
THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 22nd

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.

Attached application to install a privacy fence on either side of my residential front yard at 1806 N 500 W, Lehi:

North side - Fence line is 21' away from North neighbor's driveway. Fence would be 8' high x 57' long.
South side - Fence line is 46' away from South neighbor's driveway + 18' away from my driveway. Fence would be 8' high x 57' long.

Material of the fence is molded vinyl with SimTek technology - see attached documents for an aerial map of the proposed fence line + photo of fence material



Janica Lee 8-foot Fence

Aerial

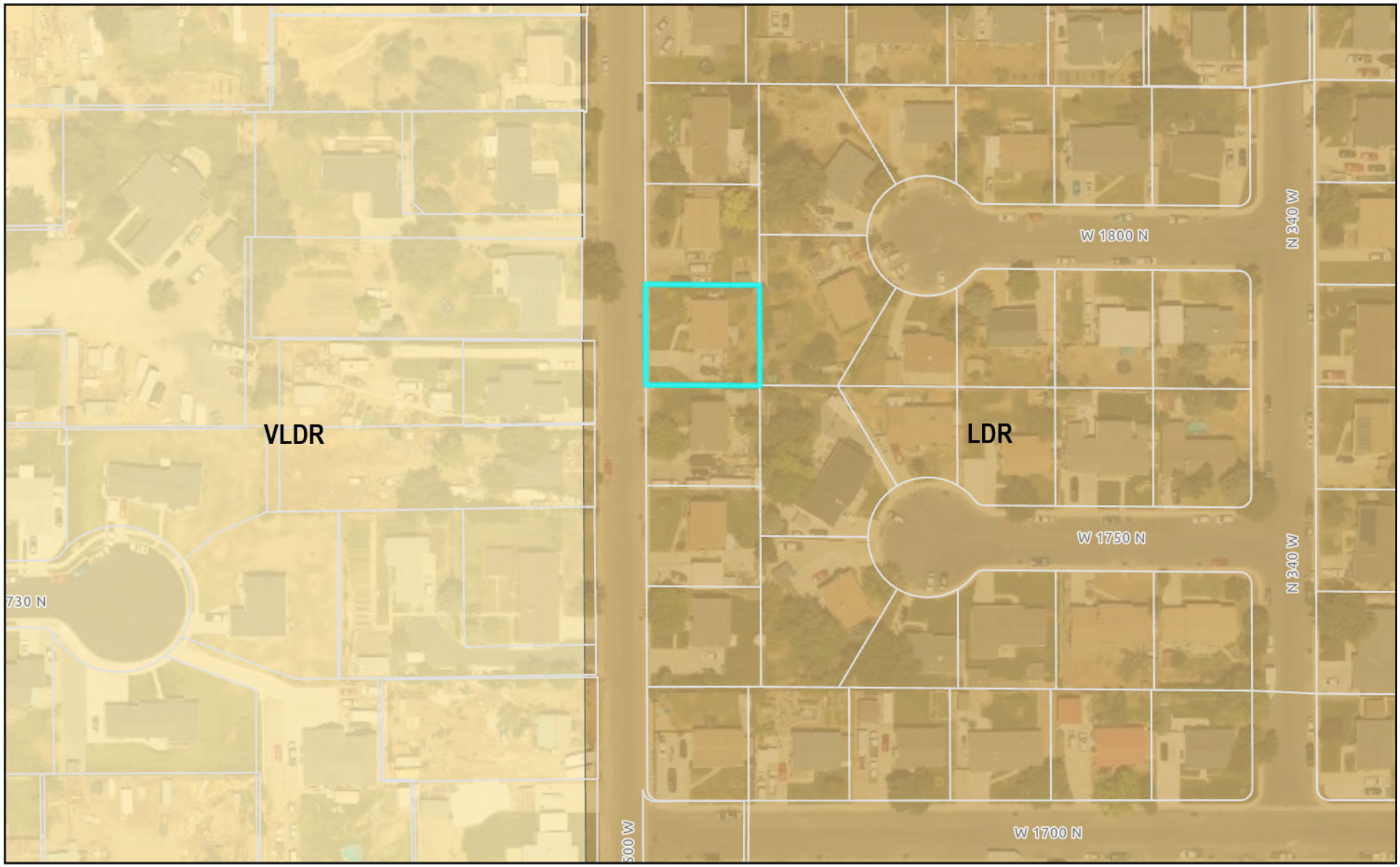


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LEHI CITY

Janica Lee 8-foot Fence

General Plan

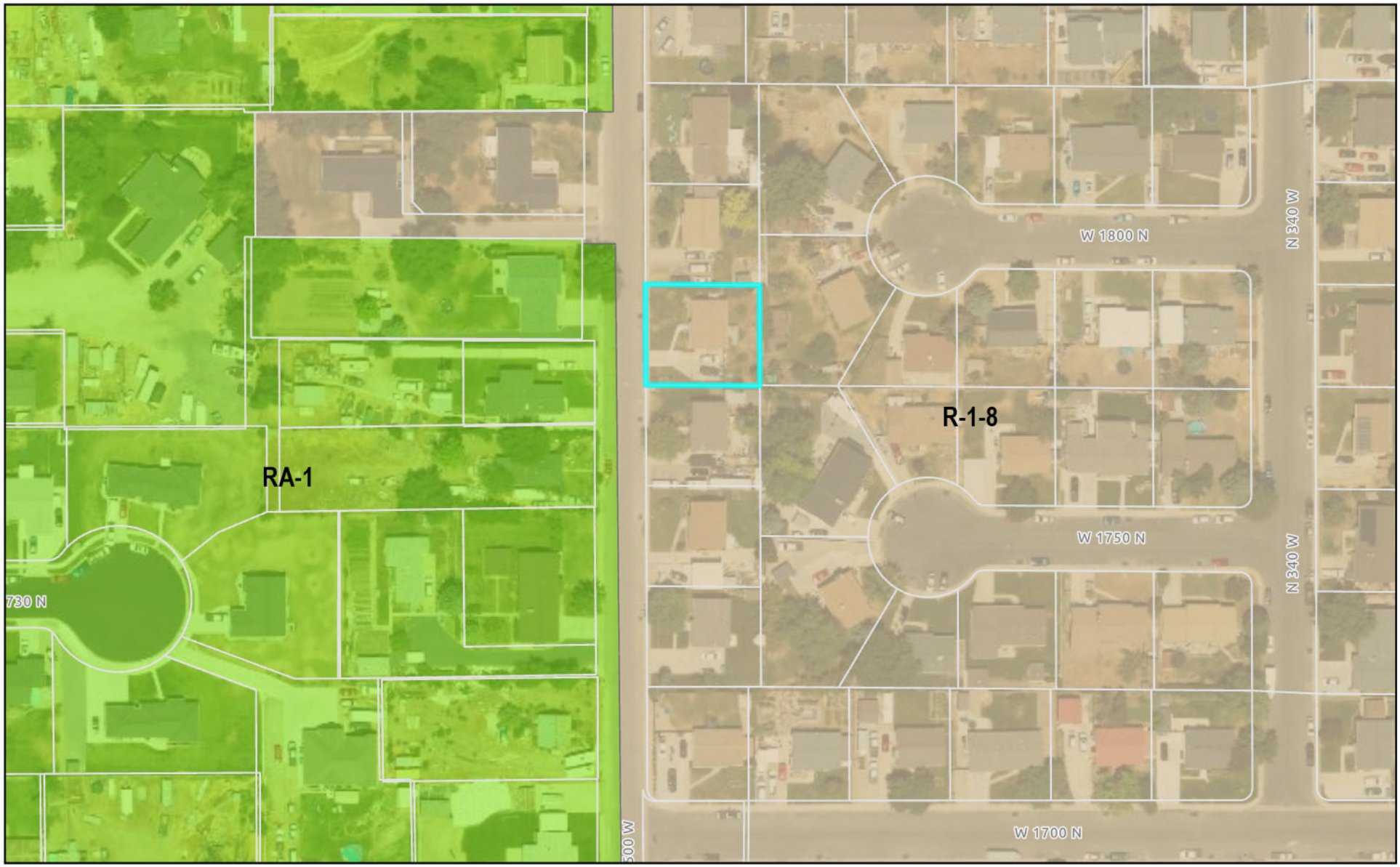


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LEHI CITY

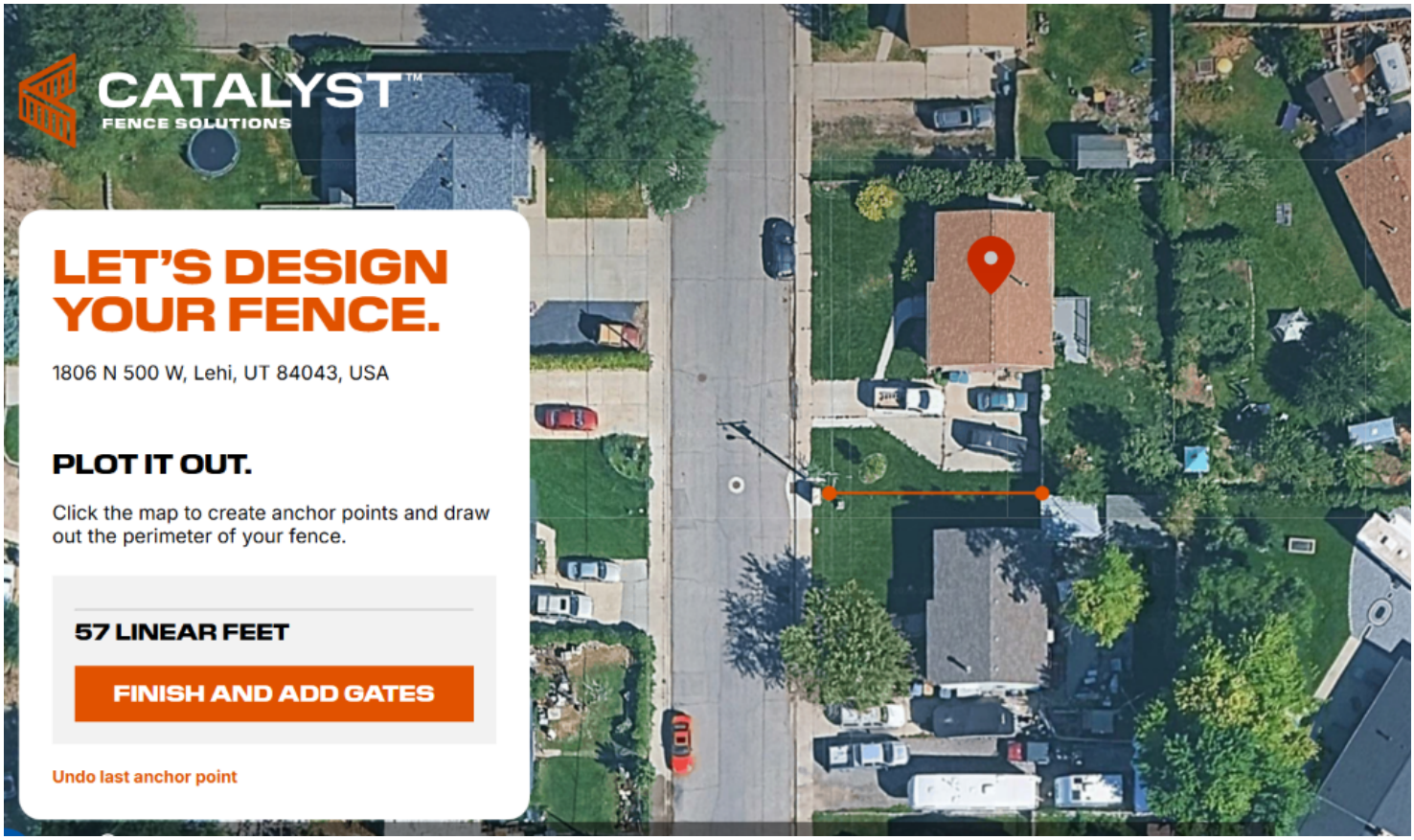
Janica Lee 8-foot Fence

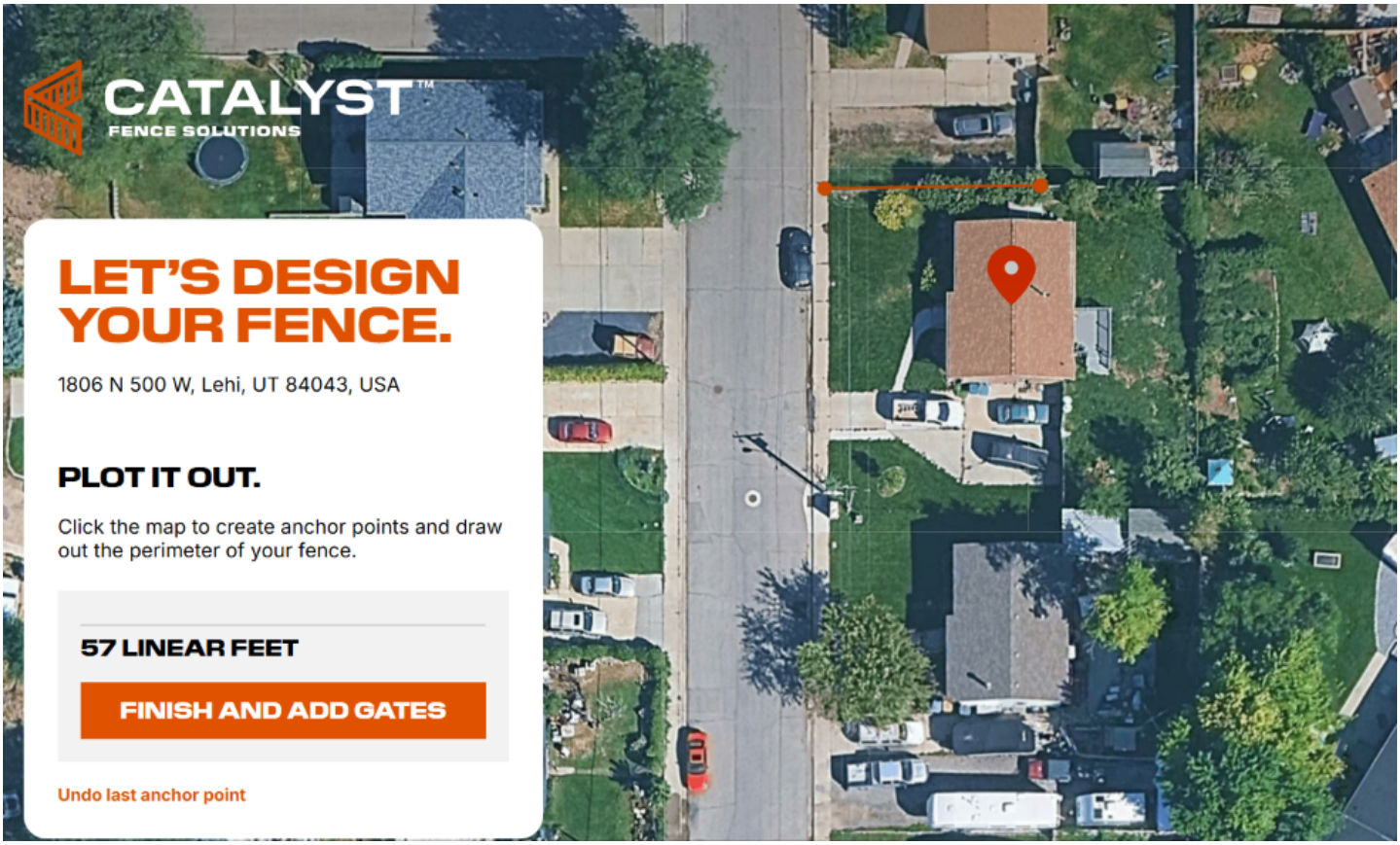
Zoning



0 145 290 580 Feet

LEHI CITY


CATALYST™
FENCE SOLUTIONS
LET'S DESIGN YOUR FENCE.
1806 N 500 W, Lehi, UT 84043, USA
PLOT IT OUT.
Click the map to create anchor points and draw out the perimeter of your fence.
57 LINEAR FEET
FINISH AND ADD GATES
Undo last anchor point


CATALYST™
FENCE SOLUTIONS
LET'S DESIGN YOUR FENCE.
1806 N 500 W, Lehi, UT 84043, USA
PLOT IT OUT.
Click the map to create anchor points and draw out the perimeter of your fence.
57 LINEAR FEET
FINISH AND ADD GATES
Undo last anchor point

Agenda Item No: 3.3

Planning Commission Agenda Item Report

Meeting Date: October 22, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of JDJ Investments LLC's request for review of the Jarvis Zone Chage, changing the zoning on 1.89 acres located at approximately 1840 N 2300 W from A-5 to R-1-8.

Summary:

Attachments:

Jarvis 1.pdf

Jarvis 2.pdf

JARVIS ZONE CHANGE
PLANNING COMMISSION REPORT

Applicant	JDJ Investments LLC		
Meeting Date	October 22, 2026		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	Approximately 1840 N 2300 W		
Acreage	1.89 acres		
Existing Zoning	A-5 (Agricultural)		
Existing General Plan Land Use Designation	LDR (Low Density Residential)		
Proposed Zoning Designation	R-1-8		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	R-1-Flex	Single-family homes
	South	R-1-12	Single-family homes
	East	R-1-Flex	Single-family homes
	West	PF	Elementary school
Date of DRC Review	October 7, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

Section 05.010. Zoning by Districts. D. The Low Density Residential Districts (R-1 12, R-1-10, R-1-8, and R-1-Flex) provide for single family dwelling units on individual lots.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

LOW DENSITY RESIDENTIAL (LDR) The Low Density Residential (LDR) classification provides for predominantly single-family residential areas and single-family dwelling units with an overall neighborhood density not to exceed 4 units per acre.

PROPERTY HISTORY

September 23, 1998 This property was part of the Alpine School District Annexation.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from A-5 to R-1-8 located at approximately 1840 North 2300 West. This zone change is to facilitate the construction of multiple detached single-family homes. The proposed zone change would restrict each lot size to a minimum of 8,000 square feet with a maximum dwelling units per acre of four. The proposed R-1-8 zoning designation is consistent with the General Plan Designation of LDR for the property.

There were two redline comments from the DRC, including:

1. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-8 zone. The amount of culinary water is 1.80 feet per acre and the irrigation water is 1.89 feet per acre.

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

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

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

POSSIBLE MOTIONS AND FINDINGS

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

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

Jarvis Residential Zone Change
DRC Redline Comments

JDJ Investments LLC- requests review of the Jarvis Zone Change, changing the zoning on 1.89 acres located at approximately 1840 N 2300 W from A-5 to R-1-8.

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: None
Date of Plans Reviewed: 9/28/26
Time Start:
Time End:

DRC REDLINE COMMENTS:
Glade – Power: No comment for zone change. Line extension, off-site work and easements are required.
Brad – Fiber: No comment
Garion – Fire: No comment
Ryan – Water/Sewer: No comment
James – Parks:
1. Consider adding a trail connection to provide easy access to the school crossing-thereby eliminating the need for children to go through the entire subdivision to access the crossing.
2. If this moves past concept, a landscaping and irrigation plan will be required.

Gary S.– Building/Inspections: No comment
Shelbey– Public Works: No comment
Gary E. – Engineering: No comment
Matt – Traffic: No comment
Kim – Planning:
3. As a condition of recording the zone change ordinance and prior to submission of an application for preliminary subdivision, the owner needs to complete the required water dedication for the R-1-8 zone. The amount of culinary water is 1.80 feet per acre and the irrigation water is 1.89 feet per acre.
4. A trail connection will be required per the connectivity standards. This requires a 10' path with 7' of landscape on each side.
5. Update narrative- General Plan is LDR

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 22, 2026.
(NEED ENVELOPES BEFORE SCHEDULING)

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

Zoning Map Amendment Application

Application Overview & Property Details

Property Information	Application Data
Applicant Name	Josh Jarvis / JDJ Investments LLC
Subject Property Area	Approx. 1.89 Acres (82,328 sq. ft.)
Current Zoning	A-5 (Agricultural)
Proposed Zoning	R-1-8 (Single-Family Residential)
General Plan Designation	MDR (Medium Density Residential) / HDR (High Density Residential)
Location	2280 W Entrance (vicinity of 1901 N 2300 W), Lehi, UT 84043
Tax I.D. / Parcel #s	12-07-0056, 12-027-0075

1. Narrative Description

(a) Explanation of Request & Proposed Uses

The applicant requests a Zoning Map Amendment for approximately 1.89 acres located at 2280 W Entrance (vicinity of 1901 N 2300 W), Lehi, UT 84043. The project site currently consists of mixed underlying zoning, including legacy A-5 agricultural and low-density provisions. This application proposes to align the zoning map with the Lehi City General Plan by rezoning the subject properties to R-1-8 (Single-Family Residential).

The proposed zone change will facilitate a well-planned, high-quality residential community comprising single-family detached residential units with a minimum lot size of 8,000 square feet. This layout addresses the regional demand for quality single-family housing options while ensuring architectural continuity with adjacent developments.

(b) Compatibility with the Lehi City General Plan

The proposed Zoning Map Amendment directly supports the goals and policies outlined in the Lehi City General Plan:

- **General Plan Alignment:** The future land use map designates this parcel for Medium Density Residential (MDR). Re-designating the existing A-5 zoning to R-1-8 ensures consistency between the underlying land use framework and the actual zoning map.
- **Balanced Growth:** The request fulfills General Plan goals aimed at creating orderly transition zones between commercial corridors and established single-family neighborhoods.
- **Housing Opportunities:** The proposal supports city objectives to provide single-family homes suited for growing families in Lehi.

(c) Compatibility with Surrounding Uses

The subject property is positioned within a rapidly developing residential corridor. Surrounding land uses include:

Direction	Surrounding Land Use & Zoning Context
North	Existing residential developments zoned R-1-8
South	Agricultural / Large-lot residential transitioning into future planned neighborhood hubs
East	Medium-density residential development
West	Arterial transportation corridors and light commercial services

The single-family residential character of the proposed R-1-8 zoning creates a seamless transition that complements surrounding neighborhoods while preserving the low-to-medium density appeal of the surrounding area.

(d) Impact on Public Facilities & Infrastructure

The proposed development site is situated within existing municipal service areas. Preliminary capacity evaluations indicate:

- **Water & Sewer:** Connections will be integrated into the existing Lehi City culinary water, pressurized irrigation, and sanitary sewer networks located along adjacent collector rights-of-way. Main line extensions and loop connections will be completed at the developer's expense.
- **Transportation & Traffic:** Main ingress and egress points are designed to connect directly into 1100 W and secondary collector streets. A traffic study will be finalized during the preliminary site plan phase to verify capacity and necessary right-of-way dedications.

- **Stormwater:** On-site detention and retention facilities will be constructed in compliance with Lehi City Engineering Standards to handle post-development runoff without burdening downstream systems.
- **Public Services:** Emergency response (police and fire), school district capacities, and park services have been reviewed, with adequate service coverage identified for the projected yield of units.

(e) Expected Development Schedule & Phasing

The development is intended to be executed in two (2) contiguous phases over an estimated 24 to 36-month timeline following final entitlement approvals:

- **Phase 1 (Site Work & Off-Site Utilities):** Infrastructure development, utility installation, road construction, and grading (Months 1–12).
- **Phase 2 (Single-Family Residential Construction):** Utility tie-ins, home construction on R-1-8 single-family lots, and final landscaping/amenity completion (Months 12–24).

2. Supporting Documentation

- **Conceptual Site Plan:** Preliminary layout showing proposed building footprints, public/private road access, open space, and buffering features.

3. Legal Description & Boundary Survey

Legal Description

A parcel of land situated in the South Half of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, containing approximately 1.89 acres (82,328 sq. ft.), more or less, encompassing Utah County Tax ID / Parcel Nos. 12-07-0056 and 12-027-0075.

Boundary Survey Notes

1. **Basis of Bearings:** Utah State Plane Coordinate System, Utah Central Zone (NAD83).
2. **Field Survey:** Conducted by licensed professional land surveyors.
3. **Monuments:** All section corner monuments and property boundary pins have been identified and set in accordance with city code.
4. **Easements:** Existing canal, utility, and public transit easements are delineated on the official boundary plat on file.


PUBLIC
HEARING
Zone Change
Jarvis Zone Change

PUBLIC
HEARING

Zone Change

Jarvis Zone Change

1.89 acres from A-5 to R-1-8

Location: 1840 North 2300 West

Lehi City Planning Commission:

Thursday October 23, 2025 @7pm

Lehi City Council Chambers

153 N. 100 E. Lehi, UT

PUBLIC
HEARING
Zone Change
Jarvis Zone Change
1.87 acres from A-5 to R-1-6
Location: 1840 North 2300
West
Lehi City Planning Commission
Tuesday, October 22, 2024 @7pm
Lehi City Council Chambers
153 N 100 E, Lehi UT

Jarvis Zone Change

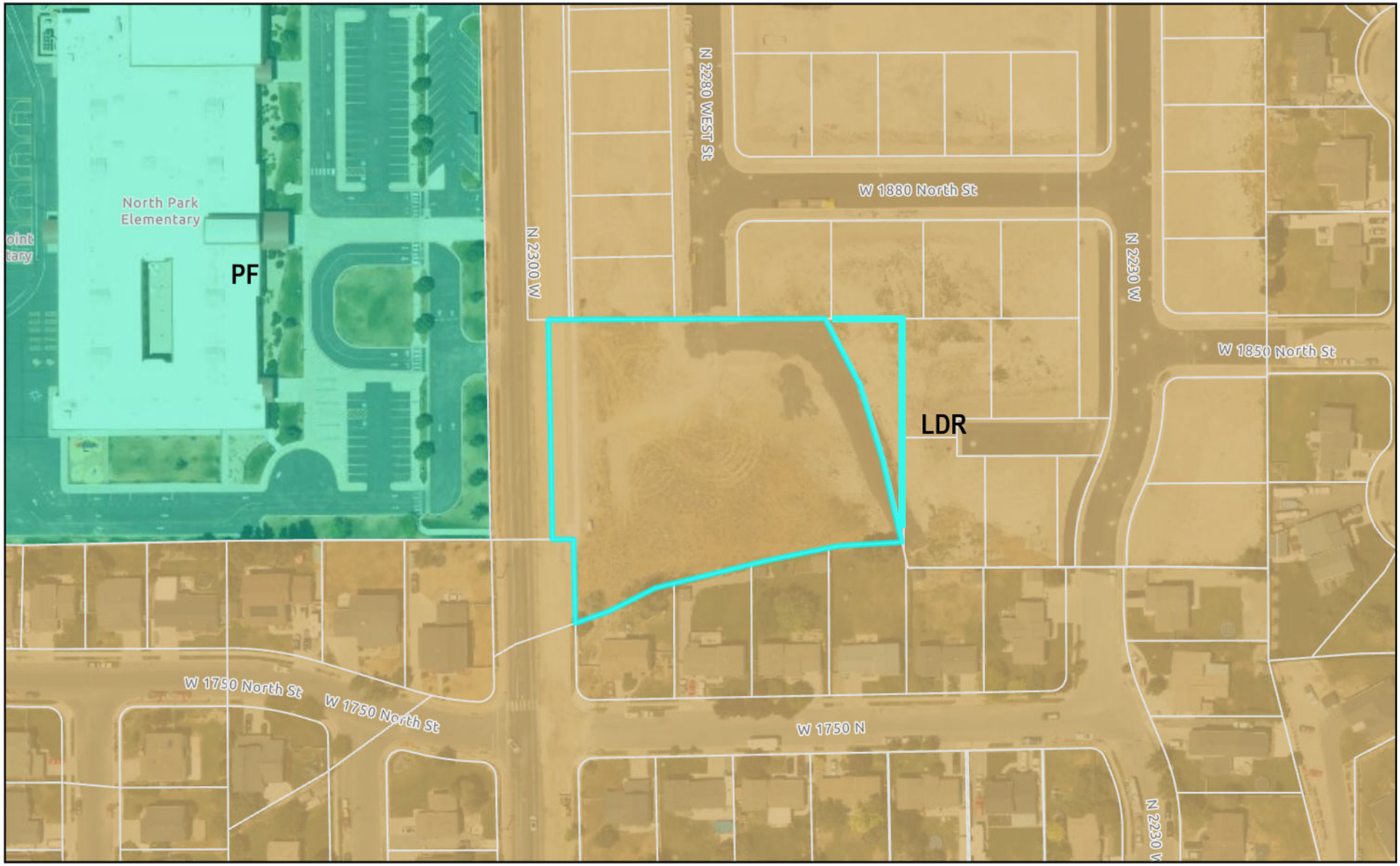
Aerial



LEHI CITY

Jarvis Zone Change

General Plan

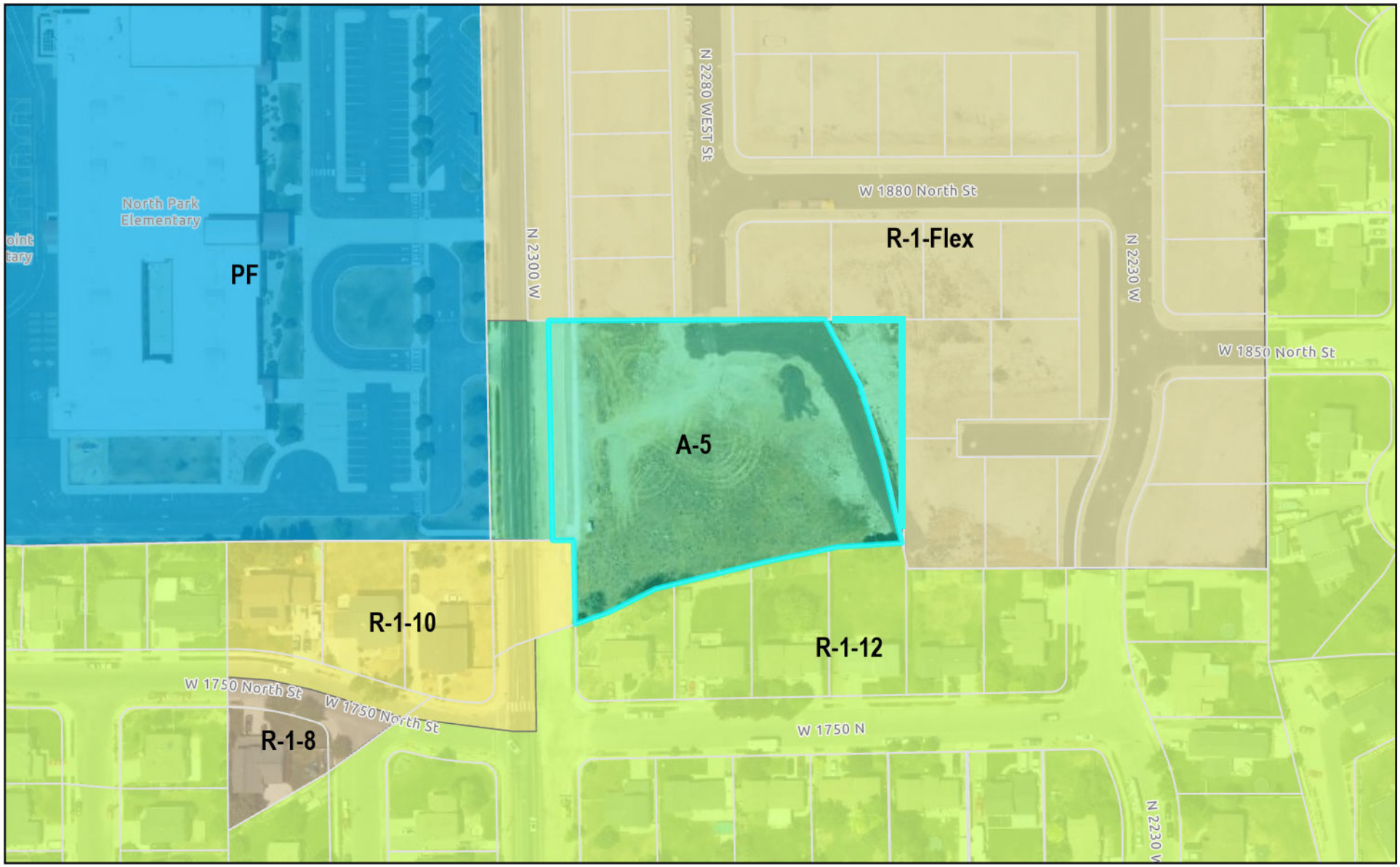


0 215 430 860 Feet

LEHI CITY

Jarvis Zone Change

Zoning



0 215 430 860 Feet

LEHI CITY


NORTH
ARIVE LEHI PROPERTY
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
CONCEPTUAL PLAN
LEHI CITY, UTAH
SHEET NO.
1

Agenda Item No: 3.4

Planning Commission Agenda Item Report

Meeting Date: October 22, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Matt Loveland's request for review of the Clark Meadows updated 12-lot concept asking for 2 densities in lieu of payment located at approximately 1700 West and 1300 South.

Summary:

Attachments:

Clark Meadows 1.pdf

Clark Meadows 2.pdf

CLARK MEADOWS UPDATED CONCEPT
PLANNING COMMISSION REPORT

Applicant	Matt Loveland		
Meeting Date	October 22, 2026		
Requested Action/Purpose	Requests review and recommendation of concept plan		
Decision Type	Administrative		
Location	9227 W 7750 N (Approximately 1800 W 1300 S)		
Project Area	7.2 acres		
Existing Zoning	R-1-22		
General Plan Land Use Designation	VLDRA		
Adjacent Zoning and Land Use	*North*	R-1-22	LDS Church/Open Space
	South	N/A	Single family residential
	East	N/A	Single family residential
	West	R-1-22	South Creek Plat A Subdivision
Date of DRC Review	October 7, 2026		
Assigned Planner	Jacob Curtis		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 05.040. Table of District Yard, Bulk and Intensity Requirements. *(Amended 3/11/08; 11/15/22)*

A. Accompanying the Table of Uses is a companion Table of Bulk and Intensity Requirements. The Table of Bulk and Intensity Requirements identifies the intensity, site development standards, site coverage standards, and other requirements for the uses allowed within each Zoning District.

B. The following exceptions to the Bulk and Intensity Requirements listed on Tables 05.040 A and B may be allowed on a case-by-case basis at the discretion of the applicable Land Use Authority following review and recommendation from the Reviewing Departments.

1. Exceptions may be allowed to the minimum lot width or frontage for subdivisions that incorporate traffic calming elements in their design.

Exceptions may be allowed to the minimum lot size, maximum dwelling units per acre, lot width or frontage, or other design considerations for subdivisions located along a master planned major roadway or master planned trail or that include a planned park, historic monument or other public facility that warrants special consideration in lieu of payment to the developer for right-of-way, property dedication, or other improvements required by the General Plan, Master Transportation Plan or Design Standards and Public Improvements Specifications Manual.

2. In order to determine the amount of any additional density allowed, the applicant shall provide two concept plan designs: one based on a standard layout that meets all of the bulk and intensity requirements and the other showing the proposed layout with the exceptions. The standard layout shall determine the base number of lots and units.

3. The City Engineer shall review all proposed exceptions to evaluate the density that could be achieved under a standard layout that meets all of the bulk and intensity requirements and any additional density that may be allowed in lieu of right-of-way, improvements, property dedication or other considerations received by the City. The Engineer shall recommend to the applicable Land Use Authority the number of additional lots and units that may be allowed, if any.

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

PROPERTY HISTORY

May 27, 2025 The City Council approved the Clark Meadows Annexation with R-1-22 zoning.
March 10, 2026 The City Council approved the Clark Meadows Subdivision Concept with 11 lots.

REPORT ANALYSIS

The applicant requests review of the Clark Meadows updated concept plan. In March, a different iteration of this plan was approved to allow for 11 lots. After further review of the property and costs of the improvements, the developer is requesting review of an updated concept plan for 12 lots. Similar to last time, they are requesting an exception to the minimum lot size of 22,000 square feet for several of the lots. The density bonus in lieu of reimbursement comes from the canal parcel dedication and the continuation of city trail improvements within the property. The applicant notes that the concept plan also provides larger lots along the western boundary to create a transition from the neighboring lots and the proposed development, and that the homes will also be of similar quality, finish, and design to the existing community.

The applicant has submitted two concept plans per the requirements of Chapter 5 in the Development Code. The first concept shows the base layout of the subdivision. It shows 10 lots that meet the zoning requirements and also includes the required improvements. The second layout includes 12 lots and the lots are between 16,556 square feet and 25,106 square feet. Chapter 5 allows subdivisions that are utilizing the density-in-lieu to have flexibility in lot sizes and frontages. In either situation, the overall density of the subdivision does not exceed the 1.75 units per acre that would be allowed in the R-1-22 zoning.

The DRC made the following comments on the proposal:

1. The base layout provides a better overall lot and street layout, and would be Planning Staff's preference, with reimbursement for the canal and trail improvements.
2. A trail connection will be required here to meet the 600' spacing requirement. This connection could be put in an easement and also be an all-weather access for the storm drain connection.
3. Provide an access ramp into the Dry Creek at this location, access ramp to be built with the Dry Creek channel improvements.

Please consider all DRC comments in your motion.

SCOPE OF APPROVAL

As a concept plan this is an administrative item. If it meets the Code, it must be approved. The applicant asks for an exception to the minimum lot size requirement as required by R-1-22 zoning. The City Council will make the final decision on a density bonus in lieu of reimbursement.

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

POSSIBLE MOTIONS AND FINDINGS

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

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

Clark Meadows Subdivision Concept Plan
DRC Redline Comments

Matt Loveland- requests review of the Clark Meadows Updated 12-lot concept located at 1700 W 1300 S.

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: Matt Loveland
Date of Plans Reviewed: 9/28/26
Time Start: 1:10 pm
Time End: 1:19 pm

DRC REDLINE COMMENTS:

Glade – Power:

1. Provide, show, label PUE at all road frontages.
2. A RMP ATA is required. If RMP line is relocated to UGP then Lehi Power conduit will need to stamped "LEHI POWER" by the manufacturer.

Brad – Fiber: No comments

Garion – Fire: No comments

Ryan – Water/Sewer:

3. Provide an access ramp into the Dry Creek at this location, access ramp to be built with the Dry Creek channel improvements.

James – Parks:

4. Center the trail in the 20' corridor, providing a 5' buffer from residential lots and 5' from the top edge of the creek.

Gary S. – Building/Inspections:

5. A soil report will be required if this moves past concept.

Shelbey – Public Works: No comments

Gary E. – Engineering:

6. At time of final site plan, the master planned 12" culinary and 16" PI lines in 1300 south should be connected through to 1700 west. This will be reimbursed by Lehi City.

Matt– Traffic:

Kim – Planning:

7. A trail connection will be required here to meet the 600' spacing requirement. This connection could be put in an easement and also be an all-weather access for the storm drain connection.
8. The base layout provides a better overall lot and street layout, and would be Planning Staff's preference, with reimbursement for the canal and trail improvements.

DRC GENERAL COMMENTS:

1. The concept plan shall not constitute a development permit. (Does not vest).

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 22, 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.

September 24, 2026

Lehi City Planning & Zoning
C/O Jacob Curtis
153 North 100 East
Lehi, Utah 84043

RE: Request for Concept Review on Approximately 7.2 acres located near 1300 South 1700 West Lehi, Utah, known as Clark Meadows; Utah County Parcel No. 13-029-0146.

Mr. Curtis:

Please see the enclosed Application for Concept Review for 12 lots within JDH Development's ("JDH") 7.2 acres located at approx. 1300 South 1700 West, Lehi ("Property").

JDH is seeking a Concept Plan review and staff recommendation for a 12-lot single-family subdivision. The 12-lot concept is within the maximum 1.75 units/acre as required by City code, but slightly under the 22,000 square foot minimum lot size. We respectfully request design flexibility of lot size in lieu given JDH's installation of both the 1) Canal Parcel Dedication, and 2) Continuation of City trail improvements within the Property.

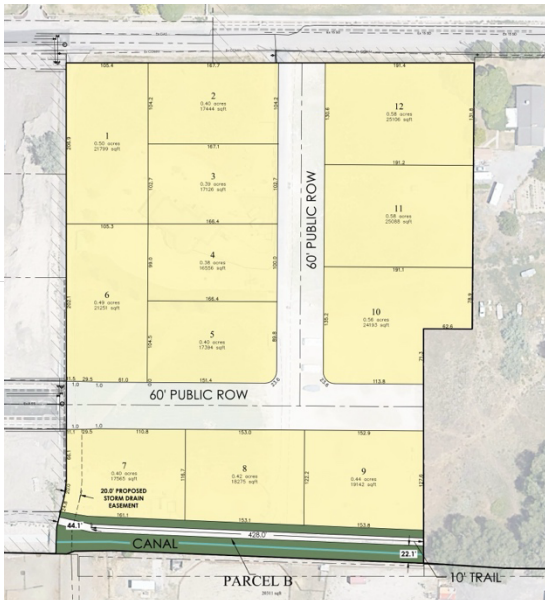
The concept plan also provides larger lots along the western boundary, adjacent to the existing neighborhood, to create a compatible transition between the established homes and our community. Overall, the proposed lots average more than 20,000 square feet, which, together with the requested lot size in lieu flexibility, preserves the low-density character intended by the zoning code. Additionally, the planned homes will be of similar quality, finish, and design as the existing community to the west, ensuring a consistent, complementary product for this growing area of Lehi.

Thank you for your time and consideration. Please feel free to contact me directly with any questions or if additional information would be helpful. Otherwise, I look forward to discussing through the City's DRC process.

On behalf of JDH Development,

Matt Loveland
LOVELAND ADVISORS, LLC
(801) 884-3597
matt@lovelandadvisors.com

CONCEPT TABULATIONS	
TOTAL ACREAGE	±7.2 ACRES
LOT/UNIT COUNT	**12**
TOTAL DENSITY	1.66 UNITS/ACRE
ZONE & LOT REQUIREMENTS	
PROPOSED ZONE	R-1-22
MAX. DENSITY	1.75 UNITS/ACRE
MIN. LOT WIDTH	100'
MIN. FRONTAGE	100'
FRONT YARD SETBACK	20'; 25' GARAGE
REAR YARD SETBACK	30'
INTERIOR SIDE SETBACK	10'
CORNER SIDE SETBACK	20'
CITY STANDARDS	
LOCAL STREET R.O.W. WIDTH	60'
CUL-DE-SAC & KNUCKLE RADIUS	50'




PUBLIC
HEARING
Concept
Clerk Received


PUBLIC
HEARING
Concept
Clark Meadows


PUBLIC
HEARING
Concept
Civic Meadows

Clark Meadows Subdivision Concept

Aerial

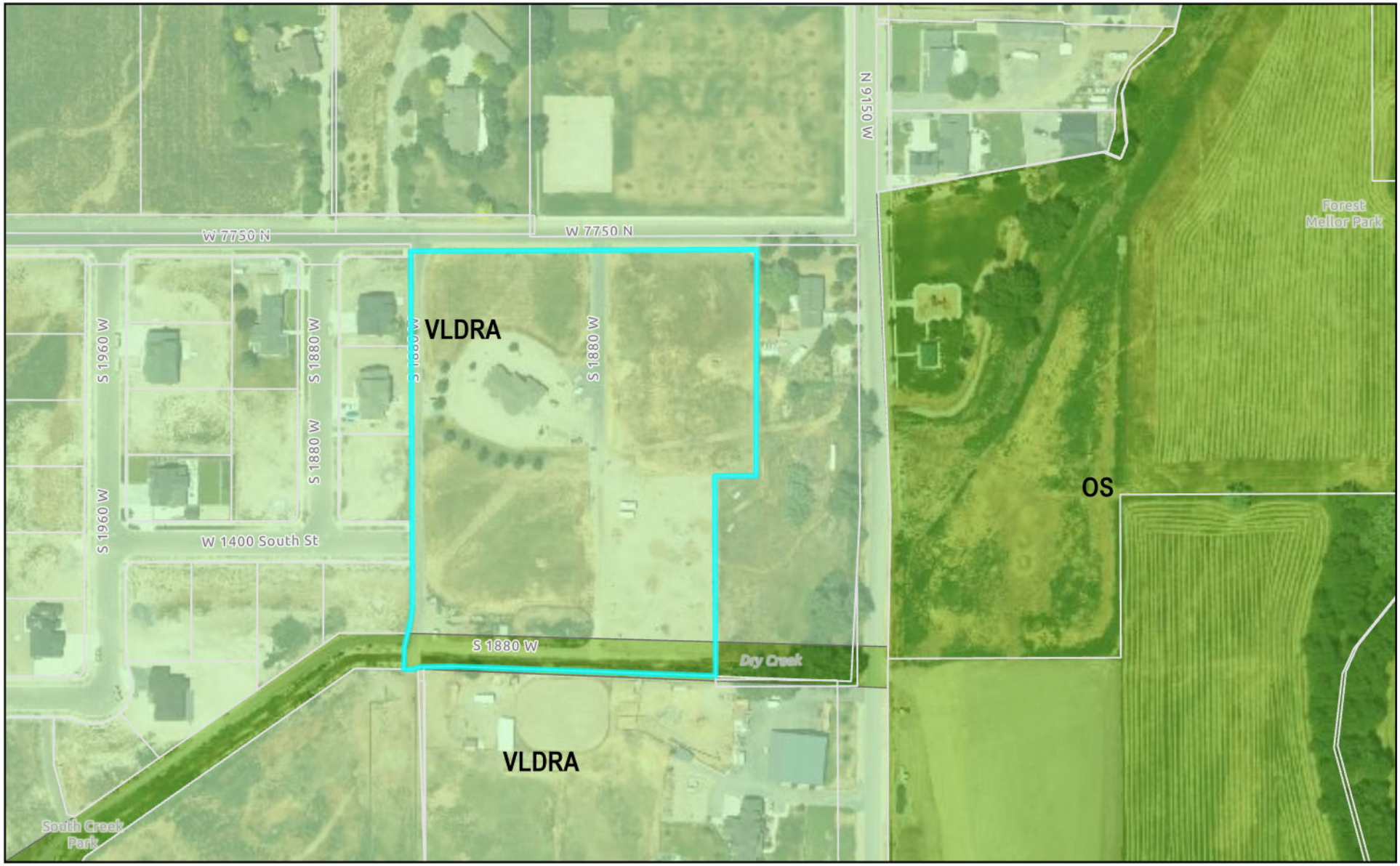


0 335 670 1,340 Feet

LEHI CITY

Clark Meadows Subdivision Concept

General Plan

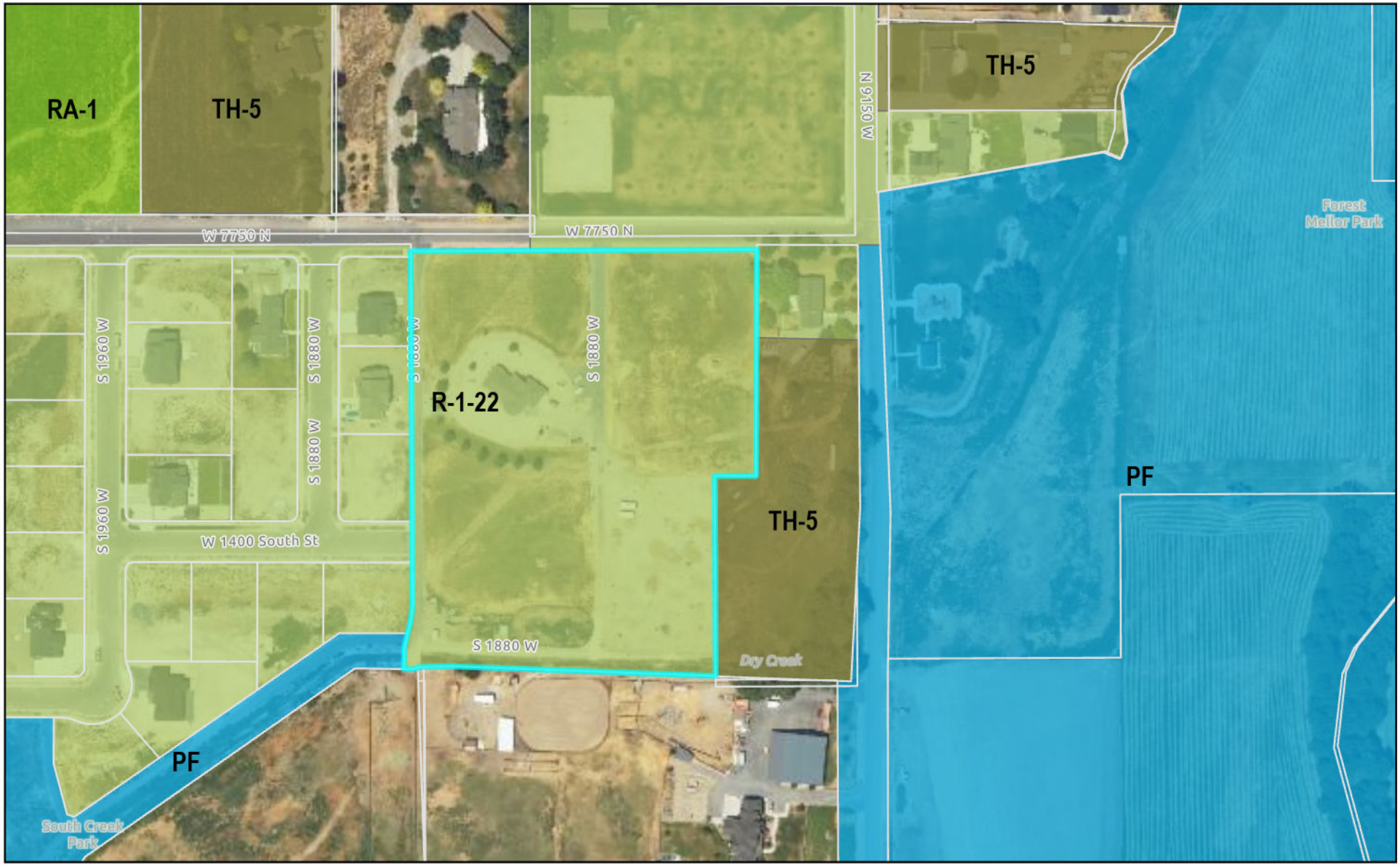


0 335 670 1,340 Feet

LEHI CITY

Clark Meadows Subdivision Concept

Zoning



0 335 670 1,340 Feet

LEHI CITY



CONCEPT TABULATIONS

TOTAL ACREAGE	±7.2 ACRES
LOT/UNIT COUNT	**10**
TOTAL DENSITY	1.38 UNITS/ACRE

ZONE & LOT REQUIREMENTS

PROPOSED ZONE	R-1-22
MAX. DENSITY	1.75 UNITS/ACRE
MIN. LOT WIDTH	100'
MIN. FRONTAGE	100'
FRONT YARD SETBACK	20'; 25' GARAGE
REAR YARD SETBACK	30'
INTERIOR SIDE SETBACK	10'
CORNER SIDE SETBACK	20'

CITY STANDARDS

LOCAL STREET R.O.W. WIDTH	60'
CUL-DE-SAC & KNUCKLE RADIUS	50'

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

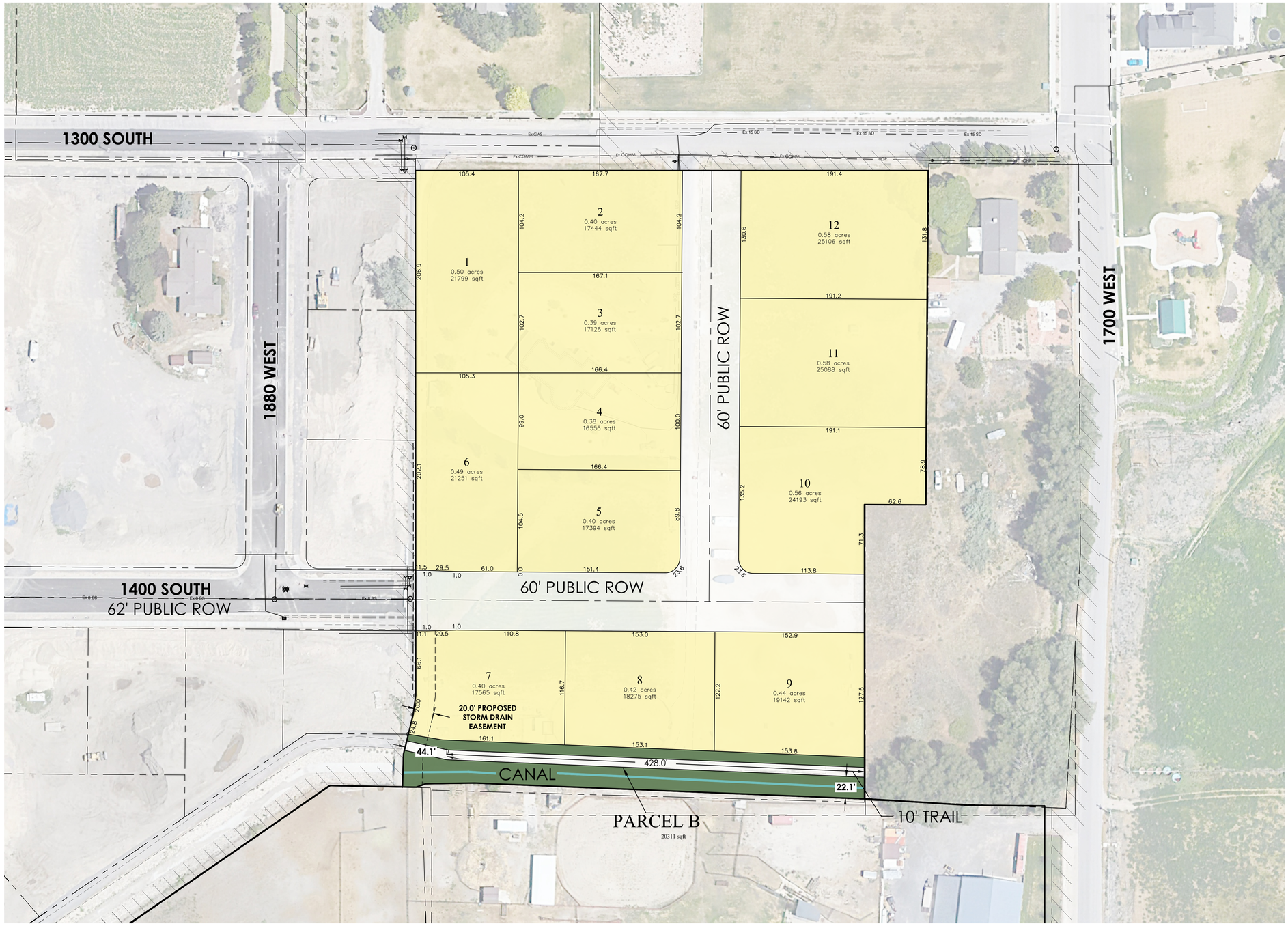
BASE LAYOUT

CLARK MEADOWS *concept I option 1*

LEHI, UTAH COUNTY
8/18/2026
23-0181

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2023\23-0181 Spit Ranch & Clark Properties\design 23-0181\dwg\concepts\23-0181 Concept I.dwg



CONCEPT TABULATIONS

TOTAL ACREAGE	±7.2 ACRES
LOT/UNIT COUNT	**12**
TOTAL DENSITY	1.66 UNITS/ACRE

ZONE & LOT REQUIREMENTS

PROPOSED ZONE	R-1-22
MAX. DENSITY	1.75 UNITS/ACRE
MIN. LOT WIDTH	100'
MIN. FRONTAGE	100'
FRONT YARD SETBACK	20'; 25' GARAGE
REAR YARD SETBACK	30'
INTERIOR SIDE SETBACK	10'
CORNER SIDE SETBACK	20'

CITY STANDARDS

LOCAL STREET R.O.W. WIDTH	60'
CUL-DE-SAC & KNUCKLE RADIUS	50'

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CLARK MEADOWS *concept J, option 1*

LEHI, UTAH COUNTY
9/23/2026
23-0181

PREFERRED UPDATED LAYOUT

Note: This plan is for illustrative purposes. Boundaries may be based on information obtained through public data and we can't confirm it's accuracy. It is recommended that a boundary survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2023\23-0181 Spilt Ranch & Clark Properties\design 23-0181\dwg\concept\\23-0181 Concept J, Option 1.dwg

Agenda Item No: 3.5

Planning Commission Agenda Item Report

Meeting Date: October 22, 2026
Submitted By: Danielle Carlton
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
Public hearing and recommendation of Lehi City's request for review of a comprehensive Development Code update to Chapter 39, Definitions, integrating definitions found in other Chapters.

Summary:

Attachments:

Chapter 39.pdf

CHAPTER 39 DEFINITIONS
DEVELOPMENT CODE AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	October 22, 2026
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	August 19, 2026

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

The Planning Division is proposing a Development Code Amendment to Chapter 39 of the Development Code. Specifically, staff is proposing to condense all definitions in the Code into the Chapter 39 definitions chapter for clarity.

Currently, definitions are scattered throughout the entire Development Code and also contained within Chapter 39. This made it unclear where to find a definition for people using the Development Code. It also made other chapters cluttered with definitions unnecessarily.

As part of this update, we also amended some definitions, which are notated with redlines, and are proposing to remove some definitions entirely. These definitions are either ones that are no longer in the Code or ones that are not needed due to redundancy or simplicity. Where possible, when definitions contained regulatory requirements or standards these sections were taken out and moved into an upcoming amendment to Chapter 12, Development Standards.

This amendment will help make the Code more user friendly for citizens, applicants, and staff.

The DRC had a few comments at the August 19th meeting but the comments were resolved and text updated prior to this meeting.

SCOPE OF APPROVAL

Development Codes are a legislative item which allows some discretion from the Planning Commission. They may recommend any changes to the City Council.

The public can provide comments on the proposed amendment. In order for their changes to be incorporated, the Planning Commission would need to include it in their motion. Comments on specific concerns and how the Code can be improved are the most beneficial.

POSSIBLE MOTIONS AND FINDINGS

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

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

Chapter 39 DCA - Definitions
DRC Redline Comments

Lehi City- requests review of the Chapter 39 Definitions Update, removing definitions from several chapters and combining them into Chapter 39.

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: Kaite Bussell
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 8/6/26
Time Start: 1:50 PM
Time End: 1:55 PM

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

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON OCTOBER 22, 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.

Planning Division
153 North 100 East
Lehi, UT 84043
385-201-1000

August 11, 2026

Narrative – Chapter 39 Development Code Amendment

The Planning Division is proposing a Development Code Amendment to Chapter 39 of the Development Code. Specifically, we are proposing to condense all definitions in the code into the Chapter 39 definitions chapter for clarity.

Currently, definitions are scattered throughout the entire Development Code and also contained within Chapter 39. This made it unclear where to find a definition for people using the Development Code. It also made other chapters cluttered with definitions unnecessarily. To simply the code, we added all definitions from other chapters to Chapter 39. This update impacts the following Chapters with their sections for definitions: 7, 12, 18, 23, 35, 36, and 36B. As part of this update, we also amended some definitions, which are notated with redlines, and are proposing to remove some definitions entirely. These definitions are either ones that are no longer in the code or ones that are not needed. This amendment will help simplify the code and make it more user friendly for citizens and applicants.

Please contact the Planning Division if you have any questions.

Thank you,

Katie Bussell, AICP
Planner 2

CHAPTER 39

DEFINITIONS

(Amended 5/27/97; 5/25/99; 3/26/02; 7/09/02; 2/14/06; 3/11/08; 3/25/08; 4/22/08; 7/08/08; 7/29/09; 12/08/09; 4/27/10; 7/27/10; 11/15/11; 4/24/12; 5/22/12; 09/11/12; 01/08/13; 11/12/13; 3/11/14; 05/13/14; 07/08/14; 08/26/14; 01/13/15; 01/12/16; 01/26/16; 09/13/16; 1/16/18, 4/10/18; 05/22/18; 08/28/18; 01/08/19; 01/22/19; 3/12/19; 8/27/19; 03/31/20; 08/11/20;11/10/20; 02/09/21; 05/23/23; 08/22/23; 10/24/23; 01/23/24; 02/15/24; 03/26/24; 05/14/24; 06/10/25; 03/10/26)

Abandon or Abandonment - To leave, desert, or discontinue a use for a period of at least 12 months.

Accessory Building - A structure detached from a principal or primary building located on the same lot and incidental and secondary to the principal building or use.

Accessory Dwelling Unit, Internal – A completely independent dwelling, occupied by a separate family/housekeeping unit, that is located within or added to an existing dwelling, and that contains all of the following features:

1. separate entrance.
2. physical separation from the primary dwelling that does not allow passage between the units such as a wall, a locking door or other means of separation.
3. separate cooking, eating, sanitation and sleeping facilities.

Accessory Dwelling Unit, Detached – An independent dwelling not attached to the primary dwelling, occupied by a separate family/housekeeping unit, that is located on the same parcel as the primary existing dwelling, and that contains separate cooking, eating, sanitation and sleeping facilities.

Accessory Use - A use of a portion of land or structure related to the principal use but incidental and secondary to the principal use of the land or structure and located on the same parcel.

Addition - Any walled or roofed expansion of a building connected to an existing building by a common wall.

Adult Day Care - A non-medical facility for the daytime care of adult persons, and not exceeding 12 hours, who due to age or disability require assistance or companionship, by staff members.

Agriculture (Horticultural) - An operation devoted to the tilling of the soil, the raising of crops, horticulture, orchards and gardens, but not including any agricultural industry or business such as fruit packing plants, canneries, or agricultural processing facilities.

Agriculture (Livestock) - An operation devoted to livestock, but not including any agricultural industry or business such as fur farms, animal hospitals, feed lots or similar uses. Includes such uses as dairy farms, livestock farms, poultry farms, general farms, horse farms, and similar uses.

Alter or Alteration - To change, rearrange, enlarge, extend, or reduce any structure or part thereof on the same site.

Animal Rights - The right to keep animals on a property, including the number and type of animals allowed.

Antenna Support Structure – Any structure that can be used for the purpose of supporting an antenna.

Applicant - The property owner or authorized agent of the property owner who files an application for development approval pursuant to this Code.

Apartment - Any rented room or suite of rooms in a multiple-family structure which is arranged, designed, or used as a single dwelling unit and has bathroom and kitchen facilities permanently installed.

Artisan Shop – A small shop involving the limited on-site production of custom prepared goods and the incidental direct sale to customers. Typical production includes, but is not limited to: custom furniture, ceramic studios, glass blowing, candle making, custom jewelry, stained and leaded glass, woodworking, shoe repair, arts studio, photography studio, custom textile manufacturing, and crafts production.

Assisted Living Facility – A residential facility with a home-like setting that provides an array of coordinated supportive personal and healthcare services, available 24 hours per day, to residents who have been assessed under Utah State Department of Health rules to need any of these services..

For the purpose of defining assisted living facilities and associated words and terms, the following words shall have the following meanings:

1. Assisted Living Facility, Large Capacity – An

assisted living facility accommodating more than eight residents, excluding staff. A large capacity assisted living facility is regulated under the assisted living facility use.

2. Assisted Living Facility, Limited Capacity – An assisted living facility accommodating not more than eight residents, excluding staff. A limited capacity assisted living facility that does not meet the requirements of a Group Home use must be regulated under the assisted living facility use.

Athletic Instruction - The instruction of one or more types of athletic activities including dance, gymnastics, martial arts, sports, and other related activities.

Authorized Agent - Any person with valid authority provided by the Owner, as evidenced by a document, authorizing the Agent to represent the Owner, and acting on behalf of the Owner of land seeking a development order or development permit approval.

Automobile Accessories Installation and Service – An establishment engaged in the on-site installation of accessories designed for automobiles, including but not limited to audio and video systems, lighting and electrical accessories, window tinting, vinyl wraps, interior and exterior trim, vehicle security systems, roof racks, bed liners, or similar add-ons.

This use does not include automobile service and repair or automobile sales related uses.

Automobile Service and Repair - An establishment primarily engaged in the repair of automobiles, trucks less than 10,000 pounds of gross vehicle weight, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excluding dismantling or salvage.

Automobile Service and Repair, Large - An establishment primarily engaged in the repair of large vehicles greater than 10,000 pounds of gross vehicle weight, including the sale, installation, and servicing of equipment and parts. Typical uses include large equipment repair, semi-truck repair, and similar repair and service activities, but excluding dismantling or salvage.

Automobile Sales/Rental - An establishment primarily engaged in the sale or rental of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships, motorcycle dealerships, and boat, trailer, or recreational vehicle dealerships.

Awning Sign - A sign placed on or integrated into a fabric, metal or heavy plastic canopy mounted on the exterior of a building.

Bakery, Retail – An establishment that produces and sells baked goods for consumption including bread, cookies, cakes, pastries, and pies.

Banner – Plastic, fabric, or other pliable material intended to be hung either with or without a frame, typically placed between two poles or hung on the wall of a building. This does not include a flag flown on a flagpole.

Bar - An establishment that primarily serves alcoholic beverages for consumption on the premises and revenue from alcohol sales exceeds 50 percent of the total business revenue.

Basement - That portion of a building elevation in which 50 percent or more of the height (as measured from top of finished floor to top of foundation) is below finished grade.

Bed and Breakfast Inn - An owner-occupied detached single-family residence in which rooms are rented out separately for overnight lodging, and where at least a breakfast meal is served to the guests at no extra cost and where an innkeeper or employee is present at all times..

Bee Colony – An aggregation of bees in any type of hive that includes queens, workers, drones, or brood.

Bee Hive – A frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle that may be used to house bees.

Berm - A man-made mound of earth contoured so as to form a mound above the general elevation of the adjacent ground or surface and used to shield and buffer various land uses or other activity.

Billboard – A large, high-profile freestanding off-premises sign on one or more poles typically located along a freeway or high-traffic arterial road.

Blade Sign – A detached sign typically made of cloth or vinyl attached to a thin single pole mounted in the ground and includes feather signs and teardrop designs

Body Art - The practice of physical body adornment by permitted establishments, operators, and registered technicians utilizing, but not limited to the following techniques: tattooing, branding, and scarification. This definition does not include microblading, fine-line tattoos, semi-permanent tattoos such as henna, permanent cosmetics or body piercing, nor shall it include practices that are considered medical procedures by the state medical board, such as implants under the skin, which shall not be performed by a body art facility.

Brewpub – A restaurant-type establishment that also has a beer brewery, producing beer in batch sizes not less than seven U.S. barrels (31 gallons) on the same property which produces only enough beer for sale and consumption on-site or for retail carryout sale in containers holding less than two liters. Automated bottle or canning production is prohibited. Revenue from food sales shall constitute at least 50 percent of the total business revenues, including retail carryout sales of beer.

Buffer - A vegetated area along the exterior boundaries of a development which is maintained as open space in order to eliminate or minimize conflicts between such development and adjacent land uses.

Building Area - The portion of a lot which is within the envelope formed by the required yards or setbacks and non-critical areas.

Building Frontage - That side of a building which faces and is parallel to or most nearly parallel to a public or private road.

Building Height - A vertical distance from the average finished grade to the highest point of the building.

Building and Property Maintenance Services - An establishment primarily engaged in the provision of maintenance and custodial services to firms or dwelling units. Typical uses include exterminating services, disinfecting services, janitorial services, landscape maintenance, or window cleaning services.

Building Material Supply Store - An establishment primarily engaged in retail or wholesale sale of materials used in the construction of buildings; lumber, paint, fixtures, and hardware. Typical uses include building material stores, tool and equipment rental or sales, and incidental storage.

Building Official - An employee of the City authorized to issue Building Permits and Certificates of Occupancy.

Building, Principal – A building that houses the primary use of the lot on which it is located. In a residential zoning district, any dwelling is deemed to be the principal building on the lot on which it is located.

Building Site - That part of a parcel of land designed to be occupied by the principal building and any accessory buildings.

Building Wrap – A large-format vinyl or mesh sign affixed or adhered to a building façade and which extends across one or more floors of a building.

Cabinet and Woodworking Shop - an establishment for the purpose of manufacturing, sales, refinishing, or repair of cabinets, furniture, or other wood products.

Cannabis - Includes all species of the genus cannabis and all parts of the genus, whether grown or not; the seeds of it, the resin extracted from any part of the plant; and every compound manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin.

Cannabis Cultivation – the growing or intention to grow cannabis for sale or for personal use.

Cannabis Production – the process of changing cannabis plants, seeds, or resin to a different form for use or consumption.

Canopy Sign – A sign affixed to the visible surface of an attached or freestanding canopy whose structure is either metal, wood, or heavy plastic of a permanent

nature, and which may be internally or externally illuminated.

Capital Improvement - An existing public facility or improvement with a life expectancy of six or more years, owned and/or operated by or on behalf of the City, a public entity or a private service provider.

Carport - A roofed structure open and unobstructed on two or more sides for the storage of vehicles.

Car Wash - An establishment primarily engaged in the cleaning of vehicles using automated equipment operated by one or more attendants or self-service facilities.

Cemetery - The use of land for the burial of the dead and dedicated for cemetery purposes, including columbaria, crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

Change of Use - Any use which substantially differs from the previous use of a building or land or is classified as a different use on the Table of Uses.

Charter Schools – Publicly funded schools subject to specific state oversight.

Check cashing, Title Loans & Other Credit Services – An establishment engaging in the business of a check casher as defined in the Utah Check Cashing Registration Act, Utah Code Section 7-23-101 et.seq. (as amended). Check cashing is also defined as providing loans, cash advances, or other forms of credit upon presentation of a personal check or title to a vehicle to be held by the person or entity making the loan, cash advance, or providing the credit. Check cashing includes uses commonly known as payday advances/loans, deferred deposit loans, title loans, and other businesses of a similar nature. However, the definition of check cashing does not include the providing of credit to finance the initial purchase of personal property or the sale of such debt obligations to a factor or financial institution that purchases debt instruments connected with such transactions in the normal course of its business. Banks, credit unions, and pawnshops are not included in the definition of check cashing.

Child Day Care Home Occupation – A business that operates from a residential dwelling that provides care, supervision, and protection to no more than 12 children. It shall meet the requirements of Utah Admin. Code § R430-50-3, and also comply with any applicable IFC and IBC Codes.

Child Day Care, Commercial - Is the care of children within a residential or nonresidential structure providing for the care, supervision and protection for 13 or more children and complying with all the requirements as licensed and monitored by the State of Utah Department of Human Services. For the purposes of this Code Child Day Care (Commercial) includes preschools offering educational programs to 13 or more children at any one time. The facility must comply with any applicable IFC and IBC Codes.

Child In-Home Instruction - Is the care and education of no more than 12 children within a residential structure.

Church - An institution that persons regularly attend to participate in religious services, meetings, and other related activities.

Civic Institution – A government, church, school, hospital, mass transit company, or public utility company.

Clear View Area - The triangular space at the intersection of streets as determined by a diagonal line connecting two points measured 35 feet equidistant from the point of the intersection along the curb or right-of-way line, then connecting those points to form a triangle.

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Cluster - A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, other open space and for preservation of environmentally-sensitive and critical areas.

Co-location - The location of an antenna on an existing structure, tower, or building that is already being used for telecommunications facilities.

Commercial Campgrounds - Any plot of ground upon which two or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes.

Commercial Entertainment Facility – A recreation facility operated as a business on private or public property and open to the public for a fee, such as an amusement park, laser tag facility, indoor go-cart race track, water park, paintball facility, or substantially

similar uses, and support facilities customarily associated with the development.

Commercial Laundries, Linen Service - An industrial scale establishment where clothing, linens, rags, rugs, or other articles are washed.

Commercial Recreational Facility - A recreation facility operated as a business on private or public property and open to the public for a fee, such as a golf course, driving range, tennis court, skating rink, equestrian center, or substantially similar uses, and support facilities customarily associated with the development.

Commercial Uses - Retail business and service establishment, professional and governmental offices, and developed recreational uses.

Communications Tower - A structure intended for transmitting or receiving television, radio, or telephone communications.

Community Forest Program – A program charged with the care and management of public trees.

Common Open Space - Facilities, land and yard areas identified within projects for the use and enjoyment of residents and maintained and operated by the City or an organization accepted by the City.

Concept Plan - A preliminary sketch created before a subdivision plat or site plan is prepared to enable a property owner/developer to gain an understanding of City policies and development requirements.

Concrete Manufacture - an operation that produces concrete products used in construction including the stockpiling of bulk materials used in the production process or a finished product manufactured on the premise.

Conditional Use - A use requiring special consideration and review in the manner identified in Chapter 9 of this Code.

Condominium - Any structure or group of structures, in which units are owned individually, and the structure(s), common areas, and facilities are owned by all the owners on a proportional, undivided basis, and which has been submitted to condominium ownership under the provisions of the Utah Condominium Ownership Act.

Conference Center, Convention Center, Reception Center – Facilities designed to host conferences, exhibitions, trade shows, receptions, and other similar large group events. This use may also provide office facilities and a range of leisure activities but does not include any residential, housing, or lodging uses, even on a temporary basis.

Construction Service - An establishment providing services relating to the construction, maintenance or repair of dwellings and buildings, including plumbing, heating, air conditioning, painting, electrical services, masonry, carpentry and roofing. Typical uses include building contractors, sub-contractors, and handyman services.

Construction Service Yard – An establishment providing storage of large equipment, vehicles, or other materials commonly used for construction.

Contributing Structure – A structure or site within an Historic Preservation Overlay District and of historic importance to the City, State, or Nation because it imparts artistic, historic, or cultural values but which may not qualify as a Landmark Site. A contributing structure has its major character-defining features intact, and although minor alterations may have occurred, they are generally reversible.

Convenience Store - A retail establishment offering a limited range of prepackaged food products, snacks, beverages, and household items for sale.

Corral, Pen - A fenced, unroofed enclosure used to contain livestock or animals. The enclosure may be permanent or temporary and may consist of dirt or vegetation. Although similar to a corral, a pen is usually smaller in size and used to keep an animal(s) in a confined area such as a holding pen.

Country Club - A facility providing land area and buildings containing golf courses, recreational facilities, a clubhouse, and customary accessory uses, open only to members and their guests.

Crematory – A building where deceased bodies are disposed of by burning.

Cultural and Artistic Uses – A facility for entertainment purposes that include but are not limited to museums, galleries, libraries, and performing art centers.

Cultural and Historical Resources – Human arti-

facts and remains older than 50 years that are identified by the State Historic Preservation Office (SHPO) as cultural and historic resources under State law.

Dedication - The legal transference of land without sale by a property owner to a public agency.

Density - The number of dwelling units per acre with respect to residential land uses.

Developer - The owner or authorized agent of land proposed to be subdivided or developed who is responsible for any undertaking that requires review and/or approval pursuant to this Code.

Development Permit - Any building permit, conditional use permit, preliminary subdivision plat, final subdivision plat or other plat approval, preliminary site plan, final site plan, rezoning, or any other official action of the City or any state or local government commission, board, agency, department or official having the effect of permitting the development of land located within the corporate boundaries of Lehi City and subject to the provisions of this Code.

Disability – Defined in Section 57-21-2 of the Utah Code, as the same may be amended from time to time, and includes the following:

1. "Mental or physical impairment" includes but is not limited to blindness, hearing impairment, mobility impairment, HIV infection, mental retardation, alcoholism, drug addiction, chronic fatigue, learning disability, head injury, and mental illness.
2. "Major life activity" includes but is not limited to seeing, hearing, walking, breathing, performing manual tasks, caring for one's self, learning, speaking, and working.
3. This definition does not protect people who currently use illegal drugs, have been convicted of the manufacture or sale of illegal drugs, present a direct threat to other persons or property, or claim disability solely because of adjudication as a juvenile delinquent, having a criminal record, or being a sex offender.

Dog Care Facility - A facility in which three or more dogs are trained, cared for, and boarded overnight.

Driveway - A way providing the most direct access for vehicles from a right-of-way to a garage, dwelling, other structure, or parking space.

Drive Through Facility - A feature or characteristic of a use involving sales of products or services while remaining in a vehicle, including drive-in or drive- up windows.

Dwelling- Any structure designed or used for residential purposes with cooking, sleeping, and bathroom facilities that has been constructed to comply with all building codes of Lehi City, but not including hotels, bed and breakfast facilities, nursing home rooms, etc., or structures used for short term residential leases.

Dwelling Unit - One or more rooms in a building or portion thereof designed, occupied, or intended as a residence for a family with complete and independent facilities for living, sleeping, eating, cooking, and sanitation provided.

Dwelling, Caretaker – A dwelling in a non-residential zone that is located either within the primary non-residential building or a secondary building for the purpose of providing security or otherwise caring for the property. This includes agricultural support housing.

Dwelling, Detached Single Family - A building arranged or designed to include only one dwelling unit occupied by one family located on a lot containing no other dwelling units other than an approved Accessory Dwelling Unit (ADU) and containing no connected buildings across lot lines.

Dwelling, Two-Family (Duplex) – A building under single ownership designed for occupancy by two families in separate dwelling units. Both units may be rented and have separate utility meters. A duplex does not include a single-family home with an approved Accessory Dwelling Unit (ADU).

Dwelling, Three-Family - A building under one ownership arranged or designed to be occupied by three families living independently of each other with each unit having its own kitchen, including apartment houses, but not including hotel.

Dwelling, Four-Family - A building under one ownership arranged or designed to be occupied by four families living independently of each other with each unit having its own kitchen, including apartment houses, but not including hotel.

Dwelling, Multi-Family - A building, or portion thereof, used and designed as a residence for five or more families living independently of each other with

each unit having its own kitchen, including apartment houses, but not including hotel. Individual units may be owned as condominiums or offered for rent.

Dwelling, Townhouse – An attached single-family dwelling unit constructed in a group of three or more attached units. Each unit extends from foundation to roof and with open space on at least two sides.

Dwelling, Twin Home – An attached single-family dwelling unit constructed in a group of two attached units with each unit on its own lot with differing ownership. Each unit extends from foundation to roof and with open space on at least two sides.

Dwelling, Condominium - A single unit in a multi-unit project or structure which is separately owned which may be combined with an undivided interest in the common areas and facilities of the property.

Easement - An authorization by a property owner for use by another or others, and for a specified purpose of any part of the property.

Electronic Display Sign (EDS) - A sign, other than a billboard, capable of displaying electronic words, symbols, figures, graphics, images, or pictures that can be electronically or mechanically changed by remote or automatic means. An EDS display is composed of a series of lights including light emitting diodes, fiber optics, plasma displays, light bulbs, or other illumination devices, which may be computer programmable or microprocessor controlled.

Electrical Substations and Power Transmission Lines, Municipal - Facilities owned by Lehi City used to transmit or distribute electricity.

Electrical Substations and Power Transmission Lines, Non-Municipal - Facilities not owned by Lehi City that are used to transmit or distribute electricity.

Equipment Facility - Any building, shelter, or cabinet used by telecommunication providers to house switching, backup, or other equipment at a telecommunications facility.

Equipment Sales and Rental - An establishment primarily engaged in the sale or rental of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, or similar equipment, including incidental storage, maintenance, and servicing.

Family – A person living alone or one, but not more than one, of any of the following groups living together as a single housekeeping unit, sharing common living, sleeping, sanitation, cooking, and eating facilities:

1. A head of household and any number of people who are all related to the head of household by blood, marriage, adoption, or court sanctioned guardianship; or
2. No more than four persons when at least one of the individuals is unrelated; or
3. No more than two unrelated adults and their children and other related family members.

Fence - A man-made barrier of any material or combination of materials erected to enclose or screen areas of land.

Final Subdivision Plat - The map of a subdivision to be recorded after approval by the City and any accompanying material as described in this Code.

Financial Institution and Services – An establishment engaged in the business of lending money and/or guaranteeing loans. Typical uses include banks, savings and loans institutions, stock and bond brokers loan, and lending activities.

Flag Lot - A lot in a residential zoning district that does not meet the required frontage on a public street. A flag lot has two distinct parts: the flag, which contains the buildable area and is located behind another lot; and the pole, which connects the flag to the street, provides the only street frontage for the lot, and contains less than the minimum lot frontage for the zone.

Flashing Sign - Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when the sign is in use. Any moving illuminated sign, except digital billboards, shall be considered a flashing sign.

Food Processing, Animal – An establishment including the slaughtering, processing, and packaging of livestock (excluding feed lots, outdoor corrals or pens)

Food Truck - A business that serves food or beverages from a self-contained unit either motorized or towed, and conducts all or part of its operations and commercial transactions on premises other than its own and is readily movable, without disassembling, for transport to another location.

Foot-Candle - A measurement of light intensity defined as the illuminance on a one-square foot surface from a uniform source of light. For the purposes of this Code, lighting shall be measured in foot-candles.

Freestanding Sign - A sign erected and maintained on a frame, mast, or pole, independent of and not attached to any building.

Funeral Home - An establishment engaged in undertaking services such as preparing the dead for burial and arranging and managing funerals. This definition does not include cremation services.

Furniture Store - An establishment primarily engaged in the retail sale of furniture and furniture accessories. Typical uses include establishments providing the following products: furniture, floor coverings (including carpet), draperies, curtains, upholstery, china, glassware, metal ware, and fireplace screens and accessories.

Garage, Private - A detached accessory building, or a portion of a principal building, used for the storage of motor vehicles for the tenants or occupants of a specific building and not by the general public.

General Plan - A plan for the city, allowed by state law, prepared and adopted by the Planning Commission and City Council, and including maps, texts, charts, and graphs.

Glare - Intense and blinding light that reduces visibility and causes discomfort.

Golf Course - A parcel of land laid out for playing the game of golf and improved with trees, greens, fairways, and hazards and that may include a clubhouse and shelter.

Grade - The average of the existing ground level at the center of all walls of a building. In case walls are parallel to, and within five feet of, a sidewalk, the ground level shall be measured at the sidewalk.

Greenhouse, Commercial - A building with glass or plastic walls and roof in which plants are raised under controlled conditions for commercial use including experimental purposes, for transplanting, or for sale.

Greenhouse, Private - A building with glass or plastic walls and roof in which plants are raised under controlled conditions for personal use on the property where the greenhouse is located.

Grocery Store – A store that sells food and household supplies and is larger than 25,000 square feet in size.

Grocery Store - Small – A store that sells food and household supplies and is 25,000 square feet in size or smaller.

Ground-Mounted Solar Energy System – A freestanding solar energy conversion system. A ground-mounted solar energy system consists of solar panels used for production of electricity or water heating, structural support components, and associated control electronics.

Group Home – A living arrangement where a group of unrelated individuals live together in a single dwelling unit and does not constitute a healthcare facility.

Group Home for Persons with a Disability - A residence in which more than one person with a disability resides and is licensed or certified by the Department of Human Services under Utah Code Title 62A, Chapter 2, Licensure of Programs and Facilities.

Guarantee - Escrow bond in an amount and form satisfactory to the City. All guarantees shall be approved by the City wherever required by these regulations.

Guyed Tower - A tower that supports an antenna and requires guy wires or other stabilizers for support.

Habitat – place or environment where a plant or animal naturally or normally lives and grows.

Hardware Store - An establishment primarily engaged in the retail sale of a number of basic hardware lines, such as tools, builders' hardware, paint and glass, house wares and household appliances, and cutlery.

Hazardous Tree(s) – Public or private dead or dying trees, dead parts of a living tree, or unstable live trees, either due to structural defects or other factors, that are within striking distance of either people or public property and that have the potential to cause damage, personal injury, or a fatality in the event of a failure.

Health/Fitness Facility – A facility that offers its users amenities for exercising and physical conditioning.

Health Care Facility - Specialty hospitals, home health agencies, hospices, nursing care facilities, residential health care facilities, birthing centers, ambulatory surgical facilities, small health care facilities, facilities owned or operated by health maintenance organizations, and any other health care facility as defined by the Utah Health Care Facility Licensure and Inspection Act, Utah Code '26-1-2. Health care facility does not include the offices of private physicians or dentists, whether for individual or group practice. Hospitals may have a heliport as an accessory use.

Health Club - Private clubs (athletic, health or recreational), with full service facilities including but not limited to showers, lockers, pools and saunas.

Hedge - A compact planting of any type of plant or shrub, which acts or is intended to act as a fence.

Heliport - any helicopter landing area used, designed or intended to be used for the receiving or discharging of passengers and cargo and shall include any appurtenant facilities for passengers, cargo, or for the servicing, repair, shelter, or storage of helicopters.

Heritage Trees – Any tree or group of trees so designated by the Utah Division of Forestry, Fire and State Lands in accordance with the criteria given in Utah Code Ann. 65A-8-302. A Heritage Trees Advisory Committee composed of five persons appointed by the division.

Historic Preservation Commission – The Commission established by the Lehi City Council and responsible for the overall administration of the Historic Preservation Overlay District and Landmark Sites.

Hobby Garage - individual condominiumized units used for personal use that is not considered a residential, business or retail use, such as a hobby or storage of vehicles and personal property.

Home-based Microschools – educational programs operated in a residential dwelling serving up to 16 students.

Home Occupation - Is any profession conducted in a dwelling unit engaged in by an occupant of the unit.

Hospital - An establishment providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other physical or mental conditions and including, as an integral part of the institution, related facilities, such as laboratories, emergency treatment facilities, diagnostic services, out-patient facilities, training facilities, medical offices, or staff residences.

Hotel - An establishment containing sleeping rooms for the temporary occupancy of guests including a lobby, meeting rooms, recreation facilities, group dining facilities and/or other facilities or activities customarily associated with hotels, but not including boarding houses or apartments. Hotels may include the use of extended stay facilities provided they meet the occupancy and design requirements of Section 12.130-B of this Code.

Indoor Shooting Range – a specialized facility designed for firearm usage qualifications, training, practice, or competitions.

In-Home Instruction – The instruction and/or education of no more than 12 persons within a residential structure.

Invasive Species – A species of tree, vegetation, or pest that is likely to cause economic or environmental harm to either the environment or human health.

Juvenile Group Facility – A 24-hour group living environment for adolescents under the age of 18, unrelated to an owner or operator that offers room, board or specialized services to residents.

Kennel - Any lot or premises or portion thereof on which three or more dogs, cats and other household domestic animals are maintained, boarded, bred or cared for in return for compensation or kept for sale.

Laboratory (Medical, Dental, Optical) - An establishment primarily engaged in commercial or non-commercial physical and biological research, development, and production of products for the medical, dental, or optical profession.

Landmark Site – A site included on the Lehi City Historic Places List or State or National Register of Historic Places that meets the criteria of Section 07.040 of this chapter. Such sites are of importance to the City, State, or Nation and impart high artistic, historic, or cultural values.

Land use authority - An individual, board, or commission, appointed or employed by the City, including the staff, Planning Commission, or City Council,

and who is designated as the person or body responsible for final decisions and approvals of land use applications identified in this Code.

Lattice Tower - A self-supporting three or four-sided, open steel frame structure used to support telecommunications equipment or antennas.

Laundry Services - An establishment primarily engaged in providing the following services: pressing and finishing, dry cleaning, washing, tailoring, or clothing repair or alteration. The establishment can include washing and drying machines, and clothes dry cleaning machines, either coin operated or attendant operated, and are provided on a rental basis for use by individuals doing their own laundry and dry cleaning. Does not include outdoor drying facilities.

Light Manufacturing, Processing, and Assembly - An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat, or other impacts. Also, includes the processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution. This use does not include the processing of animal, vegetable or fish products or the rendering and refining of fats and oils. It also encloses all equipment, compressors, generators and other ancillary equipment within a building or structure. Light manufacturing includes the manufacturing of the following items and similar goods: professional instruments, watches/clocks, jewelry, musical instruments, toys/sporting goods, office supplies and equipment, and other similar products.

Light Office/Warehouse Combination – A commercial building, , designed for office and light warehouse uses. Usable office space shall comprise a minimum of 50 percent of the total square footage, and usable warehouse space shall not exceed 50 percent of the total square footage. Facades fronting roadways shall have an office/storefront appearance. Roll-up doors shall be on facades not fronting roadways. Tilt-up concrete construction is prohibited.

Light Pollution - Any adverse effect of artificial light including, but not limited to glare, light trespass, skyglow, energy waste, compromised safety and security, and impacts on the nocturnal environment.

Light Trespass - When light falls where it is not wanted or needed.

Liquor Store – A State-run facility engaged in the retail sale of packaged alcoholic beverages, such as ale, beer, wine, and liquor, for consumption off the premises.

Loading and Unloading Spaces - A permanently maintained space on the same lot as the principal building with access to a road and not less than 10 feet in width, 20 feet in length, and 14 feet in height.

Lot - A parcel or unit of land described by metes and bounds and held or intended to be held in separate lease or ownership, or shown as a lot or parcel on a recorded subdivision, or shown on a plat used in the lease or sale or offer of lease or sale of land resulting from the division of a larger lot, parcel, or tract into two or more smaller lots or units.

Lot Area - The area of a horizontal plane within the lot lines of a lot.

Lot, Corner - A lot which has an interior angle of 135 degrees or less at the intersection of two road lines. A lot abutting a curved road is considered a corner lot if the tangents to the curve at the points of intersection of the side lot lines intersect at an interior angle of 135 degrees or less.

Lot Coverage - The percentage of the area of a lot that is occupied by all buildings, and other covered structures and impervious surfaces.

Lot, Double-Sided - A lot having frontage on two parallel or approximately parallel streets.

Lot Frontage – The width of a lot, measured parallel to the street right-of-way at the front building setback.

Lot, Interior - A lot other than a corner lot.

Lot Line - Any line defining the boundaries of a lot.

Lot Line, Front - The boundary of a lot that separates the lot from the road. In the case of the corner lot, the front lot line is the shorter of the two lot lines separating the lot from the road except that where these lot lines are equal or within 15 feet of being equal, either lot line may be designated the front lot line but not both.

Lot Line, Rear - The boundary of a lot which is most distant from, and is most nearly, parallel to the front lot line; except that in the absence of a rear lot line as is the case of the triangular shaped lot, the rear lot line may be considered as a line within the lot, parallel to and at a maximum distance from the front lot line, having a length of not less than ten feet.

Lot Line, Side - The boundary of a lot, which is not a front lot line or a rear lot line.

Lot of Record - A lot, which is part of a subdivision, the plat of which has been recorded in the office of the County Recorder. "Lot of record" does not include any subsequent conveyance that divides the lot into two or more parcels without a duly approved resubdivision.

Lumberyard - An establishment that contains facilities for the sawing, loading or storage of lumber or timber, but not including industrial milling or planning operations.

Main Floor - Split Entry - That portion of the building that fronts on a dedicated city street and is entered at or above finished grade between floors and is the upper level.

Main Floor - Split Level - That portion of the building that fronts on a dedicated city street and is entered at or above finished grade and includes the entry level and the next level up.

Main Floor - Two-Story - The level of that portion of the building that fronts on a dedicated city street and is entered at or above finished grade.

Manufacturing, Processing, and Assembly – An establishment specializing in the manufacture, processing or packaging of food and beverage products, technology products, electronic components, personal hygiene products and cosmetics, drugs and pharmaceuticals, and other similar materials or products. Also includes the processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution.

Manufactured Home - A multi-sectional transportable mobile home not exceeding two stories in height and manufactured after June 15, 1976, and Department of Housing and Urban Development approved which is subject to and complies with the federal manufactured home construction and safety standards (42 U.S.C. ' 5403), that when joined forms a residence for human occupancy that measures 20 feet by 40 feet or larger and is designed to be installed on a permanent foundation system which can be a permanent foundation wall.

Manufactured Home Sales - A place where prefabricated housing (assembled in factories and transported to the site of use) is sold.

Marina - a harbor with docks, launching ramps, or other supporting facilities designed for small boats and other watercraft.

Marquee Sign - A sign structure placed over the primary entrance of a building such as a hotel or theater, bearing sign copy and which projects from and is attached to the building.

Material Recycling Center - A building, structure or land area used for the collection, processing or transfer of recyclable materials such as glass, paper, plastic, cans, or other household scrap materials.

Medical Cannabis Pharmacy - A location that sells or intends to sell cannabis in a medicinal form, or a medical cannabis device to a medical cannabis cardholder.

Medical Cannabis Testing Facility – A person or entity licensed by the Utah Department of Agriculture and Food that conducts chemical or other analysis of cannabis or cannabis products.

Medical, Dental, and Optical Clinics – The office of practitioners of the healing arts, and the primary use is the delivery of health care services and where no overnight accommodations are provided.

Micro-education Entities – Educational facilities serving between 17 and 100 students.

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Mobile Home Occupation – A personal service or pet grooming facility business that operates out of a mobile unit.

Modular Home - A dwelling unit constructed in accordance with the standards set forth by the Department of Housing and Urban Development and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

Monument Sign - A freestanding sign mounted on an opaque base in the ground concealing all support structures.

Monopole - A single, self-supporting, cylindrical pole, constructed without guy wires or ground anchors that acts as the support structure for antennas.

Motorized Sports Recreational Facilities (includes private or commercial) – an outdoor track designated for recreational motorized sports, such as ATV's or Motocross.

Movie Theater – An establishment primarily engaging in the presentation of motion pictures.

Moving and Storage Facilities – A facility engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the temporary indoor storage of those same items.

Natural Resources – Fresh water, air, wildlife, and wildlife habitat areas that are supplied by nature.

Nightclub/Dance Hall – Any establishment that provides dancing involving a dance floor with music or live entertainment and may include the sale, service, or consumption of alcoholic beverages.

Nonconforming structure - A structure that does not conform to the yard coverage, height, setback or other physical dimensional requirement of the district but was legal when originally built.

Nonconforming use - An activity which is not an allowed use within the Zoning District and which may not conform to the use standards, including parking, regulations in the district in which it is situated but was legal when originally built.

Noncontributing Structure - A structure within an Historic Preservation Overlay District that either; (i) has been altered as to make the original and/or historic form, materials, and details indistinguishable, and alterations are irreversible, or (ii) the structure is less than 50 years old.

Non-Residential Use - A school, church, clubhouse, or public or government building in a Residential Zoning District. The Mixed Use Zone shall be considered a residential zone. For projects located in the PC and RC Zones, the determination of whether a property is zoned residential or non-residential shall be based on the approved area plan land use map.

Non-Stealth Design - Any antenna or equipment facility not camouflaged in a manner to blend with surrounding land uses, features or architecture. The design does not conceal the intended use of the telecommunications facility. A monopole with equipment facilities above ground and unscreened would be considered non-stealth.

Nursing Home - An establishment described also as a "rest home," or "convalescent home," other than a hospital, in which persons are lodged and furnished with care rather than diagnoses and treatment.

Offices, Professional - A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communication equipment.

Office Warehouse - A commercial building, designed for office and warehouse uses. Usable office space shall comprise a portion of the total square footage.

Off-Premise Sign - A sign located outside of the property or development boundary of the owner or tenant of the sign.

Oil & Gas Transmission Lines- Utility lines used to transport oil and natural gas from their respective gathering systems to refining, processing, or storage facilities, as well as refined products to customers.

On-Premise Sign - Any sign located within the property or development boundary of the sign owner or tenant.

Open Space - means and refers to the following:

1. Active open space, or any park and recreational facility that is not dependent upon a specific environmental or natural resource, which is developed with recreation and support facilities that can be provided anywhere for the convenience of the user. Activity-based recreation areas include, but are not limited to, baseball or softball fields, football or soccer fields, basketball courts, tennis courts, picnic areas, playgrounds, and trails; and
2. Passive open space, or areas in and located due to the presence of a particular natural or

environmental setting and which may include conservation lands providing for both active and passive types of resource-based outdoor recreation activities that are less formalized and more program-oriented than activity-based recreation. Resource-based outdoor recreation means and refers to activities requiring a natural condition that cannot easily be duplicated by man and includes, but is not limited to, boating, fishing, camping, enhancement areas, nature trails, nature study, and view areas.

3. Roadway areas including rights of way, parking lots, lawns, setback areas or other undisturbed portions of building lots shall not constitute open space.

Original Art Display - a hand-painted work of visual art that is either affixed to or painted directly on the exterior wall of a structure with the permission of the property owner but does not include mechanically produced or computer-generated prints or images, digitally printed vinyl, electrical or mechanical components, or a changing image art display.

Outdoor Sales and Display – The display of goods and materials, incidental to an allowed use, on the premises of the existing business. Items must be placed on a hard-surface and outside of public right-of-way. For the purposes of this definition, occasional sidewalk sales shall not be considered as outdoor sales and display.

Outdoor Storage – The keeping, in an unroofed area, of any goods, supplies, equipment, or materials, in the same place for more than 24 hours.

Parking Lot - An unenclosed area, other than a road or right-of-way, devoted to parking spaces for motor vehicles.

Parking Lot, Commercial - A parking lot used for the parking of automobiles for compensation.

Parking Space - An area maintained for the parking or storage of a motor vehicle, which is graded for proper drainage and is hard surfaced with asphalt, brick pavers, concrete or similar material.

Parking Structure - A fully enclosed structure designed and intended for parking or storage of vehicles.

Pasture – a fenced area of land covered with living vegetation used or suitable for the grazing of livestock or animals.

Pawn Shop – An individual or business entity who loans money on deposits of personal property or deals in the purchase, exchange or possession of personal property, on condition of selling the same back again to the pledgor or depositor, or who loans or advances money on personal property by taking chattel mortgage security thereon and takes or receives such personal property into his possession, and who sells the unredeemed pledges together with such new merchandise as will facilitate the sale of the same.

Permitted Use - A use of allowed by right under the provision of the Code.

Personal Services - A business which provides a service, such as a beauty salon, a barbershop, hair, nail, massage services and tanning salons. Also includes microblading, fine line tattoos, henna tattoos, permanent cosmetics, and body piercings. Personal services does not include Sexually-oriented Businesses or Body Art Facilities;.

Personal Wireless Services or PCS - "Personal wireless services" has the same meaning as provided in Section 704 of the Telecommunications Act of 1996 (47 U.S.C. § 332(c)(7)(c)), which includes what is commonly known as cellular and Personal Communication System (PCS) services.

Pet Grooming Facility – A business dedicated to the grooming and care of household pets, including dogs, cats, birds, and other similar animals. This use does not include overnight boarding (kennel) or medical care (veterinary office) for animals.

Pharmacy – A business where medicinal drugs and medicine are prepared, preserved, dispensed, and sold.

Photometric Design - A plan showing the amount of light trespass.

Plat Amendment - A change in a map of an approved or recorded subdivision plat if such affects any street layout in such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Plant Nursery – A business where plants are grown

for transplanting or for sale.

Planter Strip/Park Strip – The area between the curb and the sidewalk.

Portable Storage Container – Generally a repurposed intermodal shipping container, which are available in various modular sizes that can be conveniently moved.. This definition does not include truck trailers, used semi boxes or other similar containers that have been modified from a previous use.

Portable Storage Container Sales- a location where portable storage containers are sold.

Preliminary Plat - The preliminary indicating the proposed layout of the subdivision.

Premises - Land and/or buildings or other improvements thereon.

Principal Use - The main use of land or a building (as distinguished from an accessory use).

Printing and Publishing Facility - An establishment devoted to the processing, binding, or distribution of reading materials including newspaper, periodical, book publishing, commercial printing, business forms, greeting card manufacturing, book-binding, printing, typesetting and similar uses.

Private School - An educational institution, not operated by a political entity of the State for which entrance or tuition fees are charged for attendance.

Private Tree – Trees growing on private property.
Private Utilities - Includes power, telephone, natural gas, cable television, telecommunications, and private water supply service.

Project Placemaking Sign - An artistic sign or a grouping of signage that is used to set apart a development as a unique and distinctive place.

Projecting Sign - A sign that is attached to and projects more than 18 inches from a building face or wall, or from a structure whose primary purpose is other than the support of a sign.

Public Improvement - Any drainage ditch or system, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, water or sewer system, or any other facility for which the City may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which City responsibility is established. All such improvements shall be properly guaranteed and installed as per City codes, specifications, and regulations.

Public Building - A building or structure primarily used for the provision of services by governmental or public agencies, including the city, state or federal agencies. Typical uses include public administrative offices, animal shelters, maintenance facilities, fire stations, police stations, utility buildings, schools, and similar services.

Public Right-of-Way - Refers to improved or unimproved public property owned by, dedicated to, or deeded to the public or for public use for the purpose of providing vehicular, pedestrian, or other public use. Such public property provides circulation and travel to abutting properties and includes, but is not limited to streets, sidewalks, bike lanes, landscaping, provisions for public utilities, cut and fill slopes, and open public space.

Public Tree – A tree in any public place or located on Lehi City property, including but not limited to planter strips, and the Public Right-of-Way.

Public Use - A use operated exclusively by a public body, or quasi-public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and other recreational facilities, administrative and service facilities.

Public Utility - Any company, or municipal department, duly authorized to furnish under public regulation, electricity, gas, steam, telecommunications, and transportation, water, or sewer service.

Public Utility Building - Any buildings or premises used for the administration of public utility repair, maintenance and installation crews, including parking for vehicles not to exceed two tons rated capacity. Can also include shops and storage areas.

Public Or Quasi-Public Sign – A sign that is constructed, placed, or maintained by a local, state, or federal government, a public utility, railroad, or mass-transit provider, or a sign that is required to be con-

structed, placed, or maintained by federal, state, or local law either directly or to enforce a property owner's rights.

Pylon Sign - A freestanding, high-profile, on-premises sign completely self-supported where the bottom of the cabinet is at least six feet above the ground.

Reasonable Accommodation - reasonable and necessary exception to rules, regulations, and policies that is needed in order to afford a person with a disability an equal opportunity to use or enjoy a dwelling.

1. "Necessary" means there is a direct causal link between the proposed accommodation and an equal opportunity for a person with a disability. This means that the accommodation requested shall ameliorate a disability's effect and shall be linked to providing the same opportunity a non-disabled person would have to use and enjoy a dwelling

Recreation, Private - A recreation facility operated on private property and not open to the public, including recreation facilities owned by a homeowner or home owners association for private use by members.

Recreation, Public - A recreation facility or service provided through the use of recreational facilities, systems or improvements operated by a public agency and open to the public with or without a fee.

Recycling Collection Station – A building or structure used for the collection of recyclable materials such as glass, paper, plastic, cans, or other household scrap materials.

Rehabilitation and Treatment Facility, Drug and Alcohol - A 24-hour group living environment for individuals unrelated to the owner or operator that offers room or board and specialized treatment, rehabilitation, or habilitation services for persons with current chemical dependencies.

Research and Development Facilities – An establishment or complex of structures located in a building whose dimension are intended to foster physical, chemical, and biological research and/or experimentation involving but not limited to controlled simulation of factors, development of prototypes, chemicals, commodities, pharmaceuticals, information technology, electronics and instrumentation for academic and industrial purposes. Light manufacturing may be included as an ancillary use depending on the impact of activity on neighboring property and scale of the premises.

Restaurant - A building in which food is prepared and served for consumption within the premises. Typical uses include buffets; cafes; cafeterias; caterers; coffee shops; dairy bars; diners; dining rooms; dinner theaters; fast food restaurants; food bars; frozen custard, ice cream and yogurt stores; luncheonettes; pizza parlors and pizzerias; sandwich bars; and snack shops. Alcohol may be served on the premises; however, revenue from food sales shall constitute at least 50 percent of the total business revenue.

Retail Sales and Services, General - An establishment primarily engaged in the sale or rental of commonly used goods and merchandise for personal or household use, but excluding those classified more specifically in this section. Typical uses include department stores, mail services, copy centers, sporting goods stores, home furnishings, electronics and appliances, wallpaper, indoor powersports and marine vehicle sales (See Section 12.130 (M)), carpeting and floor-covering, or automotive parts and accessories excluding service and installation.

Ridgeline - An area including the crest of a hill or slope and a vertical, perpendicular distance of 150 feet on either side of the crest.

Right-of-Way - Land acquired and owned by a governmental agency or public utility and reserved for public use.

Riparian Area – An area adjacent to surface water bodies such as streams and lakes that is characterized by periodic inundation and hydrophilic (water-loving) vegetative types.

Rock, Sand, Gravel, and Topsoil Storage and Distribution - A facility that stores and sells rock, sand, gravel, and topsoil. This use includes all associated screening, transportation, and distribution infrastructure, but does not include mining.

Roof Line - On buildings without a pitched roof, the roof line shall mean the top of the exterior wall elevation. On buildings with a pitched roof, roof line shall mean the ridgeline of the roof.

Roof-Mounted Antenna - An antenna or series of individual antennas mounted on a roof, mechanical

room, or penthouse of a building or structure.

Roof-Mounted Solar Energy System – A solar energy conversion system mounted to the roof of a principal or accessory structure. A roof-mounted solar energy system consists of solar panels used for production of electricity or water heating and associated control electronics.

Roof-Mounted Wind Energy System – A wind energy conversion system mounted to the roof of a principal or accessory structure. A roof-mounted wind energy system consists of a wind turbine and associated control or conversion electronics.

Roof Sign - A sign located on or above the roof of any building, not including a false mansard roof, canopy, or other fascia.

School - Any building or part thereof that is designed, constructed or used for education or instruction, whether public or private, in any branch of knowledge, and which is State licensed and accredited by the Northwest Association of Schools and Colleges.

Schools- Vocational and Technical - An educational facility that offers an organized sequence of courses which directly relate to preparing individuals for employment in a specialized field.

Setback - The shortest distance between the property and the closest projection of the building excluding uncovered steps or roof eaves, but including pillars or posts supporting roofs or patio covers. A roof overhang may extend a maximum of 18 inches beyond the hardwall, pillar or post from which the setback is measured. To the extent that such overhang exceeds 18 inches, the setback is calculated from the 18-inch overhang line.

Setback line - The line which is the required minimum distance from the property line that establishes the area within which any structure may be erected or placed.

Settlement Boundary – The Utah Division of Forestry, Fire, and State Lands boundary between sovereign lands adjoining property.

Sexually-oriented Business – Seminude entertainment businesses, adult businesses, and seminude dancing agencies.

Shadow Flicker – The on-and-off flickering effect of a shadow caused when the sun passes behind the rotor of a wind turbine.

Short Term Rental- An owner's primary residence that is also used, occupied, rented, or leased, for compensation, of a residential property or portion of the residential property for an effective term of 30 days or less. Typical uses may include rentals such as Airbnb or VRBO.

Site Plan - A detailed plan showing the proposed placement of structures, parking areas, open space, landscaping, and other development features.

Sign – a name, identification, description, display, illustration, or device, affixed to, painted, or represented directly or indirectly upon a building, structure, or outdoor surface, which directs attention to or is designed or intended to direct attention to the sign face. If located completely within an enclosed building, it shall not be considered a sign. Sign shall not include a flag flown on a flagpole. Each display surface of a sign, or sign face, shall be considered to be a sign. Sign includes any and all structural and support apparatus and associated lighting. .

Small Wind Energy Facility – A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, that is intended to primarily reduce on-site consumption of utility power. Small wind energy systems are typically designed for on-site home, farm, and small commercial use.

Smoke Shop - a retail establishment that derives 35 percent or more of its gross revenue from the sale of loose tobacco, plants, or herbs and cigars, cigarettes, pipes, and other smoking devices for burning tobacco and related smoking accessories, including e-cigarettes and vapor cigarettes, as defined by the Utah State Code § 76-10-101.3, as may be amended from time to time and in which the sale of other products is merely incidental.

Snipe Sign - A sign typically made of non- or semi-durable materials, mounted to a tree or utility pole, or to the ground by nails, staples, a wire frame, or similar device, often within a right-of-way, including public or private park strips and medians, or on other public property.

Sporting Facilities, Arenas - A sports field, court, or

similar facility including permanent, or semi-permanent seating areas.

Sports Fields- A space designated for a specific sport or activity at a given time.

Stealth Facilities - Wireless facilities that have been designed to be compatible with the natural setting and surrounding structures, which camouflage or conceal the presence of antennas or towers, and that have been certified as "stealth facilities" by the Planning Commission.

Storage Units, Climate Controlled Indoor – A fully enclosed facility providing temperature regulated individual and private storage spaces of varying sizes, rented on individual leases for varying periods of time. All units must be accessible from an interior hallway and located inside of a larger structure. Wholesale or resale uses are prohibited. Any climate controlled indoor storage development must have the appearance of a storefront from all public roadways the development fronts upon.

Storage Units, Outdoor Access - A facility providing storage services with outdoor access primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity.

Storage, Vehicles- A facility providing services primarily for the storage of vehicles including personal automobiles, RVs, ATVs, trailers, boats, aircraft, trucks, tractor-trailers, and other similar items.

Story -That portion of any building included between the surface of any floor and the surface of the next floor or ceiling above it, or any portion of a building elevation in which 50 percent or more of the height (as measured from top of finished floor to top of foundation) is above finished grade.

Street - A public or private right-of-way, legally established for vehicular or pedestrian travel, that provides access to abutting lots or parcels. .

Structure - A building or other edifice that is constructed or installed on, above, or below the surface of land including a walled and roofed building. The term includes a building while in the course of construction, alteration or repair. For the purposes of this Code, the term "structure" does not include un-walled yard features such as uncovered decks, and un-walled pergolas and trellises. It also does not include utility equipment.

Subdivider - Any person who (1) having an interest in land, causes it, directly or indirectly, to be divided into a subdivision or who (2) directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises to sell, lease, or develop, any interest, lot, parcel site, unit, or plat in a subdivision, or, who (3) engages directly or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel site, unit or plat in a subdivision, and who (4) is directly or indirectly controlled by, or under direct or indirect common control with any of the foregoing.

Subdivision - Any land, vacant or improved, which is divided or proposed to be divided into two or more lots, parcels, sites, units, plots, condominiums, tracts or other division for the purpose of offer, sale, lease or development whether immediate or future, either on the installment plan or upon any and all other plans, terms, and conditions. Subdivision includes the division or development of land, whether by deed, metes and bounds description, devise, intestacy, lease, map, plat or other recorded instrument. Subdivision includes re-subdivision and condominium creation or conversion.

Subdivision Plat - The final map or drawing, described in this Code, of a plan of subdivision to be presented to the City for approval and when approved, may be submitted to the Utah County Recorder for filing.

Suspended Sign - a sign which hangs from a wall sign, awning, canopy, marquee, or building façade.

Telecommunications Facility - An unmanned structure which consists of equipment, including transmitters, antennas, antenna support structures, and equipment facilities as defined herein, that transmit or receive voice or data communications through wireless radio signals such as cellular or PCS communications and paging systems.

Tandem Parking - The parking of one vehicle behind another.

Temporary - Not to exceed a period of one year.

Temporary Sign - A banner, pennant, or poster constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, plastic, resin, or similar materials, and which is intended, or is determined by the code official, to be displayed for a limited time.

Top or Topping – The severe cutting back of limbs to studs within the tree's crow to such a degree as to remove the normal canopy and disfigure the tree or severely alter the species' genetic structural characteristics.

Tower - A free-standing structure, such as a monopole tower, lattice tower, or guyed tower, that is used as a support structure for an antenna.

Towing and Impound Yard – An establishment engaged in the temporary storage of vehicles that have been towed, carried, hauled or otherwise moved from public or private property for impoundment in a public or private impound yard. This use includes vehicle transport companies engaged in similar activities as described above. This use does not include vehicle rental or sales of new or used vehicles or parts (except for necessary sales of unclaimed impounded vehicles), vehicle repair, automobile wrecking yard, junk or salvage yard, or a freight terminal.

Trailer - A vehicle designed for carrying property or persons on its own structure and for being drawn by a motor vehicle.

Transit Station – A facility or area where trains, buses, and other forms of public transportation stop to load or unload passengers, freight, or both.

Unoccupied Structures – a structure that is not designed or intended for human occupancy and is only accessed occasionally for persons performing support services for the intended use of the structure and does not fall under any other use found in this Code.

Use - The purpose or purposes for which land or a building is occupied, maintained, arranged, designed, or intended.

Utility Pole Antenna - Any antenna mounted directly to an existing City-owned power pole or street light pole with the exception of decorative streetlights. This definition shall not include poles carrying telephone lines or any other type of utility not specifically included above.

Vertical Mixed Use (Residential Above Commercial) - A building that contains a mix of residential and commercial uses. Typically, commercial uses (i.e., retail shops, restaurants, offices) are located on the lower levels, while residential units (condominiums or apartments) are located on upper levels.

Veterinary Office - Any facility providing medical or surgical treatment, clipping, bathing or other services, including incidental boarding to dogs, cats, and other animals. Services are entirely within an enclosed building.

Wall Mounted Antenna - An antenna or series of individual antennas mounted on the vertical wall of a building or structure.

Wall Sign – An on-premise sign attached to or erected against a building wall.

Warehousing and Wholesale Distribution – A commercial building primarily engaged in wholesaling, storage, distribution, and handling of materials and equipment other than live animals.

Water Wise Landscaping (Xeriscaping) – Landscaping in ways that conserves water and requires less supplemental irrigation. Ground covers used typically include native soils, bark mulch, and rock mulch without the use of turf sod. Plants used in water wise landscaping shall be drought tolerant and it is recommended that plants and trees are used that are native to our climate.

Welding Shop – An establishment primarily engaged in the fabrication process of joining metals through the process of using high heat to melt the parts together and then allowing them to cool.

Wetland - Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands shall be designated in accordance with the procedures of the U.S. Army Corps of Engineers.

Wayfinding Sign - A sign designed to provide direction, define entrances or exits, or identify parking areas.

Whip Antenna - An antenna that is cylindrical in

shape. Whip antennas can be directional or omnidirectional and vary in size depending upon the frequency and gain for which they are designed.

Wind Energy Facility – An electricity generating facility consisting of one or more wind turbines under common ownership or operating control, and includes substations, meteorological towers (MET), cables/wires, and other buildings accessory to such facility, whose main purpose is to supply electricity to off-site customer(s)

Wind Turbine – A wind energy conversion system which converts wind energy into electricity through the use of a wind turbine generator, and includes the turbine, blade, tower, base, and pad transformer, if any; provided that such a system shall only be a wind turbine if it both has a total height greater than 100 feet and nameplate capacity of greater than 100 kilowatts

Yard - An open area between buildings, structures, or uses and the adjoining lot line, which is unoccupied and unobstructed by any building structure or use from the ground up except as otherwise provided in this Code.

Yard, Front (corner lot) - See Figure 16.

Yard, Front (interior lot) - See Figure 16.

Yard, Rear (corner lot) - See Figure 16.

Yard, Rear (interior lot) - See Figure 16.

Yard, Side (corner lot) - See Figure 16.
Yard, Side (interior lot) - See Figure 16.

Zoning Administrator - A person appointed by the City Council charged with the administration, management, and enforcement of this Code.

Zoning District - A mapped area to which a uniform set of regulations applies, and which are designed to implement the goals and policies of the Lehi City General Plan.