# Lehi Planning Commission Meeting
# Lehi City Planning Commission Meeting Agenda
# July 25, 2024

**7:00 PM -** Lehi City Council Chambers, (153 N. 100 E., Lehi, UT 84043)

1. Call to Order

2. Consent Agenda

   2.1. Approval of minutes from the June 13, 2024 meeting.

   pz 06.13.2024.docx

   2.2. Approval of minutes from the July 11, 2025 meeting.

   pz 07.11.24.docx

3. Regular Agenda

   3.1. Public hearing and consideration of Troy Watson's request for approval of a Plat Amendment for Watson Estates amending lot 7 of Wathen Estates Plat A located at 1045 North 200 East.
   Watson 1.pdf
   Watson 2.pdf

   3.2. Public hearing and recommendation of DR Horton's request for review of the Draper Addition Zone Designation of Planned Community on 877.46 acres located at approximately 4400 North Horton Way.
   Draper Addition 1.pdf
   Draper Addition 2.pdf

   3.3. Public hearing and recommendation of CORE Architecture's request for review of an amendment to the Skye Area Plan adding design requirements for Civic Land Uses.
   Skye Civic Land Uses 1.pdf
   Skye Civic Land Uses 2.pdf

   3.4. Public hearing and recommendation of Texas Instrument's request for review of the TI

LFAB2 Zone Change 2, changing 16-acres from Planned Community to Technical Manufacturing and another16-acres from Technical Manufacturing to Planned Community.
Texas Instruments ZC 1.pdf
Texas Instruments ZC 2.pdf

3.5. Public hearing and recommendation of Texas Instrument's request for review of an amendment to the Skye Area Planning adjusting the location of the area plan boundaries by adding 16-acres and removing another 16-acres.
Texas Instruments amendment 1.pdf
Texas Instruments amendment 2.pdf

4. City Business

5. Adjournment

- Public is invited to attend all Planning Commission Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 385-201-2269
- This agenda has been properly posted and a copy provided to the local news media.

**Agenda Item No: 2.1**

# Planning Commission Agenda Item Report

Meeting Date: July 25, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

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**Subject:**

Approval of minutes from the June 13, 2024 meeting.

**Suggested Action:**

**Attachments:**

pz 06.13.2024.docx

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **June 13, 2024**, in the **Lehi City Hall** located at **153 North 100 East**.

**Members Present**:

Brent Everett, Commission Vice Chair
Tyson Eyre, Commissioner
Emily Lockhart, Commissioner
Nicole Kunze, Commissioner
Kenneth Roberts, Commissioner

**Excused:** Gregory Jackson, Commissioner Chair

**Others Present**: Kim Struthers, City Planning Director; Jacob Curtis, Planner; Luke Seegmiller, City Traffic Engineer; Craig Chambers, Assistant City Attorney; Melanie Busath, Deputy City Recorder.

The video recording of this meeting can be accessed by clicking HERE. The links to each agenda item will be indexed below the video.

**Regular Session, 7:00 p.m.**

**1. Consent Agenda**

Commission Vice Chair Everett welcomed everyone to the meeting and excused Commission Chair Jackson from the meeting.

**2. Regular Agenda**

**2.1) Public hearing and recommendation of the Lehi City, Strata Networks, and Gardner Plumb LC. Development Agreement on 51.45 acres located at approximately 2500 West Main Street. The proposed Agreement includes a change in the land use designation from Very Low Density Residential Agricultural (VLDRA) to Public Facilities and Very Low Density Residential (VLDR). (withdrawn)**

The item was withdrawn by the applicant.

**2.2) Public hearing and recommendation of Boyd Brown's request for review of the Exchange Business Park Zone Change on 1.19 acres located at approximately 1500 North**

**3600 West, changing the zoning from R-3 (high density residential) to Neighborhood Commercial.**

Jacob Curtis presented information on the agenda item.

The applicant, Jake Hone, expressed the team's surprise at the need for rezoning to neighborhood commercial and requested the commissioners' support to proceed with the site plan, and stated he was available for questions.

Vice Commissioner Everett opened the public hearing.

Scott Larsen voiced concerns about increased traffic and the potential for people to cut through their back alleyway if the zoning change to commercial was approved.

Marshall Gary, a leader of Strong Towns Lehi, was excited about nearby commercial development but concerned it might become car-dependent. He advocated for pedestrian-friendly design with parking behind or beside buildings to encourage foot and bicycle traffic, noting a recent accident involving a teen in the area.

Cole Bolton expressed concerns about the impact of the commercial development on property values, safety, and the operational hours of the businesses, particularly given its proximity to his home and a nearby fire station.

Vice Commissioner Everett closed the public hearing.

Commissioner Eyre clarified that the commissioners were focusing solely on a zone change, not the construction plans or concepts. The purpose of the meeting was to align the land use with the general plan. Commissioner Eyre emphasized that the public's concerns had been heard and would be considered in detail during the review of the final site plan.

Vice Commissioner Everett invited Mr. Hone back up to address any comments from the public.

Jake Hone stated the planning department previously shared the potential uses within the neighborhood commercial zone, which generated excitement, particularly regarding dining options, childcare, and small medical services. Feedback was incorporated into the site plan, resulting in improvements such as better walking trails, a plaza area, extended bike trails with green spaces, and additional walking connections to the nearby neighborhood. The goal was to create a walkable area while ensuring the project's feasibility.

Luke Seegmiller clarified questions regarding a traffic study and potential traffic calming measures, noting that while it wasn't directly related to the neighborhood commercial zone change, it was connected to the overall concerns about the development.

> **Motion:** Commissioner Roberts moved to recommend approval of **Boyd Brown's request for review of the Exchange Business Park Zone Change on 1.19 acres located at approximately 1500 North 3600 West, changing the zoning from R-3 (high density residential) to Neighborhood Commercial;** including all DRC comments and findings stated in the report. Commissioner Lockart seconded.

**Vote:** Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Lockhart, yes; Commissioner Roberts, yes. The motion passed unanimously.

**2.3) Public hearing and recommendation of Boyer Company's request for review of a grading permit for Holbrook Industrial Building 5, on 17.6-acres located at approximately Redwood Road and 2100 North.**

Jacob Curtis presented information on the item.

The applicant, Travis Benson, clarified plans to import structural fill for site elevation and compliance with site planning and utility requirements.

Commissioners queried mitigation controls and logistics, concluding discussions on project details and environmental compliance.

Vice Commissioner Everett opened the public comment.

Vice Commissioner Everett closed the public comment.

**Motion:** Commissioner Eyre moved to approve **Boyer Company's request for review of a grading permit for Holbrook Industrial Building 5, on 17.6-acres located at approximately Redwood Road and 2100 North** including all DRC comments and findings stated in the report**.** Commissioner Kunze seconded.

**Vote:** Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Lockhart, yes; Commissioner Roberts, yes. The motion passed unanimously.

**2.4) Public hearing and recommendation of Lehi City's request for review of an amendment to the Lehi City Development Code Table 37.100, amending the requirements for bicycle parking.**

Jacob Curtis presented information on the item. He stated this amendment addressed specific issues identified at the DRC level. There are concerns that arose regarding excessive bike parking, which was often disproportionate to the size of buildings. Adjustments were proposed for clubhouses, churches, and manufacturing establishments to better align parking requirements with practical needs.

Vice Commissioner Everett opened public comment.

Marshall Gary was present to represent Strong Towns Lehi, which aimed to enhance Lehi's appeal with outdoor amenities and transportation choices. Emphasizing a balanced approach, he advocated for enjoyable driving, walking, biking, and public transit options. Mr. Gary expressed pleasant surprise at initial plans for bike parking, noting his church currently lacked any bike parking spots.

Vice Commissioner Everett closed the public comment.

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Vice Commissioner Everett opened the public comment.

**Motion:** Commissioner Kunze moved to recommend approval of **Lehi City's request for review of an amendment to the Lehi City Development Code Table 37.100, amending the requirements for bicycle parking;** including all DRC comments and findings stated in the report, with the suggestion to change "shall" on number two. Commissioner Roberts seconded.

**Vote:** Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Kunze, yes; Commissioner Lockhart, yes; Commissioner Roberts, yes. The motion passed unanimously.

**3. City Business**

No Work Session in July. Next meeting will be held on July 11, 2024.

**4. Adjournment**

With no further business to come before the Planning Commission at this time, Commissioner Eyre moved to adjourn the meeting. Commissioner Kunze seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:56 p.m.

Approved: July 25, 2024 Attest:

_____ _____

Brent Everett, Commission Vice Chair Melanie Busath, Deputy City Recorder

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**Agenda Item No: 2.2**

# Planning Commission Agenda Item Report

Meeting Date: July 25, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section: Consent Agenda

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**Subject:**

Approval of minutes from the July 11, 2025 meeting.

**Suggested Action:**

**Attachments:**

pz 07.11.24.docx

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

Minutes of the **Regular Session** of the **Planning Commission Meeting** held Thursday, **July 11, 2024**, in the **Lehi City Hall** located at **153 North 100 East**.

**Members Present**: Gregory Jackson, Commissioner Chair
Brent Everett, Commission Vice Chair
Tyson Eyre, Commissioner
Emily Lockhart, Commissioner
Nicole Kunze, Commissioner
Ken Roberts, Commissioner

**Excused:** Beau Jones

**Others Present**: Kim Struthers, City Planning Director; Brittney Harris, Planner; Luke Seegmiller, City Traffic Engineer; Gary Ellis, City Engineer; Craig Chambers, Assistant City Attorney; Sherrie Benson, Deputy City Recorder.

The video recording of this meeting can be accessed by clicking HERE. The links to each agenda item will be indexed below the video.

**Regular Session, 7:00 p.m.**

**1. Consent**

Commission Chair Jackson welcomed everyone to the meeting. Kim Struthers introduced Gary Ellis, the new City Engineer, to the Commissioners.

**2. Regular Agenda**

**2.1) Public hearing and consideration of Dominion Energy's request for conditional use approval of the Dominion Regulator Station Site Plan located on 0.13-acres at approximately 11775 West Frontage Road.**

Annie Reid presented information on the item.

The applicants with Embridge Homes, were present to represent the item. They mentioned they will not be moving forward with the power extension and will be working with Rocky Mountain Power. The conditional use for the fence is still being looked at.

Commission Chair Jackson opened and closed the public hearing.

**Motion:** Commissioner Everett moved to approve **Dominion Energy's request for conditional use approval of the Dominion Regulator Station Site Plan located on 0.13-acres at approximately 11775 West Frontage Road;** including all findings stated in the report and all DRC comments, also approving the conditional use for the fence. Commissioner Eyre seconded.

**Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Roberts, yes. The motion passed unanimously.

**2.2) Public hearing and recommendation of the Fox Bros Properties LLC and Lehi City Development Agreement for Grants Corner located at approximately 90 N 500 W.**

*Commissioner Kunze joined the meeting, and Commissioner Roberts stepped down as a voting member.

Brittney Harris presented information on the agenda item. Craig Chambers also included information stating the item is an administrative item and discussed legal issues.

Commissioner Everett asked if everything was consistent with the concept plan. Kim Struthers stated that it was and had been very consistent. Commissioner Eyre asked for clarification on item 1.3.5. Craig explained that it was an agreement, and if the recommendation was agreed upon, it would fall under the terms of the development agreement.

The applicant, Mr. Fox, was present and answered questions about parking.

Commission Chair Jackson opened and closed the public hearing.

**Motion:** Commissioner Eyre moved to recommend approval of **Fox Bros Properties LLC and Lehi City Development Agreement for Grants Corner located at approximately 90 N 500 W.;** including all DRC comments and findings stated in the report, with the recommendation to reword the parking clause that it will be free to the public for the Lehi Round Up Rodeo event**.** Commissioner Everett seconded.

**Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

**2.3) Public hearing and recommendation of Mike Ballard's request for approval of the Thanksgiving Point Area Plan Amendment to allow for automotive repair.**

Brittney Harris presented information on the item.

Commissioner Lockhart asked why the development hadn't been recorded yet. Kim Struthers stated they were working through DRC comments and finance.

The applicant, Mike Ballard, was present. He stated they were negotiating with the group to have the use be recorded and has been working with Stack since Dec of 2023. It needs to be recorded by Aug 1 or the contract will expire.

Commissioner Everett stated he did not see an issue with the development agreement as the

applicant is trying to do due diligence to get the development going.

Commission Chair Jackson opened the public hearing.

Brittney Harris read the online comment.

Commission Chair Jackson closed the public hearing.

> **Motion:** Commissioner Kunze moved to recommend approval of **Mike Ballard's request for approval of the Thanksgiving Point Area Plan Amendment to allow for automotive repair;** including all DRC comments and findings stated in the report**.** Commissioner Everett seconded.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

**2.4) Public hearing and consideration of Brent Ventura's request for approval of the Temple View Villas Preliminary Subdivision including 5 single-family residential lots located at 2800 North 260 East.**

Brittney presented information on the agenda item.

The applicant, Danny Crockett, was present.

Commission Chair Jackson opened and closed the public hearing.

> **Motion:** Commissioner Everett moved to approve **Brent Ventura's request for approval of the Temple View Villas Preliminary Subdivision including 5 single-family residential lots located at 2800 North 260 East;** including all DRC comments and the modifications and findings stated in the report**.** Commissioner Lockhart seconded.
>
> **Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

**2.5) Public hearing and recommendation of the Lehi City, Strata Networks, and Gardner Plumb LC. Development Agreement on 51.45 acres located at approximately 2500 West Main Street.**

**2.6) Public hearing and recommendation of the Lehi City's request for a General Plan Amendment on 51.75-acres located at approximately 2500 West Main Street, changing the land use designation from VLDRA to PF & VLDR**

**2.7) Public hearing and recommendation of the Lehi City's request for a Zone Change on 14.82-acres located at approximately 2500 West Main Street, changing the zoning from A-5 to Public Facility.**

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**2.8) Public hearing and recommendation of Edge Homes? request for a Zone Change on 36.93-acres located at approximately 2500 West Main Street, changing the zoning from A-5 to R-1-15.**

***2.5, 2.6, 2.7, and 2.8 were all heard together to be clear and concise***

Brittney presented information on items 2.5, 2.6, 2.7, 2.8

Commissioner Everett asked about the purpose of changing the density. Kim Struthers stated that the density was roughly closer to R1-15 rather than R1-12. He mentioned that Marlin Eldred had worked out the price of the development.

Steve Maddox, representing Edge Homes, was the applicant. He requested that Walter Plum be excused. Marlin Eldred procured the development agreement, with the residential section managed together and the commercial section by the city. Economics was also included in the agreement. The flexibility regarding water dedication and layout needed to be addressed. There would be connectivity with the trail corridor, with shared costs. He believed they would be connected and aimed to maintain transparency.
4o

Commission Chair Jackson opened the public hearing for items 2.5, 2.6, 2.7 and 2.8

**Todd Reese (Lehi resident)** - He stated that he felt it was a bit like an attempt to wear down the residents. His concern and intent were that a General Plan was in place, and he did not agree with amending it to suit the developer's objectives. From what he understood about STRATA, they were a mess, traffic was bad, and there was excessive noise. He felt it did not blend well with the surrounding property. He wanted to quote Mayor Johnson (Listen to quote). He stated that the development to the west couldn't be controlled, and adding density wouldn't help. He respected development and property rights but did not support amending the General Plan to achieve it.

**Jill Elmont (Lehi resident)** - When they bought their property, she questioned what that would do to their privacy and mentioned they paid out of pocket for it. The neighborhood did not have enough outlets, and she believed the outlets needed to be reconsidered. Since the property had been taken away, trees had grown, and raccoons were causing issues. She wanted this addressed and mentioned the trees were taken down for her family's safety. She agreed with land ownership but wanted to keep the area as nice as it had been.

**Colton Smith (Lehi resident)** - He had been to all three agencies to try to facilitate the purchase of the property. A power line ran through it, and currently, there were not enough outlets from the neighborhood. The neighborhood couldn't handle the traffic, and the General Plan clearly stated it could not be done in good faith. He was happy to pass along the ground he had acquired.

**Patrick Tread (Lehi resident)** - He echoed the previous comments. He stated that 2300 West was a mess, as was 700 South. Adding all the homes would create more problems. The congestion was horrible and would cause huge issues. He mentioned that getting in and out of the neighborhood was hardly feasible and that it was already dangerous. He suggested that if the lot sizes were increased by half an acre, it would be more cohesive with the neighborhood. There

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were no sidewalks for kids walking to and from school, and he was frustrated with the lack of safety.

Brittney read the online comments that would be included in the record.

Commission Chair Jackson closed the public hearing on items 2.5, 2.6, 2.7 and 2.8

Mr. Maddox stated that the trail was intended to meet the neighbors' requests and would be included in the contract. He agreed that land use changes were necessary to service the residents in that area. They had asked for the same considerations with STRATA and wanted to protect their community and the surrounding communities. They did not want a messy site for the community.

Luke Seegmiller stated they would require traffic studies, noting 880 trips a day. The connections would be to the existing stub roads and at Grays Drive. There was a current MAG project to widen 2300 West to five lanes between Main Street and 2100 North, projected to be finished by August 2025. South of Main Street, 2300 West would require a traffic signal at Gray's Drive and 700 South. Many issues stemmed from regional traffic coming from Eagle Mountain and Saratoga Springs. UDOT had recently received federal funding and would start the 2100 North corridor, with construction beginning in 2026. Pioneer Crossing would be installing flex lanes starting in 2026 as well. These changes should alleviate traffic. He stated relief was coming, though it was not immediate. The project would not add significant traffic to the area. Kim Struthers applied to finish improvements on 700 South. MAG had provided funding for pedestrian and bicycle activity, but this would all take time, with funding expected in two years.

Commissioner Everett stated they couldn't start construction until water dedication was resolved. There was no sidewalk on the 700 South Island. Kim Struthers mentioned a ribbon road would be connected, and Richard Chu owned this property. Commissioner Everett asked if there was an ingress and egress on Main Street. Luke stated he was not sure what the developer had planned for the site, but a traffic study would be conducted. Mr. Maddox stated the City did not want the road stubbed out by limiting access to Main Street. He mentioned that traffic was a concern and wait times were an issue. Mr. Maddox stated their traffic study presented a global solution. Luke stated signal spacing would not allow another light. Commissioner Eyre asked if the City was requesting an exception for the road access. The only access to the City would be from Main Street. Commissioner Eyre asked if Edge would need an exception due to block length requirements. Kim stated that was a fair assessment and would need to be included in the development agreement. He also mentioned that aesthetics per code needed to be added. Mr. Maddox stated that engineering met the block length requirements. Commissioner Kunze asked if STRATA had a limited time in Lehi or if this was long-term. Kim stated they did not solely operate in Lehi and were not exclusively for Lehi City, indicating it would be a long-term site. This would facilitate the Lehi City Public Works building, and public facilities allowed for outside storage. Commissioner Eyre asked about the development on 700 South and if there would be connectivity. A cycle track would be added above the road. Commissioner Eyre stated it was a challenge and safety issue because of 700 South and asked about aligning the roads for connectivity. Kim stated the bike track would be separated by physical protection. Commissioner Jackson stated it upset him because you could not charge for a view. He stated property rights ended where the land ended.

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Commissioner Everett looked at the numbers and, if it was developed as it currently stood, he didn't see it as a huge distraction. He liked that the City and STRATA would hold architectural standards. He acknowledged there would be traffic issues and hoped drivers could be respectful and safe. He saw the benefit for each applicant and did not feel that Lehi was the sole source of traffic or the lack of planning.

Commissioner Jackson stated there was a general plan for a reason and held it in high regard but was not opposed to amending the agreement. If it benefited the city, they were open to amendments. He wanted more conversation on ingress and egress and outlets. He urged the public to engage with the City Council members.

Commissioner Lockhart did not love everything about the agreement but wanted to recognize the compromise. She acknowledged it could be frustrating but commended the hard work from staff, the developer, and the neighbors. She favored the idea of finding high growth and being more proactive.
Commissioner Kunze also wanted to recognize the developers for compromising. She stated they had no idea what would happen to Lehi and felt this was a good option that would work for a long time.

Commission Chair Jackson reopened the public hearing for all items.

**Colton Smith** asked for clarification regarding the green space on the plat map. He inquired about the interest in placing a public facility in that area and wanted to know why it was allowed to be located on that piece of property.

**Jill Elmont** echoed Mr. Smith's concerns and asked if the properties behind the homes would be larger. She also had questions about traffic and wondered why this particular property was chosen. She expressed significant concern about traffic issues.

**Todd Reese** asked for clarification about the triangle at the public facilities. He mentioned that the ground had been reduced to allow for more homes. He noted that people race on Main Street, which could create issues for STRATA if they are heading west, leading to wrecks and posing a safety concern, along with the increased traffic from the public facility.

**Megan Trent** expressed high concern about traffic as well. She asked for clarification on the three exits and their locations. She echoed concerns about the effectiveness of traffic studies, noting that it didn't seem like anything changed even after a traffic study was concluded. She acknowledged the compromise and felt better about what was being proposed that night.

**Robert Peck (Lehi resident)** noted that his street was stubbed and expected a road to be punched through. He wanted to know when the road would be stubbed through near the cattle trail property. He stated that not requiring three exits in and out of the neighborhood could lead to a potential disaster.

Commission Chair Jackson closed the public hearing for all items.

Steve Maddox wanted to address some questions. He thanked the Commissioners for their time and explained that the reason for the public facility was due to the City's division and large size.

Kim clarified that as part of the agreement, there would be smaller lot sizes, but the overall density had to match the R1-15 zone. Not all the lots would be smaller; there would also be larger lots. Luke stated that there were existing stub roads at 2500 West and River Way for ingress/egress and that there was a stub road on Gray's Road that could not be built until it was acquired. He mentioned that the traffic study would assist with this. Commissioner Lockhart asked why the facility was being placed on Main Street and sought clarification for those with public comments. Kim explained that with the growth on the west side, part of the need for the facility was for emergency purposes, as all current facilities were on the east side. More space was needed due to outgrowing the current facilities.

**2.5 Motion:** Commissioner Lockhart moved to recommend approval of **Public hearing and recommendation of the Lehi City, Strata Networks, and Gardner Plumb LC. Development Agreement on 51.45 acres located at approximately 2500 West Main Street;** including all DRC comments and findings stated in the report**.** With the recommendation that Staff evaluate the connectivity requirements and give considerations to aesthetics. Commissioner Kunze seconded.

**Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, no; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed 4 – 1.

**2.6 Motion:** Commissioner Everett moved to recommend approval of **Public hearing and recommendation of the Lehi City's request for a General Plan Amendment on 51.75-acres located at approximately 2500 West Main Street, changing the land use designation from VLDRA to PF & VLDR;** including all DRC comments and findings stated in the report. Commissioner Eyre seconded.

**Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

**2.7 Motion:** Commissioner Eyre moved to recommend approval of **Public hearing and recommendation of the Lehi City's request for a Zone Change on 14.82-acres located at approximately 2500 West Main Street, changing the zoning from A-5 to Public Facility;** including all DRC comments and findings stated in the report, not including the compatibility of the surrounding areas, but allowing to bring more services to this area of the City. Commissioner Everett seconded.

**Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

**2.8 Motion**: Commissioner Kunze moved to recommend approval of **Public hearing and recommendation of Edge Homes? request for a Zone Change on 36.93-acres located at approximately 2500 West Main Street, changing the zoning from A-5 to R-1-15;** including all DRC comments and findings stated in the report. Commissioner Eyre seconded.

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**Vote:** Commissioner Jackson, yes; Commissioner Everett, yes; Commissioner Eyre, yes; Commissioner Lockhart, yes; Commissioner Kunze, yes. The motion passed unanimously.

**3. City Business**

The next Planning Commission meeting will be held July 25, 2024

**4. Adjournment**

With no further business to come before the Planning Commission at this time, Commissioner Eyre moved to adjourn the meeting. Commissioner Everett seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 9:32 p.m.

Approved: July 25, 2024 Attest:

_____ _____

Gregory Jackson, Commission Chair Sherrie Benson, Deputy City Recorder

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**Agenda Item No: 3.1**

# Planning Commission Agenda Item Report

Meeting Date: July 25, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

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**Subject:**
Public hearing and consideration of Troy Watson's request for approval of a Plat Amendment for Watson Estates amending lot 7 of Wathen Estates Plat A located at 1045 North 200 East.

**Suggested Action:**

**Attachments:**

Watson 1.pdf

Watson 2.pdf

# WATSON ACRES PLAT AMENDMENT
## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | Troy Watson | | |
| **Meeting Date** | July 25, 2024 | | |
| **Requested Action/Purpose** | Approval of a proposed plat amendment | | |
| **Location** | 1045 North 200 East | | |
| **Existing General Plan Designation** | Low Density Residential (LDR) | | |
| **Existing Zoning** | R-1-8 | | |
| **Existing Land Use** | Single Family Homes | | |
| **Number of Lots/Units** | One Lot | | |
| **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 Home |
| **Date of DRC Review** | June 19, 2024 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

**Section 11.340. Vacating, Altering, or Amending a Recorded Subdivision Plat.**
The City Council may consider, after Reviewing Departments review, any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any road or lot, contained in a subdivision plat.

A. A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file an application to have some or all of the plat vacated or amended.
B. The City Council shall hold a public hearing within forty-five (45) days after the day on which the application is filed if:

1. Any owner within the plat notifies the City of the owner's objection in writing within ten (10) days of mailed notification; or

2. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.

C. The public hearing requirement of Subsection B does not apply and the City Council may consider at a public meeting an owner's request to vacate or amend a subdivision plat if the application seeks to:

1. Join two or more of the applicant fee owner's contiguous lots;

2. Subdivide one or more of the applying fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

3. Adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join in the application, regardless of whether the lots or parcels are located in the same subdivision;

4. On a lot owned by the applying fee owner, adjust an internal lot restriction imposed by the City; or

5. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within

the subdivision that are not:

a. owned by the applicant; or
b. designated as a common area

D. Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to the State Code requirements for vacation of a public right-of-way.

E. Each request to vacate or amend an entire plat or a portion of a plat shall include:

1. The name and address of each owner of record of the land contained in the entire plat or on that portion of the plat described in the application; and

2. The signature of each owner described in Subsection (E)(1) who consents to the application.

**Section 11.350. Plat Amendment Approval Process and Recordation.**

A. Following a review by the Reviewing Departments, the City Council may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the Council finds that:

1. There is good cause for the vacation or amendment; and

2. No public street, right-of-way, or easement has been vacated or amended.

B. The City Council shall ensure that the amended plat showing the vacation or amendment is recorded in the office of the County Recorder.

C. An amended plat may not be submitted to the County Recorder for recording unless it is signed, acknowledged, and dedicated by each owner of record of the portion of the plat that is amended.

## PROPERTY HISTORY

| | |
|---|---|
| June 15, 1872 | Property was incorporated into the original Lehi City boundary |
| April 2, 1973 | City Council approved the Wathen Estates Subdivision |

## REPORT ANALYSIS

The applicant requests approval of the Watson Acres Subdivision amending lot 7 of Wathen Estates Plat A. The applicant purchased property from another landowner and intends to combine the two lots to build a detached structure. City Code does not allow an accessory building on a lot without a home, necessitating this amendment to combine the two lots into one.

The proposed lot meets the requirements of the R-1-8 zone.

DRC reviewed the proposed plat amendment and had six redline comments including:
1. Existing 8' Easement should be preserved or vacated as part of this amended plat
2. Change “A minor Subdivision Plat” to “A residential Subdivision Plat”

Please include all DRC comments in your motion.

## POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to approve or approve with modifications the proposed plat Amendment. Any motion should include findings. Possible findings include:

1. The proposed plat amendment is/is not consistent with the character of the surrounding neighborhood.
2. The proposed plat amendment meets/does not meet the requirements of the Development Code.
3. Other findings based upon information presented at the public meeting.

**Wathen Estates Plat Amendment**
**DRC Redline Comments**

*Troy Watson- requests review of a plat amendment for Wathen Estates located at 1045 North 200 East combining two lots into one.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: none present
Date of Plans Reviewed: 6/11/2024
Time Start:
Time End:

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments
**Garion – Fire:** No comments
**Ryan – Water/Sewer:** No comments
**James – Parks:** No comments
**Gary – Building/Inspections:** No comments
**Shelbey – Public Works:** No comments
**Brad – Engineering:**
1. Existing 8' Easement should be preserved or vacated as part of this amended plat
2. Add "with additional land" after "being a vacation and amendment of Lot 7 Wathen Estates Plat A".
3. Confirm whether or not other Public Utilities exist along the boundaries of this lot, and show them on the plat if they do exist.

**Luke- Traffic:** No comments
**Kim – Planning:**
4. Change "A minor Subdivision Plat" to "A residential Subdivision Plat"
5. Make sure spelling of Kristin is consistent on the plat
6. If you want, you can name the subdivision whatever you want, it does not have to be Wathen Estates Plat B but it can be.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 11th

**PRECON MEETING REQUIRED?** (NONE)

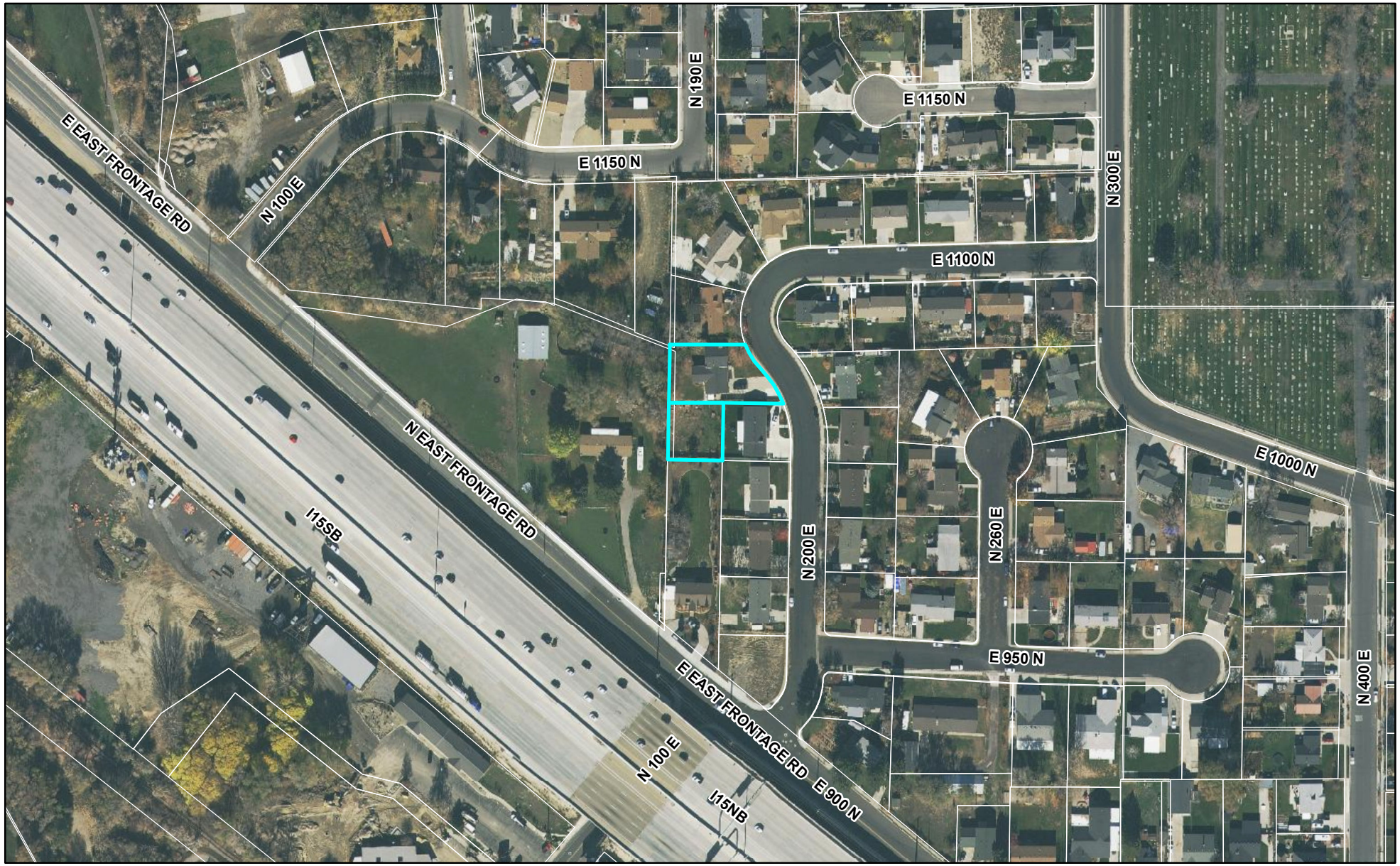
**Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews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


HIDEOUT
PUBLIC
HEARING
PLAT AMENDMENT


PUBLIC
HEARING
PLAT AMENDMENT
HIDEOUT
HIDEOUT

# Watson Acres

Aerial




0 240 480 Feet

LEHI CITY

# Watson Acres

General Plan

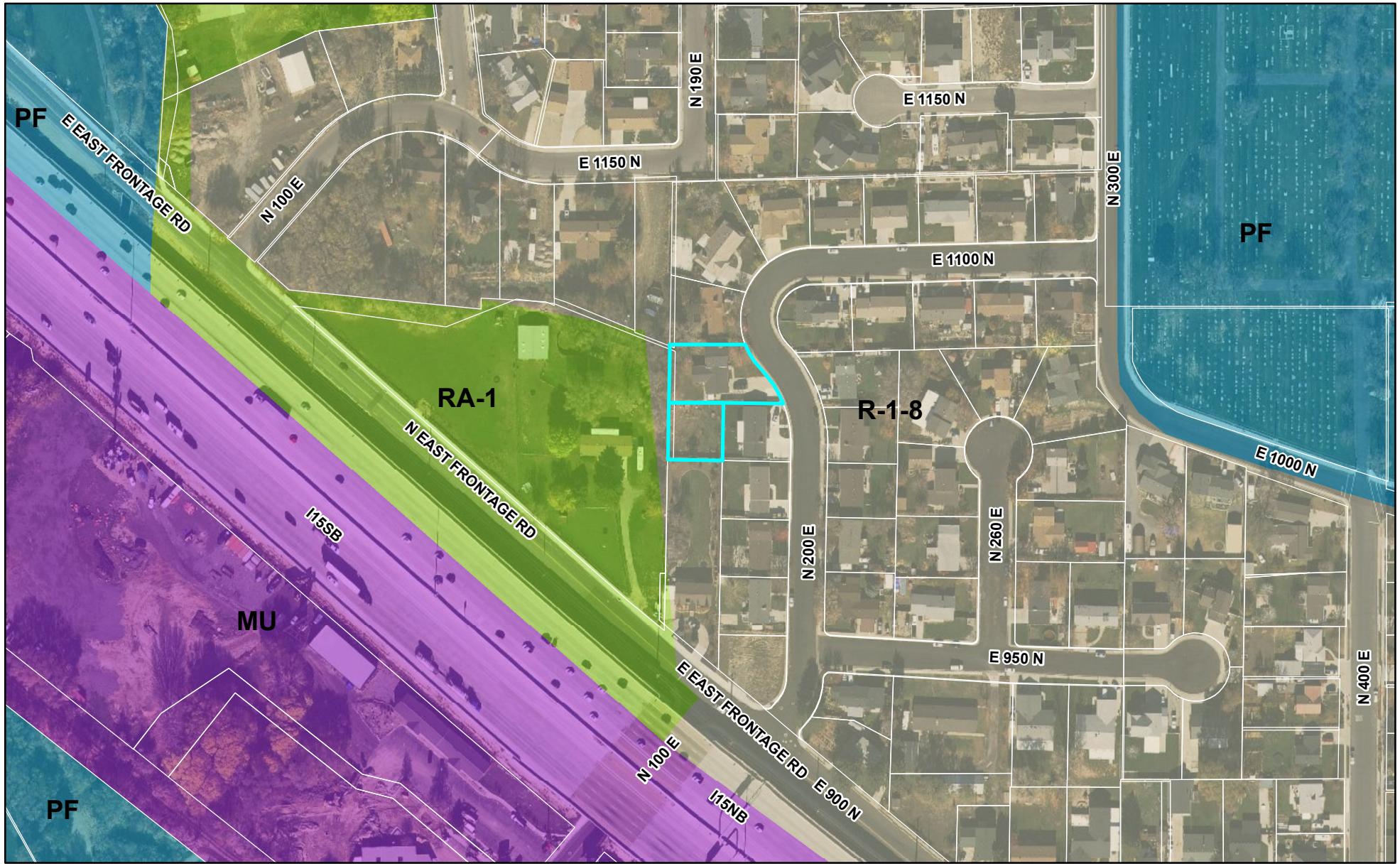



0 240 480 Feet

LEHI CITY

# Watson Acres

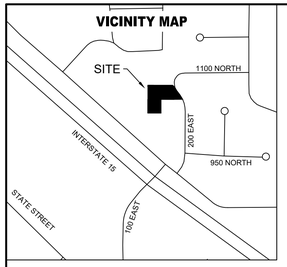
Zoning




0 240 480 Feet

LEHI CITY

## VICINITY MAP




## NOTES:

1. THE PHYSICAL PROPERTY AS WELL AS THE ENTIRETY OF WATHEN ESTATES PLAT "A", HAS A SHIFT OF APPROXIMATELY 1.7 FEET NORTH AND 2.2 FEET EAST.
2. THE ESTABLISHMENT OF THE ACTUAL PHYSICAL LOCATION OF WATHEN ESTATES, PLAT "A", WAS DETERMINED BY PHYSICALLY SURVEYING THE SURROUNDING PROPERTIES AND IDENTIFYING THE LOCATION OF EXISTING SURVEYS THAT HAVE BEEN FILED WITH THE UTAH COUNTY SURVEYORS OFFICE.
3. RESIDENTIAL BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
   FRONT LIVING - 15'
   FRONT GARAGE - 20'
   REAR - 25'
   SIDE - TOTAL OF 20' NO LESS THAN 8' ON ONE SIDE.
4. PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE.
5. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
6. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
7. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

***LEDGEND***

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

# WATSON ACRES

PLAT "A"

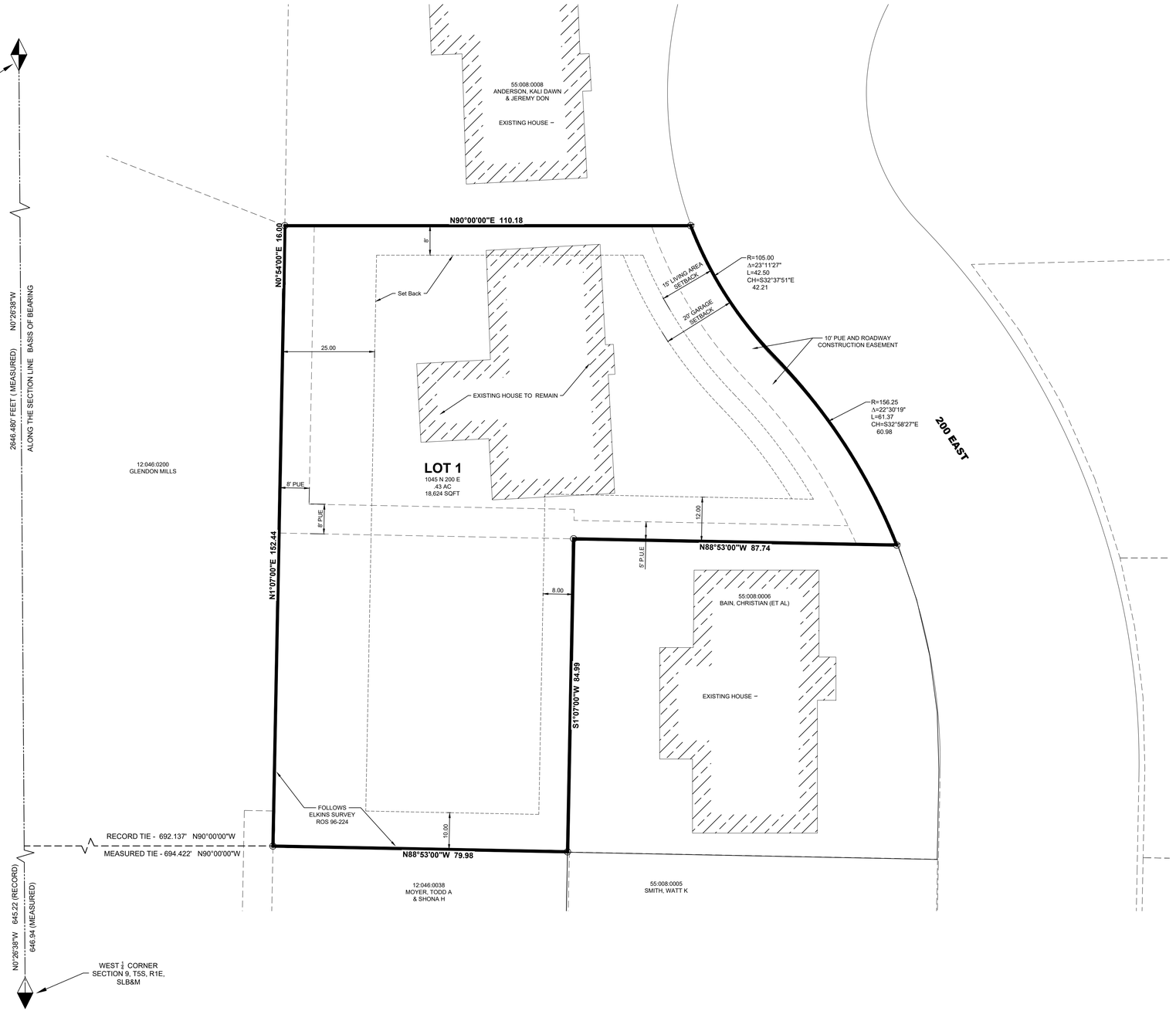
A MINOR SUBDIVISION PLAT
BEING A **VACATION AND AMENDMENT** OF LOT 7,
WATHEN ESTATES PLAT "A"
WITH ADDITIONAL LAND

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

NORTH

SCALE: 1"=15'

15 7.5 0 15




## SURVEYOR'S CERTIFICATE

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

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH LIES N0°26'38"W ALONG THE SECTION LINE 646.94 FEET (RECORD 645.22 FEET) AND EAST 694.42 FEET (RECORD 692.14 FEET) FROM THE WEST ¼ CORNER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN: RUNNING THENCE ALONG THE PROPERTY LINE COMMON WITH GLENDON MILLS THE FOLLOWING (2) TWO CALLS: (1) N1°07'00"E 152.44 FEET AND (2) N0°54'00"E 16.00 FEET; THENCE EAST 110.18 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF 200 EAST; THENCE ALONG SAID RIGHT OF WAY OF 200 EAST THE FOLLOWING (2) TWO CALLS: (1) ALONG THE ARC OF A 105.00 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, 42.50 FEET, THROUGH A CENTRAL ANGLE OF 23°11'27" (CHORD BEARS: S32°37'51"E 42.21 FEET) TO A POINT OF REVERSE CURVATURE, (2) ALONG THE ARC OF A 156.25 FOOT RADIUS CURVE TO THE RIGHT, 61.37 FEET, THROUGH A CENTRAL ANGLE OF 22°30'19"(CHORD BEARS: S32°58'27"E 60.98 FEET); THENCE N88°53'00"W 87.74 FEET; THENCE S1°07'00"W 84.99 FEET; THENCE N88°53'00"W 79.98 FEET, RETUNING TO THE POINT OF BEGINNING.

AREA +/- .43 AC

PROFESSIONAL LAND SURVEYOR
TRAVIS R. WARREN
No. 10795900
9-1-2022
STATE OF UTAH

DATE

SURVEYOR
(See Seal Below)

## OWNERS DEDICATION

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

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

TROY GLEN WATSON

KRISTIN WATSON

## ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE_____ DAY OF_____, A.D. 20___, PERSONALLY APPEARED BEFORE ME TROY GLEN WATSON AND KRISTIN WATSON, HUSBAND AND WIFE AND THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

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

## ACCEPTANCE BY LEGISLATIVE BODY

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

CHIEF BUILDING OFFICIAL

APPROVED_____
ENGINEER
(See Seal Below)

ATTEST_____
CLERK-RECORDER
(See Seal Below)

## PLANNING COMMISSION APPROVAL

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

CHAIRMAN, PLANNING COMMISSION

PLAT "A"

# WATSON ACRES

A RESIDENTIAL SUBDIVISION PLAT
BEING A **VACATION AND AMENDMENT** OF LOT 7,
WATHEN ESTATES PLAT "A"
WITH ADDITIONAL LAND

LOCATED WITH THE NORTHWEST QUARTER
OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN

LEHI UTAH COUNTY, UTAH

SCALE: 1"=15'

| CITY RECORDERS SEAL | CITY ENGINEER SEAL | COUNTY-RECORDER SEAL |
|---|---|---|
| | | |

This form approved by Utah County and the municipalities therein.

**Agenda Item No: 3.2**

# Planning Commission Agenda Item Report

Meeting Date: July 25, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

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**Subject:**
Public hearing and recommendation of DR Horton's request for review of the Draper Addition Zone Designation of Planned Community on 877.46 acres located at approximately 4400 North Horton Way.

**Suggested Action:**

**Attachments:**

Draper Addition 1.pdf

Draper Addition 2.pdf

# DRAPER ADDITION ZONE CHANGE
## PLANNING COMMISSION REPORT

| | | | |
|---|---|---|---|
| **Applicant** | DR Horton | | |
| **Meeting Date** | July 25, 2024 | | |
| **Requested Action/Purpose** | Public hearing, review, and recommendation of a proposed zone change | | |
| **Decision Type** | Legislative | | |
| **Location** | Approximately 4400 North Horton Way | | |
| **Acreage** | 877.46 acres | | |
| **Existing Zoning** | None | | |
| **Existing General Plan Land Use Designation** | Various corresponding to Area Plan Designations | | |
| **Proposed Zoning Designation** | Planned Community | | |
| **Existing Land Use** | Undeveloped Hillside | | |
| **Adjacent Zoning and Land Use** | *North* | Draper | Single Family Homes/Hillside |
| | *South* | PC | Texas Instruments Buffer |
| | *East* | PC/Draper | Undeveloped Hillside |
| | *West* | Unincorporated | Hillside |
| **Date of DRC Review** | July 3, 2024 | | |
| **Assigned Planner** | Brittney Harris | | |

## REQUIRED ACTION

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

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

## APPLICABLE GENERAL PLAN GOALS AND POLICIES

**RESIDENTIAL DEVELOPMENT**

Accommodate a range of housing and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.

## PROPERTY HISTORY

| | |
|---|---|
| **December 11, 2012** | City Council approved the Micron Area Plan |
| **August 23, 2022** | City Council approved the Skye Area Plan amending the Micron Area Plan and the Draper Addition Municipal Boundary Line Adjustment adding this area into the City. |
| **September 19, 2023** | City Council approved the Skye Area Plan Second Amendment |

## REPORT ANALYSIS

The applicant requests review and recommendation of a proposed zone change on 877.46 acres located at approximately 4400 North Horton Way. This is the land that came into the City in 2022 from Draper City. During that time no zoning was designated. This proposed zone change amendment will officially designate it as Planned Community. The Skye Area Plan Amendment Second Amendment indicated the land uses on this land and has already been recorded. This zone change will not impact the Area Plan at all. And water has already been provided by DR Horton for the development on this land.

A large portion of this area is also included in the 500 acres guaranteed to be preserved as undisturbed hillside.

The DRC had no redline comments.

## SCOPE OF APPROVAL

Zone changes are legislative items which usually allow a level of discretion. However, where this is just cleaning up the zoning designation for this land, the Planning Commission would have to provide strong reasons for not providing a positive recommendation for the rezone of this property.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed zone change is adding zoning on property that previously came into the City and currently has no zoning.
2. The proposed zoning is reflective of the existing General Plan Land Use designations.
3. The proposed zoning is consistent with the approved Skye Area Plan.
4. The proposed zone change is part of process that will allow the conservation of 500 acres.

**Draper Addition Zone Change**
**DRC Redline Comments**

*DR Horton- requests review of the Draper Addition Zone Designation to Planned Community on 877.46 acres located at approximately 4400 North Center.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Jeff Stephenson and Ben Tuckett
Date of Plans Reviewed: 6/25/2024
Time Start: 2:05pm
Time End: 2:14pm

**DRC REDLINE COMMENTS:**
**Glade – Power:** No comments
**Garion – Fire:** No comments
**Ryan – Water/Sewer:** No comments
**James – Parks:** No comments
**Gary – Building/Inspections:** No comments
**Shelbey– Public Works:** No comments
**Brad – Engineering:** No comments
**Kim – Planning:** No comments

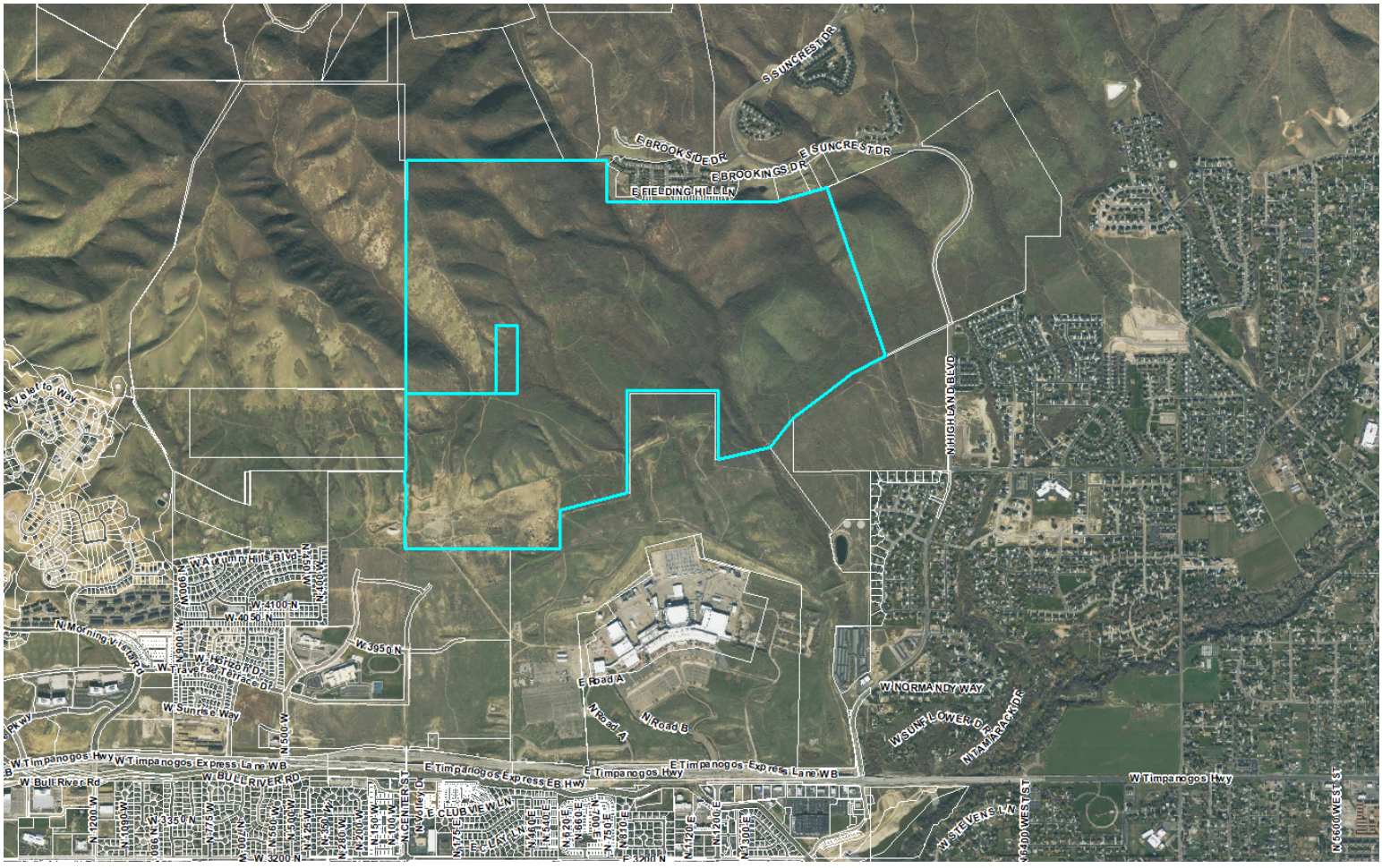
THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 25th

**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.**

# Draper Addition Zone Change

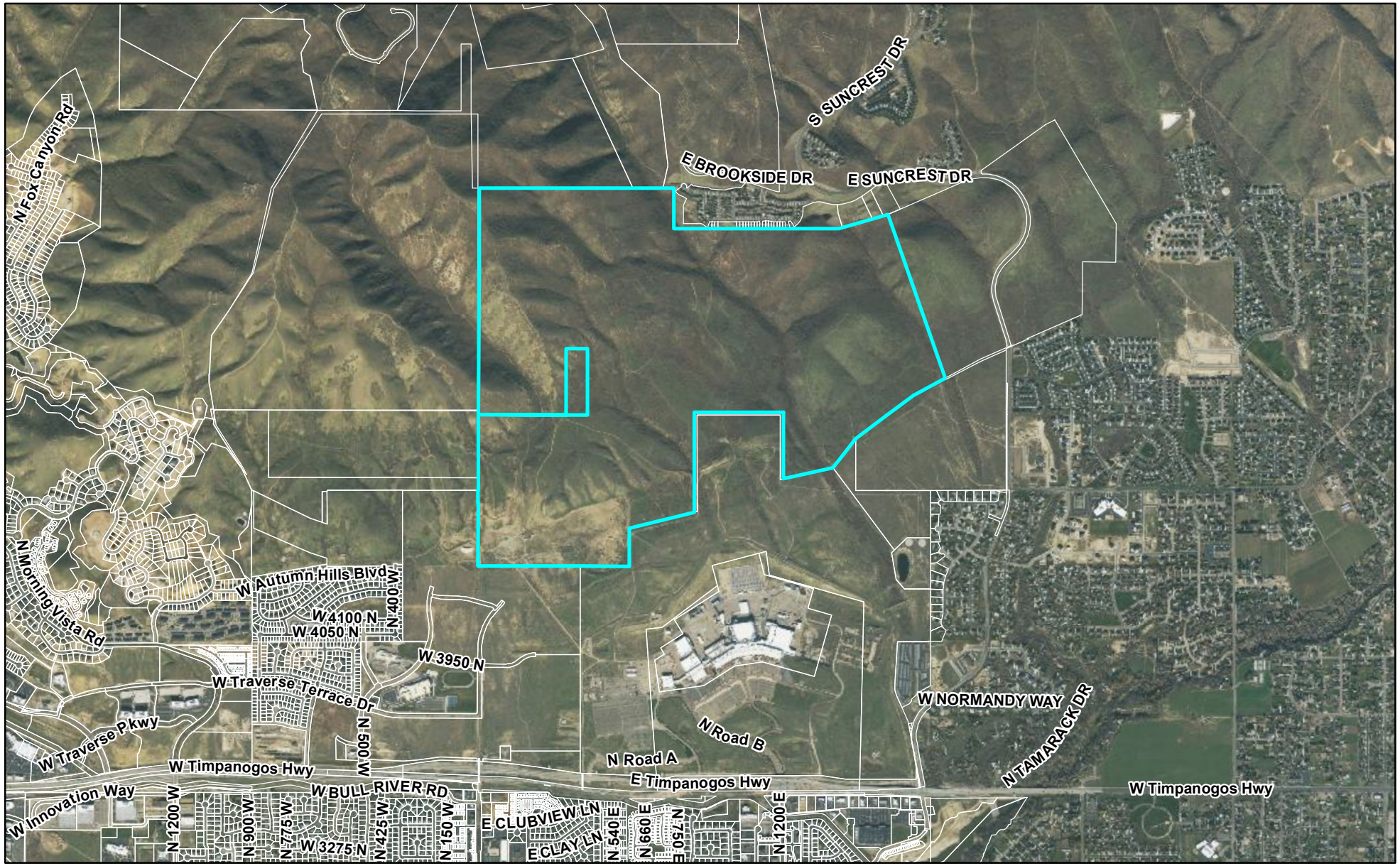
This property came into Lehi as part of the Draper- Lehi Boundary Line Adjustment and was included in the Skye Area Plan Second Amendment. We realized that zoning was never assigned to the parcel. DR Horton requests Planned Community (PC) zoning on these parcels in accordance with the approved Skye Area Plan.

Parcels: 11:015:0007 and 11:015:0002



# Draper Addition Zone Change

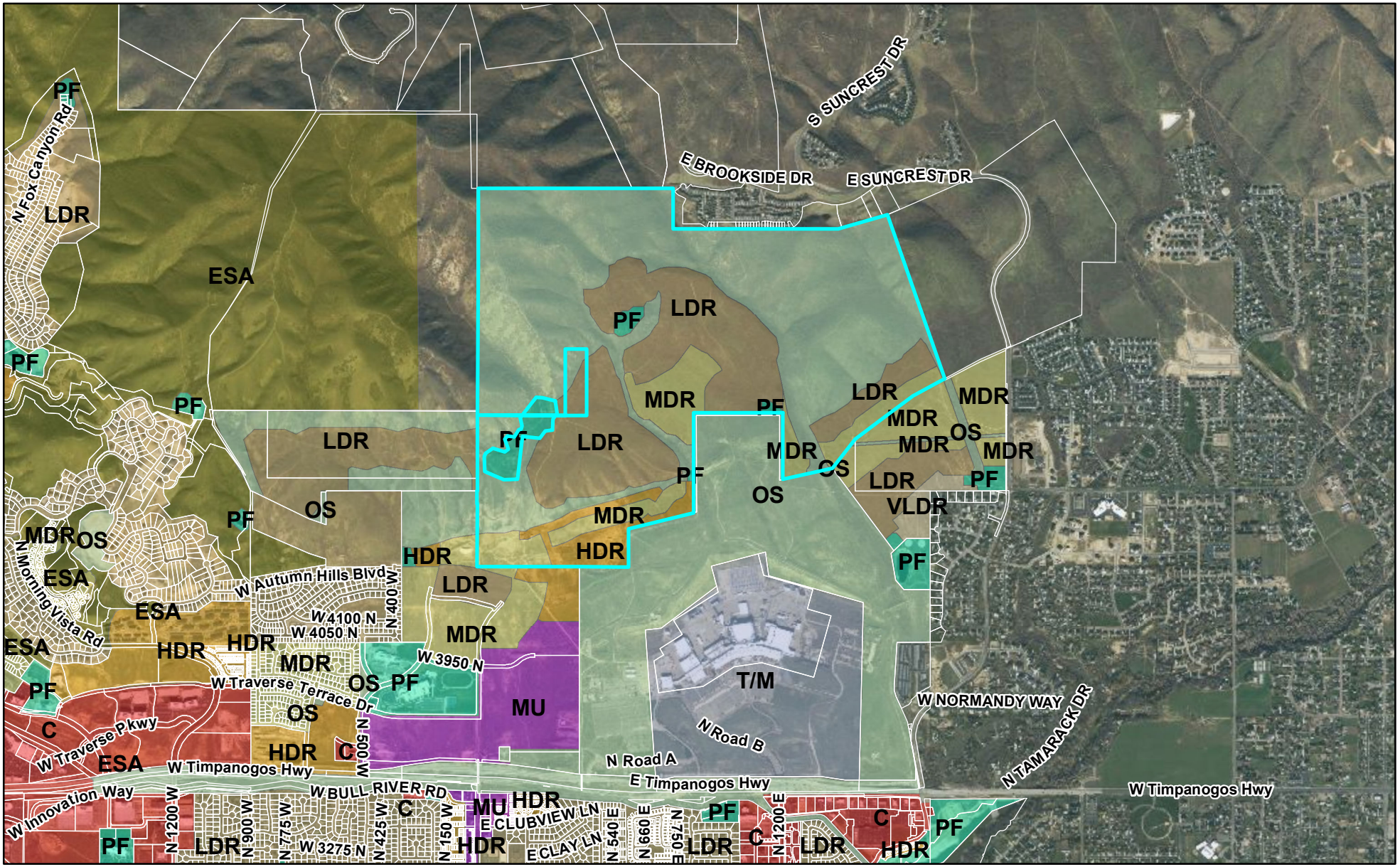
Aerial




LEHI CITY

# Draper Addition Zone Change

## General Plan

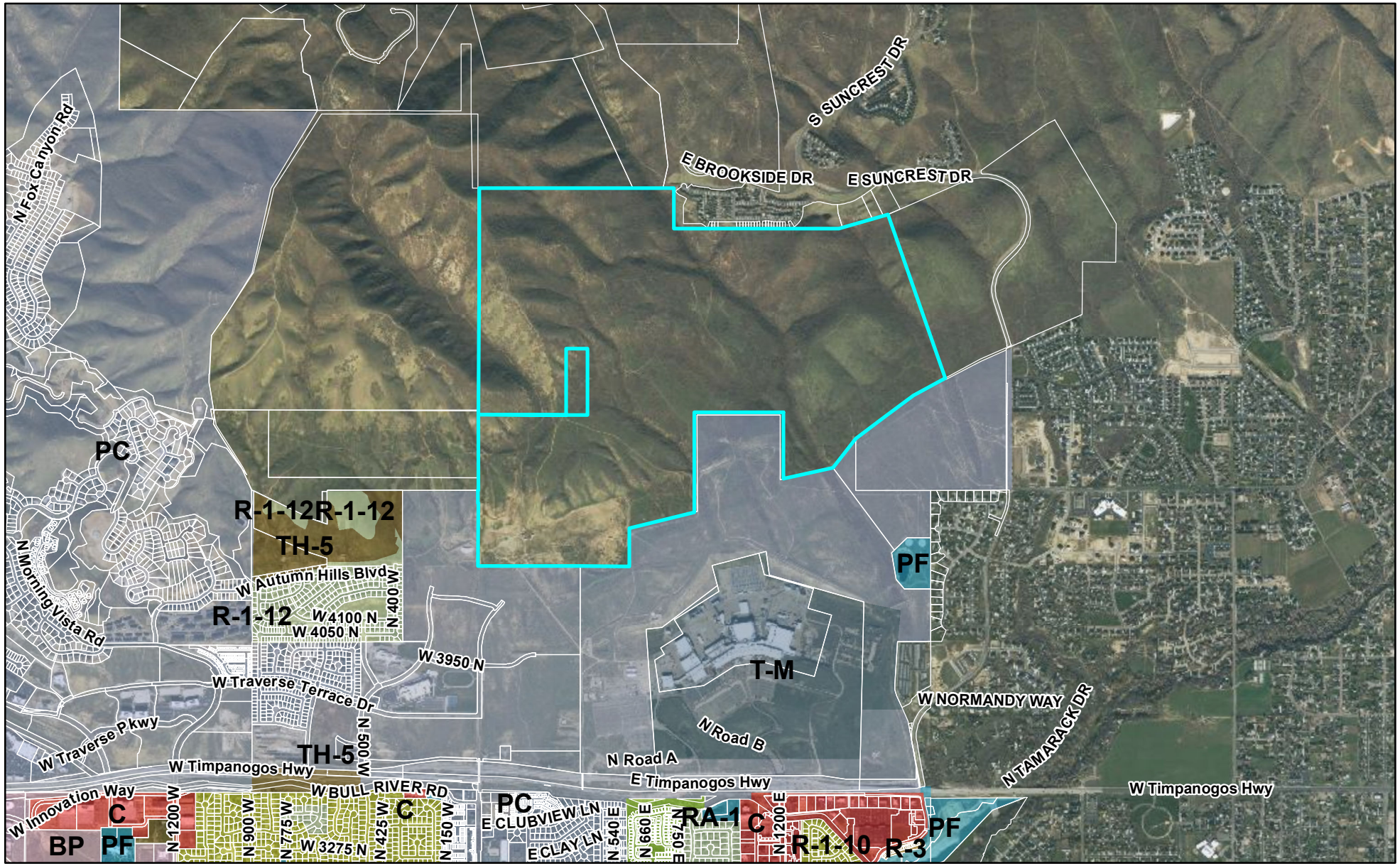



0 2,900 5,800 Feet

LEHI CITY

# Draper Addition Zone Change

Zoning




0 2,900 5,800 Feet

LEHI CITY

**Agenda Item No: 3.3**

# Planning Commission Agenda Item Report

Meeting Date: July 25, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

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**Subject:**
Public hearing and recommendation of CORE Architecture's request for review of an amendment to the Skye Area Plan adding design requirements for Civic Land Uses.

**Suggested Action:**

**Attachments:**

Skye Civic Land Uses 1.pdf

Skye Civic Land Uses 2.pdf

# SKYE AREA PLAN AMENDMENT
# CIVIC SITES DESIGN STANDARDS
## PLANNING COMMISSION REPORT

| | |
|---|---|
| **Applicant** | CORE Architecture |
| **Meeting Date** | August 10, 2023 |
| **Requested Action/Purpose** | Review and recommendation of a proposed area plan amendment |
| **Decision Type** | Legislative |
| **Date of DRC Review** | July 10, 2024 |
| **Assigned Planner** | Brittney Harris |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Review and recommendation |
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

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

**Section 06.020 Planned Community Description.**
Each Planned Community Zone should include a cohesive mixture of land uses, including commercial and/or business park uses, which will provide services and employment opportunities to residents within the community. Residential uses should provide a range of housing types and densities to accommodate a variety of age and income groups and residential preferences, so that the community's demographic diversity is maintained. Commercial uses should focus on retail services for the residents of the community and must include a unifying design theme which compliments the residential areas. Residential and commercial land uses should be integrated to promote a walkable, sustainable community.
Development should promote creative lot configuration with usable public and private recreation areas, parks, trails and open space with assurance of maintenance. Preservation of open space and critical environmental areas is also highly encouraged through the use of clustering and other innovative development options where a standard lot pattern is not practical or desirable due to physical constraints.

**Section 06.030 Design Compatibility.**

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

## REPORT ANALYSIS

The applicant requests review and recommendation of proposed amendments to the Skye Area Plan adding design requirements for the Civic Land Use areas. The proposed amendment will impact two properties with "civic" designations in the area plan. Both of these properties are intended for use by the Church of Jesus Christ of Latter-day Saints. Both with have chapels on them and one will have the future Lehi Temple.

The existing Skye Area Plan does not have design requirements for the civic sites which would leave them to all of the requirements for the General Nonresidential Design District in the Development Code. These standards do not quite fit the typical temple or church architecture and other requirements. The applicant proposes the following changes.

First the applicant changed some of the wording in the existing Area Plan to make it clear that the design requirements only apply to residential development.

Next, the applicant proposes changes to the General Nonresidential Design Standards as they would apply to the civic site. They started with the standards to simplify the exceptions and show the specific items they want to change the requirements. These things include not orienting the building to the corner, not requiring a certain percentage of glass on the façade facing the street, removing some specific architectural requirements, and a few other changes including reducing the amount of bike parking required.

The applicant also requests changes to the Chapter 12 lighting requirements. These standards are there to preserve the dark sky. The temples include upward lighting onto the façade. The proposed amendment would allow some of this lighting on the facades, monument signs and the flags at a maximum of 10 foot-candles. The building towers and steeples would have a maximum of 12 foot-candles.

The DRC reviewed the proposed changes and had one comment to add trails. The applicant has already made the requested change.

## SCOPE OF APPROVAL

Area Plan Amendments are a legislative item with a large amount of discretion by the Planning Commission. They may consider if these changes will meet the intent of the design requirements and lighting ordinances.

The public may also speak to this item. Comments focused on specific concerns and changes are the most helpful to the Planning Commission.

## POSSIBLE MOTIONS AND FINDINGS

The Planning Commission may move to recommend approval or denial of the proposed area plan. Any motion

should include findings. Possible findings include:

1. The proposed area plan amendment allows flexibility with the design requirements and will/will not preserve the intent of the design requirements.
2. The proposed area plan amendment will/will not provide a quality community in Lehi City.
3. Other findings based upon information presented during the public hearing.

**Skye Area Plan Amendment**
**DRC Redline Comments**

*CORE Architecture- requests review of the Skye Area Plan Amendment adding design requirements for the Civic Land Uses*
DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present: Curtis Miner
Date of Plans Reviewed: 7/2/2024
Time Start: 1:03pm
Time End: 1:08pm

**DRC REDLINE COMMENTS:**
**Glade – Power:** No Comments
**Garion – Fire:** No Comments
**Ryan – Water/Sewer:** No Comments
**James – Parks:** No Comments
**Gary – Building/Inspections:** No Comments
**Shelbey – Public Works:** No Comments
**Brad – Engineering:** No Comments
**Luke- Traffic:** No Comments
**Kim – Planning:**
1. Section 4.vii.2 add "or trail"

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 25th

**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.**

2 July 2024

Ms. Brittney Harris
Lehi City Planning
153 North 100 East
Lehi, UT 84043

Re: Skye Area Plan Amendment Application

Dear Brittney,

As required by the "Application for Area Plan Amendment", please find below a narrative of reason and justification, effect on surrounding area, suitability of properties, and public health, safety, and welfare.

**Reason and Justification**

When the Skye Area Plan was originally developed and approved by Lehi City, two "civic" parcels were identified in the associated land use plan. However, the Skye Area Plan narrative and design guidelines focused entirely on the residential components of the development and intentionally omitted design standards for civic and other mixed-use properties.

Now that The Church of Jesus Christ of Latter-day Saints has officially announced plans to build a temple and meetinghouse on one of the civic sites and a meetinghouse on the other, the Skye Area Plan needs to be amended to include design guidelines and standards for development of those civic parcels. This application is to propose those amendments.

**Effect on Surrounding Area**

Because only two parcels in the Skye Area Plan are designated as "civic", and because the proposed amendments pertain only to civic properties, the proposed amendments affect only these two properties. The proposed amendments have no effect outside of the Skye Area Plan.

**Suitability of Properties**

Both civic properties within the Sky Area Plan are correctly positioned within the community to serve civic functions. Neither property includes environmental, geological, or other hazards, and both properties already have, or will shortly have, public utilities and infrastructure to support development as part of Skye Area Plan improvements.

**Public Health, Safety, and Welfare**

Development standards proposed by this amendment application will ensure projects that are beautiful and long-awaited additions to the community. The projects will not pose a threat to public health, safety, or welfare.

If you have any questions or require additional information, please don't hesitate to contact me at my office.

Respectfully Submitted,



Curtis N. Miner, AIA, NCARB
Principal Architect, CORE Architecture

# SKYE AREA PLAN

## RESIDENTIAL ARCHITECTURAL DESIGN GUIDELINES & STANDARDS

Proposed amendments to Skye Area Plan

by

CORE Architecture

for

CIVIC Properties and the Lehi, Utah Temple

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PREPARED BY:
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Question for Brittney: Since the existing Area Plan deals only with residential design standards, how do we want to address architectural design guidelines for nonresidential development? Would it be best to "fold it in" to the existing standards, or to create a separate and parallel nonresidential design standards section? Or is the temple unique enough that it should have its own section (civic?) and leave the Lehi nonresidential design standards in place for the rest of the development? 6/24/24 Conversation with Brittney: use a separate section that deals only with the "Civic" property.

# ARCHITECTURAL DESIGN GUIDELINES AND STANDARDS
# TABLE OF CONTENTS


**1.** INTRODUCTION TO SKYE AREA PLAN

1.1 Background
1.2 Purpose
1.3 How to Understand the Design Guidelines
1.4 How to Understand the Civic Design Guidelines

**2.** COMMUNITY VISION & CHARACTER

2.1 Skye Area Plan Vision
2.2 Design Approach
2.3 Key Development & Design Patterns
2.4 Style and Details

**3.** ARCHITECTURAL STYLES – RESIDENTIAL

3.1 Purpose
3.2 Objectives
3.3 General Building Massing, Form and Orientation
3.4 Massing for Single Level and Two-Story Homes
3.5 Front Façade/Entry Scale, Massing and Design
3.6 Rear/Side Façade Massing and Design
3.7 Building Height
3.8 Roof Forms
3.9 Roof Pitch
3.10 Roof Span
3.11 Roof Overhangs
3.12 Fascia Width
3.13 Roof Surfacing Materials
3.14 Roof Appurtenances
3.15 Main Entry Porches and Front Doors
3.16 Garages and Garage Doors
3.17 Windows
3.18 Exterior Materials


Residential

Residential

Residential

3.19 Primary Wall Finishes
3.20 Accent/Secondary Wall Finishes
3.21 Number of Wall Materials
3.22 Color Palette
3.23 Balconies and Decks
3.24 Gutters and Downspouts
3.25 Chimneys and Vents
3.26 Exterior Lighting
3.27 Residential Address Numbers

**4.** ARCHITECTURAL GUIDELINES – RESIDENTIAL

4.1 Farmhouse
4.2 Craftsman
4.3 Prairie
4.4 Transitional
4.5 Modern

**5.** APPENDICES -- RESIDENTIAL

5.1 Definitions
5.2 Architectural Style Photos and Supplements

6. DESIGN GUIDELINES - CIVIC

6.1 Design Standards
6.2 Outdoor Lighting Standards

# 1 Introduction to the Skye Area Plan

## 1.1 BACKGROUND

civic,

Our goal is to create a master-planned, resort style residential community with some high-quality office, professional, retail, and other mixed-use commercial areas. The entire area will be well-connected by trails, walkways and open space corridors that will allow access to both commercial and professional areas as well as to the foothills and other native areas. The residential development area will be a well- planned cohesive community with a variety of home products and price points.

## 1.2 PURPOSE

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

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***These Guidelines are meant to serve as a replacement for Section 37.020 Multi-Family Residential Design Standards specifically for Single-Family and for Townhomes (not including apartments or condos) with the exception of the site design standards (Section 37.020 C) which remains the standard for the Skye Area Plan. Section 37.020 C.1 is also modified due to the steep topography of the Skye Area Plan as follows: The minimum requirement of 50% of the total townhomes that are required to be rear loaded is modified to be 20%.

For residential projects, the...

The architectural styles and characteristics found herein in the Guidelines shall be incorporated into all single-family and townhome design submittals in the Skye Area Plan. To this end, DR Horton will establish an Architectural Review Committee (ARC) to ensure that the design standards herein are adhered to and enforced. This ARC will replace city staff review of elevations. The ARC will be made up of a 3-member panel of DRH employees (or consultants). Upon completion of the development the HOA will review home modifications and landscape plans for existing residences according to the Codes Covenants and Restrictions (CC&Rs).

Please note that all other chapters and sections of the Lehi City Code, as well as Building Code standards, still apply and shall be followed unless specifically modified in this document. This includes all provisions of building review, landscape plans, setbacks, drainage, fire code, etc.

[Insert this paragraph] For projects on Civic properties within the Skye Area Plan, these Guidelines replace Lehi Code Section 37.010 "Nonresidential Design Standards", and Lehi Code Section 12.110 "Outdoor Lighting Standards".

RESIDENTIAL

## 1.3 HOW TO UNDERSTAND THE DESIGN GUIDELINES

The Guidelines are organized into the following chapters and Appendices:

residential

*Introduction* – Chapter 1 describes the goals and objectives for design within the community. A brief description of the allowed architectural styles (Craftsman, Prairie, Farmhouse, Modern, Transitional) for both single family homes and attached townhomes is also provided.

*Community Vision & Character* – Chapter 2 describes the overall vision for the Skye Area Plan and the design approach envisioned.

*Architectural Design Guidelines* – Chapter 3 provides Guidelines and standards for construction, remodeling, renovation, and/or alteration of any building improvements for single family homes and townhomes. This section includes standards on building massing, height, color, and exterior finish design for each of the allowed architectural styles. A description of appropriate architectural influences is included in the chapter.

*Architectural Styles* – Chapter 4 consists of an in-depth description of each of the architectural styles allowed at S e Area Plan, including the defining characteristics and exterior materials and colors typical of them. The styles, when utilized throughout the community, will create a complimentary palette of homes that will present a fresh, unified approach.

*Appendices* – The appendices include current and future additions of style designs and details to further assist owners and builders with understanding and implementing the S e Area Plan vision.

Add section:

1.4 HOW TO UNDERSTAND THE CIVIC DESIGN GUIDELINES

Design Standards -- Provides guidelines and standards for design of projects located on Civic properties.

Outdoor Lighting Standards -- Provides guidelines and standards for design of outdoor lighting for projects located on Civic properties.

# 2.0 Community Vision & Character

## 2.1 THE SKYE AREA PLAN VISION

The vision of the Skye Area Plan is to create a high quality, diverse community with a variety of established architectural styles to provide a fresh and unique blend of designs. This will in turn create a place that is visually appealing and unique in the area while offering residents a variety of complimentary home styles and types to choose from. The Skye Area Plan offers the opportunity to combine an amazing mountain foothill site with quality architecture and planning. The following principles are at the core of the design philosophy as part of the Skye Area Plan:

- Quality architecture and design
- Mix of established architectural styles and types
- Emphasis on simplified design and flexibility with design elements to create unique sense of place
- Traditional neighborhood structure
- Focus on style and creativity over codified specific requirements

## 2.2 DESIGN APPROACH

Design in the Skye Area Plan draws inspiration from a variety of architectural traditions, which when combined form a visually cohesive, unified community design standard. A diversity of complimentary ~~home types and~~ styles are combined to provide an appealing aesthetic and interesting vernacular architecture.

For residential projects, five...

design

Five established architectural types are permitted as part of the Skye Area Plan, each with its own set of recognized design elements and criteria. This will result in each street having its own unique mix of homes with its own architectural look and feel within the community, while also forming a cohesive architectural statement. The Guidelines are intended to offer some flexibility in interpretation of the architectural style options to allow for various design approaches.

The overall design aesthetic at the Skye Area Plan is a fresh and updated expression and interpretation of timeless architectural design and traditional neighborhood architecture.

RESIDENTIAL

## 2.3 KEY DEVELOPMENT & DESIGN PATTERNS

The Skye Area Plan incorporates a localized level of design and planning detail to ensure that each home is connected to the community fabric in a meaningful way. Homes and associated entries are oriented to the street, to parks or to open spaces whenever possible to invite outdoor living and foster relationships with neighbors. Front porches and courtyards are incorporated to invite outdoor living and conversation. The pedestrian experience and connection to area trails are important considerations to development and design.

All the architectural styles allowed under the Skye Area Plan offer design elements and features that foster this type of connection. These elements will be encouraged in all the traditional architectural styles as well as the more modern ones.

RESIDENTIAL

## 2.4 STYLE AND DETAILS

The architectural styles approved under the Skye Area Plan are listed in the following sections of these Guidelines. A strict and detailed interpretation of any individual style is not necessary, as long as the basic elements of design, massing and detailing are followed. Diversity of interpretation is encouraged to create an end result of a cohesive dynamic community that characterizes many interpretations of many styles.

Authentic architectural styles and details are encouraged under the Skye Area Plan. A diversity of styles, colors and materials is also encouraged, much as is seen in traditional towns and villages around the country.

Architectural Styles -- Residential

# 3 ~~Architectural Design Guidelines~~

## 3.1 PURPOSE

This section is intended to provide general design criteria and guidance for development of all single-family homes and townhomes at the Skye Plan Area, including how to interpret and utilize the five architectural design alternatives. The Guidelines are not meant to be overly restrictive, but to provide guidance in the design and implementation of a higher level of design quality and direction.

Although there are five (5) architectural design alternatives in the Skye Plan Area, the overall design approach is generally simple in form, regardless of the style. There are few overly complex roof structures, architectural features or excessive use of siding types or colors. New homes should be cohesive with existing homes in their simplicity, in order to maintain and enhance the look and feel of the neighborhood. Building form and massing should be authentic to the style and location, and sensitive with regard to scale.

Residential architecture within the Skye Area Plan should be centered on an authentic, integrated design approach. Residential design standards have been established that apply to all of the residential units without regard to their particular style. These standards, found in the following sections, carry across all architectural styles and help to foster the quality standard for which the project will be known.

## 3.2 OBJECTIVES

The Skye Area Plan design aesthetic is intended to be authentic and comprehensive, to create a unified mix of homes in the community. Single-family homes and townhomes will comprise a variety of one to two story dwellings, which should be integrated seamlessly into the neighborhood.

In general, the active living portions of the house or townhouse shall be pulled forward with articulated design elements so that they dominate and invigorate the street scene. Front entries and porches, terraces and main living areas shall be oriented to the street where possible.

A major objective is for the authentic styles of architecture to be emphasized that are compatible yet varied enough to create visual interest and diversity. An engaging and dynamic streetscape should be created through variation in architectural styles, floor plans, and elevation plotting.

Groupings or “pods” of same-style architecture are preferred when possible in order to create a more cohesive streetscape. However, no adjacent homes shall be the same floor plan or the same color scheme. Across the street, exact elevation groupings must be staggered by at least one (1) lot from the exact home elevation across the street.

Exterior color variation is encouraged across and within each architectural style, assuming the colors are appropriate to that particular style. Two homes carrying the same color scheme shall be separated by at least one home with different color schemes in order to provide variation along the street and to maintain individual distinction for each home. Each architectural style shall have five approved color schemes.

## 3.3 GENERAL BUILDING MASSING, FORM AND ORIENTATION

It is important that the massing of homes and townhomes in the Skye Area Plan be scaled in such a way that they relate to the relative size of the lots located there and harmonize with the area as much as possible.

The massing of homes and townhomes should be expressed simply and authentically in both mass and form. The building form, placement and architectural detailing greatly impact how a residential structure contributes to the perception of a quality, inviting neighborhood. Placement of homes should respect existing landforms and contour as much as possible with the existing slope and land massing.

The buildings must not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form provide diversity and visual interest. Massing should generally step down from a central roof form or massing element. Simple box massing shall be avoided. Long expanses of walls or roof ridgelines and large expanses of unbroken single or two-story facades are not permitted. Varying heights are encouraged.

## 3.4 MASSING FOR SINGLE-LEVEL AND TWO-STORY HOMES

As mentioned, varying heights of single and two-story homes should be utilized to create diversity and visual interest. Single story homes should utilize one or one and a half level massing depending on the architectural style to create a staggered height along the street. Elements such as shed roofs, dormers, roof gables and towers can provide such relief and emphasize a particular style at the same time. Façade breaks can also provide appropriate relief for single story massing.

With two-story homes, the form of the building should be seen as a series of interlocking masses rather than a multi-level box. Various design elements from each architectural style can provide such relief. Second story and higher massing shall be stepped down and recessed to improve the bulk of the massing and improve the street scene. Unbroken two-story façade faces shall be avoided on the front elevation of the home. The utilization of at least one of the following shall be incorporated to soften the massing or each home - porches and porch roofs, balconies, pop out features, dormers and/or other design elements.

## 3.5 FRONT FAÇADE/ENTRY SCALE, MASSING AND DESIGN

The front façade and entry elements are probably the most critical components of quality home design, as they provide the focal point to the home and help create the relationship with the street and surrounding properties. The entry should be human scaled and appropriate to the larger massing of the home as well as embrace the architectural style. Front entries should emphasize and reinforce the front porch and door area as single-story elements.

## 3.6 REAR/SIDE FAÇADE MASSING AND DESIGN

Rear and side elevations of homes and townhomes are visible from adjoining homes and streets and should be given ample attention and detailing in massing, design and detail. This is especially important with the exposed side elevation of homes on corner lots. Massing on sides and rear should be consistently proportioned with the rest of the home. Design elements of the selected architectural style shall be consistently applied whenever possible to create a cohesive design for the home. This style shall be expressed authentically around the perimeter, and materials and colors shall be consistently applied whenever possible. Corner-lot homes shall have the same material applications as the primary street façade for consistency across all streetscapes.

## 3.7 BUILDING HEIGHT

Building heights within the Skye Area Plan must comply with Lehi City Code and Building Code. In addition, the building height and expression should be consistent with the chosen architectural style of the home.

## 3.8 ROOF FORMS

The following roof types are permitted within the Skye Area Plan (depending on architectural style of home):

1. Partial hip roof
2. Gable roof
3. Full hip roof
4. Flat roof
5. Shed roof or Split shed roof

The following roof types are not permitted:

1. Conical roof
2. Mansard roof
3. Fake Mansard roof
4. Gambrel roof

Roof form and shape is important in terms of expressing the architectural style of the home and organizing the massing elements. The objective in determining roof shape is to enhance the style and establish a visual order to the home.

## 3.9 ROOF PITCH

Roof slopes at the Skye Plan Area should generally be between 2/12 and 8/12. Refer to each of the architectural styles for guidelines. Flat or shed roofs are appropriate on Modern style homes or as possible accent roof areas on other homes, depending on style.

## 3.10 ROOF SPAN

In general, long, unbroken roof spans are discouraged. Roof massing should enhance the style of the home. Roof variations on the front of the homes shall be permitted and suggested.

## 3.11 ROOF OVERHANGS

All of the approved architectural styles allow for roof overhangs. Roof overhangs protect walls and wall openings from rain and snow and contribute to a building's character.

Roof overhangs must be contained entirely within the property. The width of roof overhangs should be consistent with the architectural style of the single-family or multi-family home, and generally range between 6" and 24". Overhangs of up to 36" may be allowed if they are consistent with the architectural style of the home. (i.e. Prairie Style)

## 3.12 FASCIA WIDTH

Roof fascia, when utilized, must have a minimum width of 4" – 12". The incorporation of roof fascia must be consistent with the chosen architectural style of the home or townhome.

## 3.13 ROOF SURFACING MATERIALS

Roof surfacing materials are important as a means of articulating the architectural style of a home and of blending the new construction into the existing character of the area. Careful selection of these materials can help to relate the buildings to their surroundings.

From a functional standpoint, the choice of materials depends on the slope and assembly of the roof. The objective is to choose roof surfacing materials that help the building blend with its site and its climate conditions, and which are also functionally appropriate. All roofing surfacing materials should be non-reflective.

The following materials may be used as roof surfacing materials without coating or other finish:

- Asphalt
- Solar shingles
- Eco-shake
- Ceramic tiles (if appropriate to style)
- Architectural composition shingles
- Corten steel
- Copper
- Zinc
- “Green” roofs
- Steel
- Corrugated metal

Roof murals are not permitted. All roof flashing must be of a color harmonious with roof and/or upper wall surfacing. All types of barrel or “s” tiles, asphalt roll roofing, or reflective metal surfaces are prohibited.

## 3.14 ROOF APPURTENANCES

Roof appurtenances, such as dormers, clerestories, and skylights, can create interesting, pleasant interior spaces. Their location on the roof is critical to avoiding an over-decorated, visually confusing appearance.

Snow diverters and retainers may be necessary installations on roofs. They should be handled as an integral part of the roofscape. Rooftop access stairways, elevator shafts, vent shafts, mechanical equipment areas, antennae, etc., shall be confined within the roof and within roof dormers, and shall not protrude from the roof to form awkward-looking appurtenances. Cold roof ridge ventilators are permitted.

Skylights are allowed if they appear to be integral to roof structure; skylights may not be highly reflective and must be placed flush against the roof. They should not extend to the eave line. Bubble type sky lights or those that protrude from the roof are prohibited.

Chimney structures, if used, must be complimentary to and proportional with the massing, style and exterior materials of the home. Chimney caps should be in proper proportion with the chimney structure.

All pipe penetrations shall match the flashing or roofing.

## 3.15 MAIN ENTRY PORCHES AND FRONT DOORS

Main entries and front porches should be prominent and integrated into the architecture of the home as a primary focal point. Porches should be covered with support posts, columns and railings that match the design of the home. Wrap-around porches are encouraged on corner lots. If possible, porches should be deep and wide enough for the placement of chairs to create a gathering spot for conversing with neighbors. Porch width should be proportional to the width of the front of the home.

The front door and entry should be oriented to the street and front sidewalk whenever possible, but side entry front doors are also allowed. The door should be made of quality materials and be designed to complement the architectural design of the home.

## 3.16 GARAGES AND GARAGE DOORS

Garages should be set back if possible and secondary to the front entry area of the home. The visual impact of garage massing should be minimized from the front view as much as possible. Garage size and capacity should be proportional to the size of the lot and should not dominate the front elevation of the home.

Garage doors should be comprised of quality wood or metal, and should complement the design, exterior materials, and colors found on the home. The door should be appropriate to the architectural style of the home. Architecturally appropriate windows are encouraged to be incorporated in garage doors to provide natural light and visual interest.

## 3.17 WINDOWS

Windows should be appropriately scaled to the massing and architectural style of the home. They should be recessed when possible and encourage natural light and ventilation. Windows should be generally of the same style and pattern and not appear to be placed randomly.

Windows may be quality constructed of wood, wood clad with color-fast vinyl, aluminum, or fiberglass. Metal or metal-covered windows are permitted if coated with an approved finish. All-vinyl windows are also permitted.

Windows should generally be rectangular or square in shape. Angular windows that follow the slope of the roof are also allowed subject to the architectural style of the home. Circular, triangular, elliptical, round, and “fishbowl” windows are not permitted.

## 3.18 EXTERIOR MATERIALS

A critical component of articulated architectural design is the selection of appropriate exterior materials. The exterior materials of a home should be cohesive and highlight the architectural style. Design, textures, and materials should be visually appealing and complimentary. Corner-lot homes shall have the same material applications as the primary street façade for consistency across all streetscapes. This includes lots backing and facing major roads and open spaces.

Exterior siding elements should incorporate quality materials and a variety of complimentary colors and accents consistent with the architectural style of the home. Exterior material transitions should occur at inside corners or appropriate massing breaks rather than at outside corners. With the exception of corner lots, façade materials shall wrap a minimum of 2' on side elevations. Exterior columns and supports should appear to be visually proportional to the roof features they are supporting.

Acceptable exterior material wall finishes are shown in the sections below. Prohibited exterior materials include the following: plastic or vinyl siding, concrete block, plywood siding, aluminum siding, lava rock, asphalt siding, and slumpbloc weeping mortar.

## 3.19 PRIMARY WALL FINISHES

The exterior wall materials should convey a sense of scale and harmony with the selected architectural style.

Approved materials include:

- Wood siding or wood shingles
- Stone
- Stucco
- Brick, new or used
- Synthetic stone
- Corrugated steel
- Plate steel
- Concrete or composite siding
- Adobe

## 3.20 ACCENT/SECONDARY WALL MATERIALS

Secondary or accent materials can be used to enhance the appearance of the home and help strengthen the architectural design. Accent materials should be cohesive with the primary wall materials and other design elements of the home design.

Accent materials should be used to enhance the architectural style of the home. Accents used will vary as the architectural styles all have different identifying features (as described in the previous section). The colors and finishes of accent materials should be consistent with other exterior materials.

Approved secondary materials include:

- Wood siding or wood shingles
- Stone
- Stucco
- Brick, new or used
- Synthetic stone
- Corrugated steel
- Plate steel
- Concrete or composite siding
- Adobe

## 3.21 NUMBER OF WALL MATERIALS

Changes in wall material can lend visual interest to a building; too many changes can make the wall visually discordant. The objective is to create walls that are interesting, but not in competition with their surroundings.

Individual walls can be surfaced with two or three (3) different materials, depending on the architectural style of the home. Some architectural styles, such as Modern, may utilize only two exterior materials, while others such as Craftsman should incorporate three.

## 3.22 COLOR PALETTE

In general, exterior colors should be appropriate for the architectural style of the home and enhance the related design features. For exterior colors, the predominant tone should be toward hues that are not overly bright or flashy, regardless of the style. This will help the home to contrast yet be complimentary with the other homes on the street.

Slightly brighter tones may be utilized on select architectural elements such as front doors but should still be complimentary with the main exterior home colors. Entry door colors shall be approved by the Architectural Review Committee.

## 3.23 BALCONIES AND DECKS

Balcony and deck designs should be simple and consistent with the architectural style of the home. Balconies and decks should be integrated into the massing of the home and not appear as if they were added on later.

The use of long vertical or horizontal bands of balcony space are discouraged. Balconies should be proportional to the front façade of the home and enhance, not detract, from the main entry area.

Deck columns and railings should also match the design of the home. Designs such as Cottage or Craftsman should have more traditional railings, while Modern could incorporate more modern railings such as cable. Columns should in general be proportional to the roof areas they are supporting. Deck materials should generally consist of wood and/or composite.

Exterior staircases should incorporate materials and finishes that match those on the home. Staircases must be contained within building pads and outside setback areas.

## 3.24 GUTTERS AND DOWNSPOUTS

Gutters and downspouts, where utilized, shall be integrated into the design of the home as a continuous architectural element. They should not be visually intrusive to the overall design aesthetic of the home.

Gutters and downspouts should be comprised of metal or aluminum and match the exterior color scheme of the home. Plastic gutters and downspouts are not allowed.

## 3.25 CHIMNEYS AND VENTS

When utilized, exterior chimney elements must be proportional and consistent with the architectural style of the home and with approved exterior materials and colors. “False” chimneys used for ventilation must be consistent with real chimneys in look and proportions.

Chimney and roof vents must be painted to blend in. Reflective and shiny metal finishes may not be used and shall meet the requirements of section 3.14.

## 3.26 EXTERIOR LIGHTING

Exterior light fixtures should be appropriate to the architectural style of the home and enhance the overall design. Light fixtures should be limited to what is needed for safety and security but not be excessively distributed.

Exterior light fixtures are encouraged to be night sky-friendly, with light sources shielded from direct view and directionally pointed downward. Such compliant fixtures are readily available in all of the architectural styles offered in the Skye Area Plan.

## 3.27 RESIDENTIAL ADDRESS NUMBERS

Each residence should maintain address identification numerals in plain view on the front elevation of the home. Numbers should be proportionally appropriate to the massing of the front entry area of the home as well as the architectural style.

Address identification should not be placed on freestanding signs or markers, nor painted on curbs. The numbers should be mounted near the front entry where they can be seen from the street and shall meet the IRC R319.1 requirements.

# 4 Architectural Styles -- Residential

The five architectural styles allowed under the Skye Area Plan will together create a community that is visually varied but cohesive, with buildings that complement one another but still have individual expression. This mix of styles builds on the history and long-term success of traditional neighborhoods in town planning, forming a desirable community that will continue to remain relevant. Each style is encouraged to incorporate a simplified design without overly expressed forms, colors and details. The style of the home will determine the architectural expression utilized, including roof pitch, window size and shape, and other architectural detailing.

Allowed architectural styles for Skye Area Plan single-family homes and multi-family housing include the following:

- Farmhouse
- Craftsman
- Prairie (n/a for multi-family)
- Transitional
- Modern

Owners and Builders are encouraged to utilize a mix of styles and variety of plans and elevations. Multi-family buildings to be a single style per building. Groupings or “pods” of same style architecture to be used throughout the community where possible in order to create a more cohesive streetscape. While architectural styles can be grouped, specific plans and elevations shall be varied in order to avoid repetitive homes adjacent to or across the street from one another.

## 4.1 FARMHOUSE

Background and Characteristics

Known for warmth, invitational draw and traditional design, the farmhouse-style has been popular for a very long time. The roots of farmhouse architecture have humble beginnings in the modest rural houses built by American pioneers throughout the 1700s and 1800s. Farmhouse-style homes were traditionally simple and one to two story in form, which made additions on the sides or back quite easy for growing families. The style usually features a front porch that connects the inside to out.

The modern take on this design is slightly stepped up from tradition, with clean contemporary lines and simplistic features. The front porch is still integral to the design. Vaulted ceilings and larger windows are now common to the style.



Main Elements of Farmhouse Style design shall include the following:

- Simple forms without excessive ornamentation
- 1 to 2 stories with steeper pitched roofs
- Forward facing gable roof with side wings that are shed, gabled or hip forms
- Large covered front porch with lower slope (2:12 – 4:12), sometimes wrap around; entry and porch oriented to the street
- Simple siding types, usually horizontal/clapboard siding, stucco or vertical board and batten
- Windows are generally vertically oriented single or double-hung windows; bay windows are also utilized; windows centered are common
- Simple square posts/columns and railings (see standard Farmhouse column design)
- Traditional Farmhouse exterior color palette should be single color with additional trim color is common. Although main color and trim can be the same in certain instances. Colors and trim schemes will be submitted and approved by the ARC.
- Typical main roof pitches shall be 6:12 to 12:12 slopes

*Architectural Review Committee shall review variances on a case-by-case basis.

## 4.2 CRAFTSMAN

Background and Characteristics

The American Craftsman style developed out the British Arts and Crafts movement, which dates back to the 1860s during the industrial revolution. This movement included not only architectural design, but interior design, landscape design, applied arts and decorative arts. The Craftsman architectural style was most widely used in small to medium sized Southern California single-family homes from about 1905, so the smaller-scale Craftsman style became known alternately as “California bungalow”. The style spread throughout the country and remained popular into the 1930s and has seen a recent revival.

Craftsman style is known for traditional simplicity, the use of natural materials, and moderate detailing. The style incorporates a visibly sturdy structure of clean lines and a prominent front porch with tapered columns. The roof has a shallow to mid-level pitch on a 1 ½ to 2 story home. Exterior materials include brick and hand-crafted wood, or stonework are common.



Main Elements of Craftsman style design shall include the following:

- Thicker, accentuated base with thick tapered columns supporting front porch (see standard Craftsman style columns)
- Gabled roofs incorporating dormers and/or deep overhangs (2’ minimum)
- Asymmetrical massing with horizontal proportions
- Expressive but simplified elements such as exposed rafters, knee braces, brackets and tapered columns (see standard Craftsman style columns)
- Double hung windows are common, larger horizontal windows utilized in front
- Stucco, stone, brick and shingles are common exterior materials, usually n t all used together (limit palette to a single masonry and up to two “siding” materials)
- Single, rectilinear entry door is common
- Traditional Craftsman colors are appropriate. Colors and trim schemes will be submitted and approved by the ARC.
- Typical main roof pitches shall be 4:12 to 8:12 slopes

*Architectural Review Committee shall review variances on a case-by-case basis.

## 4.3 PRAIRIE

Background and Characteristics

The Prairie style emerged in Chicago around 1900 from the work of a group of young architects, including Frank Lloyd Wright, and was inspired to evoke the native prairie landscape. The architects melded the ideals of the Arts and Crafts movement, with its emphasis on nature, craftsmanship and simplicity, and the work and writings of architect Louis Sullivan.

This style is defined by a strong horizontal orientation, hip roofs, well-defined front porches and simple detailing found in simple horizontal banding and Arts & Crafts-style divided light windows.



Main Elements of Prairie style design shall include the following:

- One or two-story with strong horizontal orientation and banding, usually below windows
- One-story projections off of two-story center is common
- Lower-pitched roof, usually hip form, broad, overhanging eaves (2’ min. but as much as 3’)
- Wide, prominent front porches are common
- Ribbons of windows emphasize horizontality of overall design
- Entry door and porch integrated into design, thick square columns (see standard Prairie style column design)
- Windows done in horizontal groupings in divided light form; sometimes wrap around corners
- Brick, stucco or siding (horizontal only) exterior, railings can be masonry walls
- Simple, less bright earth-tone colors are best. Colors and trim schemes will be submitted and approved by the ARC.
- Typical main roof pitches shall be 3:12 to 6:12 slopes

*Architectural Review Committee shall review variances on a case-by-case basis.

## 4.4 TRANSITIONAL

Background and Characteristics

Transitional architectural style is a blending of Traditional style with more contemporary or modern design styles. The combined styles create a cohesive feeling that facilitates modern living.

Transitional homes are classic with a contemporary twist. They combine elements of both traditional and modern styles to create a seamless balance between both worlds. The result is an elegantly enduring design that boasts comfort, clean lines, and a strong presence. Traditional style is updated with simplified elements, clean lines, larger windows, and an inviting overall look and feel.



Main Elements of Transitional style design shall include the following:

- Elements of multiple styles, traditional mixed with contemporary
- Clean lines and minimalistic approach
- Oversized, often asymmetrical window arrangements
- Gables roofs for primary and upper stories, and hip or flat roofs for lower and secondary elements are typical
- Masonry bases with siding and/or stucco at upper masses
- Porch posts can be steel, stucco, wood or have stone clad bases
- Wide variety of colors possible, from traditional to lighter and brighter, but higher contrast color schemes are common. Colors and trim schemes will be submitted and approved by the ARC.
- Typical main roof pitches shall be flat roof to 12:12 slopes
- Large gable faces to be accented with “slit” style gable vents

*Architectural Review Committee shall review variances on a case-by-case basis.

## 4.5 MODERN

Background and Characteristics

Modern architecture (or Contemporary architecture) evolved from the early Arts and Crafts movement and later the Prairie home movement and progressed over time along with improvement in contemporary building techniques. It has been around for most of the last century and responded and adapted to the progress of modern technology.

Modern homes are designed with simple, clean lines, open spaces with large windows, and a strong connection between indoors and outdoors. Ornamentation is limited, letting the form and function of the structure stand out. Natural light and simple, natural exterior materials are emphasized. Roof forms are simplified as well, with flat or gently sloped roofs incorporated in the minimalist design.



Main Elements of Modern style design shall include the following:

- Emphasis on indoor/outdoor living and functional living spaces
- Simple clean lines and massing of home
- Roof forms are flat, shed, or simple gable in form (no hip roofs)
- Large windows (no mullions or divided lights) offer connection to outdoors and bring in natural light; corner windows are common as are asymmetrical ones
- Porch columns have focus on structure and lightness, such as steel, wood or siding
- Stucco, masonry, or siding (typically horizontal) exterior palette shall be used
- Lighter, brighter home colors with higher contrasting schemes shall be used. Colors and trim schemes will be submitted and approved by the ARC.
- One masonry and two exterior siding and/or stucco materials are appropriate
- Typical main roof pitches shall be flat roof to 6:12 slopes

*Architectural Review Committee shall review variances on a case-by-case basis.

# 5 Appendices -- Residential

## 5.1 DEFINITIONS

The terms defined herein shall have meanings as defined below, as set forth in the Design Guidelines for the Skye Area Plan:

1. Architect: A licensed Architect or Designer engaged by an Owner to provide professional architectural services
2. Association: The Skye Area Plan Homeowners Association.
3. City: City of Lehi, Utah.
4. Contractor(s): An Owner's licensed and insured general contractor or builder (including any and all of such Contractor's personnel, subcontractors, agents, suppliers, and other Person working in conjunction with the construction of improvements on Owner's lot.)
5. Developer: The DR Horton development team, their successors, and assigns, also referred to in the governing documents as the "Declarant" for the Project.
6. Landscape Architect: A licensed Landscape Architect engaged by an Owner to provide professional landscape design services for a home or building project.
7. Plans: Any and all site plans, floor plans, elevations, drawings, specifications, models, photos and/or other items submitted.
8. Project: All subject areas included in the Skye Area Plan community.
9. Site: The specific Lot or parcel of real property within the Project.
10. Survey: A technical, topographical study of a Site by a Licensed Surveyor required as part of the home design process.

# Residential Fencing Design Standards – Skye Area Plan

1. Prior to installation all fences must be approved by the ARC.
2. All fences, walls and hedges shall not exceed six (6) feet in height, unless special exception permit is authorized by both the ARC and Lehi City.
3. Fences, walls or hedges located on the front property line, or which are located within fifteen (15) of a front property line, or located on a side yard property line adjacent to a street, shall not exceed forty-eight (48) inches in height as measured from the adjacent sidewalk or finished grade.
4. Chain link, barbwire and other similar type fences are not allowed.
5. Clear View Area at Street Intersections. In all residential districts no obstruction to public or private street views in excess of three (3) feet in height above the finished road grade shall be placed on any corner lot within a triangular area formed by the streets at the property lines and line connecting them at points 35 ft. from the intersection of the street right-of-way lines.
6. Side yard fences shall be set back a minimum of two (2) feet from the front facade of the house.
7. Fences along trail corridors and adjacent to open space are encouraged. Fencing located on property in the TMB shall not be subject to the residential fencing requirements in these Guidelines. Such fencing is not required to be reviewed or approved by the ARC.
8. Front yards on rear loaded homes may have fencing that is less than 3 ft. in height along the front and side-yard property lines. Privacy fences up to 6’ in height are permitted on the side yard property lines starting 2’ behind the front façade of the homes.
9. Developer reserves right to modify fencing requirements with approval of Lehi City Staff/reviewing departments.
10. Lehi City storage and pumping facilities may have black vinyl coated chain link fences with barbed wire.

## Skye Area Plan Parking Requirements

- Single-Family Dwelling - 2 stalls per dwelling unit (not in tandem configuration) to be within a fully enclosed garage.
- Two-Family Dwelling - 2 stalls per dwelling unit (not in tandem configuration, unless one of the parking stalls is inside a fully enclosed garage). 1 stall per unit to be within a fully enclosed garage.
- Three-Family Dwelling - 2 stalls per dwelling unit (not in tandem configuration, unless one of the parking stalls is inside a fully enclosed garage). 1 stall per unit to be within a fully enclosed garage.
- Four-Family Dwelling - 2 stalls per dwelling unit (not in tandem configuration, unless one of the parking stalls is inside a fully enclosed garage). 1 stall per unit to be within a fully enclosed garage.
- Townhouses - 2 stalls per dwelling unit (not in tandem configuration, unless one of the parking stalls is inside a fully enclosed garage) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage or underground parking structure.
- Multi-Family Dwellings with one bedroom or less (>4 dwelling units) - 1 stall per dwelling unit + 1 guest parking stall per 3 dwelling units. 1 stall per unit to be within a fully enclosed garage or parking structure.
- Multi-Family Dwellings with two or more Bedrooms (>4 dwelling units) - 2 stalls per dwelling unit (not in tandem configuration, unless one of the parking stalls is inside a fully enclosed garage) + 1 guest parking stall per 3 dwelling units. 1 stall per unit must be within an enclosed garage or parking structure.
- Condominiums - 2 stalls per dwelling unit (not in tandem configuration, unless one of the parking stalls is inside a fully enclosed garage) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage or parking structure.
- All product types - Street parking can count towards guest parking stalls.

Add Design Standards (attached), and Outdoor Lighting Standards (attached).



Revise as shown below. Include in SKYE Area Plan as "DESIGN GUIDELINES - CIVIC". Replace Lehi Section 37.010 in its entirety.

Note: Only two CIVIC property exist within the SKYE Area Plan and both are intended as Church or Temple properties. Therefore, these revised standards have no effect on Lehi generally.

*Figure 116. The park strip uses mulch, boulders, and shrubs for landscaping to reduce irrigation overspray that would come with sod.*

3. A minimum of 30 trees per acre based on the total project acreage shall be provided in open space areas to contribute towards an urban forest.

4. Landscaping shall be maintained in good condition according to the approved landscape plan. Typical maintenance shall include mowing of grass, removing weeds, and replacing dead plants.

BEGINNING OF SECTION

**7. ~~General Nonresidential Design Standards:~~** DESIGN GUIDELINES - CIVIC

a. Purpose and vision:

These design guidelines are intended for the CIVIC properties withing the SKYE Area Plan. Development on these properties should be appropriate in character to existing and future uses within the SKYE Area Plan.

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

b. Architectural standards:

i. Street facades:

or door systems that include glass

may include

1. The facade facing the street frontage shall include ~~large clear glass~~ windows on the main ~~street~~ level and smaller windows ~~may be allowed~~ on the upper floors. ~~Opaque, heavily tinted, or reflective glass is inappropriate at the street level, and shall not be used on the first floor of a building facing the street (see Figure 117). When glass is tinted, it shall allow for a minimum 60 percent light to pass through the window into the building~~.




*Figure 117. The first floor facing the street includes large clear glass windows.*

Glazed window and door openings shall be sized appropriately for the scale of the building and shall be located near building entries.

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

ii. Architectural features:

1. Buildings shall have hierarchal massing at building entrances. Building entrances shall include at least one the following features:

   a. roof tower feature;

   b. pitched roof feature;

   c. parapet extensions; and

   d. articulations in the façade.

2. The hierarchal architectural features around building entrances shall also include at least two of the following features:

   a. differing exterior material types;

   b. awnings or canopies;

   c. decorative lighting; and

   d. increased amount of glass such as side or transom windows.

3. Buildings with multiple entrances shall have at least two separate hierarchal features to distinguish entrance locations (see Figure 118).

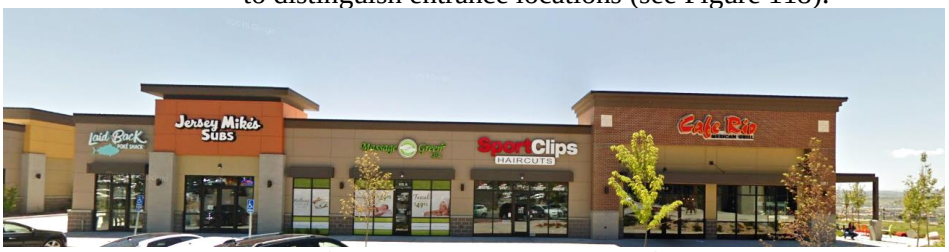



*Figure 118. Two hierarchal building features are included on this building for separate entrances.*

4. ~~Each building facade shall include at least three of the following features:~~

   ~~a. columns or pilasters;~~

   ~~b. decorative cornice;~~

   ~~c. awnings or canopies;~~

   ~~d. covered walkways;~~

   ~~e. decorative lighting;~~

f. string course of differing color or material;

g. wainscot of a minimum 30 inches in height except for under windows; and

h. other comparable architectural features as approved by the Zoning Administrator or Planning Commission.

iii. Setbacks:

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

2. A maximum setback of 50 feet shall be allowed from a building to a city street for all uses unless otherwise allowed in Section 37.010.B.5.c.2 and Section 37.010.B.5.c.3.

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

4. A minimum setback of 30 feet shall be required from a building, necessary drive aisles for loading docks, and drive-thrus to the property line of the 2100 North, Pioneer Crossing, I-15, and SR-92 corridors.

iv. Massing:

1. Buildings shall be designed with articulations in each facade. Facade articulations are typically included at building entrances, hierarchal building features, and to breakup long sections of wall area. Box-like or single, monolithic forms that are not relieved by variations in massing or articulation shall not be allowed (see Figures 119 and 120).

2. Buildings shall be designed with roofline variations in each facade over 50 feet in width (see Figures 119 and 120).

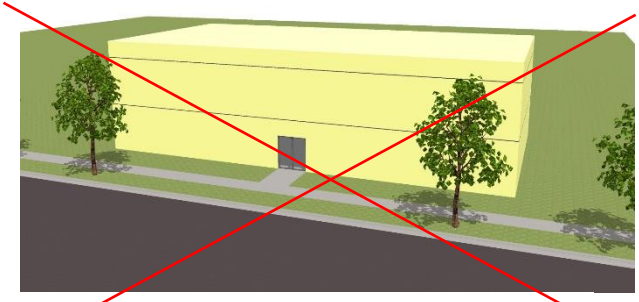


*Figure 119 – Inappropriate example of a building with no articulations or roof line variations.*

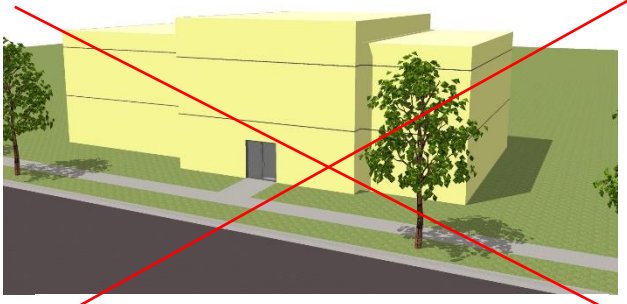


*Figure 120 – Appropriate example of a building including facade articulations and roof line variations.*

3. ~~Buildings adjacent to residential areas shall reduce the perceived scale of the building through breaking up buildings into smaller individual buildings, setback upper floors, dividing building mass into smaller scale components, or a significant change in the wall plane (see Figures 121 and 122).~~

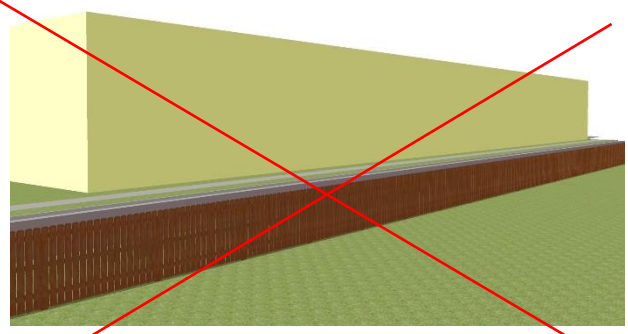


*Figure 121 – Inappropriate example of a long unbroken wall plane adjacent to a residential area.*

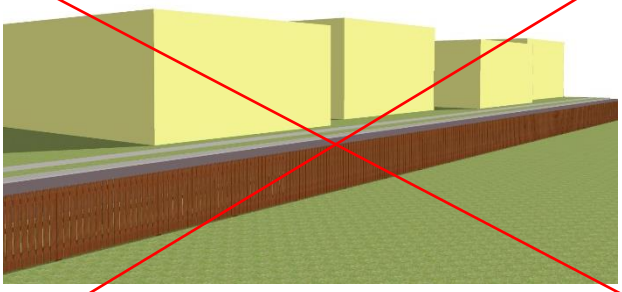


*Figure 122 – Appropriate example of a broken wall plane adjacent to a residential area.*

v. Building entrances: DELETE ENTIRE SECTION

1. Public entrances shall be developed on all new buildings to face the adjacent street (see Figure 123). Building entrances may be allowed on a side of the building closest to the street if an unobstructed sidewalk connection is provided from the building entrance to the street sidewalk.




*Figure 123. Retail building provides public building entrances facing the public sidewalk.*

2. Buildings located on a street corner shall either provide a corner entrance or provide two individual entrances facing each street (see Figure 124 and 125).

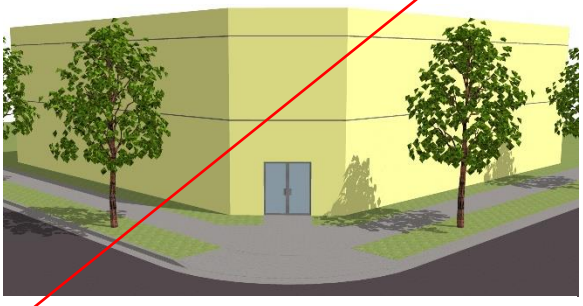


*Figure 124 – Entrance addressing the corner.*

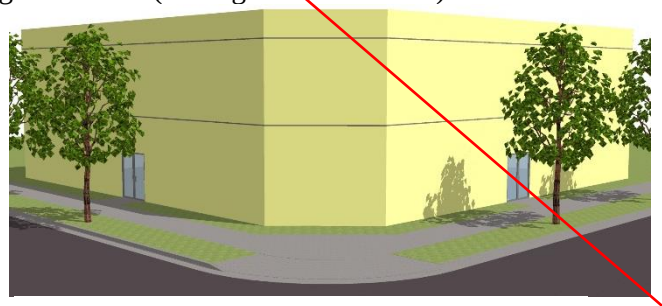


*Figure 125 – Two entrances addressing each street frontage.*

vi. Building materials:

1. Brick, stone, split face CMU, tilt-up concrete, architectural grade metal (see Figures 126 and 127), fiber cement, and wood may be used for exterior materials.



*Figure 126 – The metal used on this building is of a high grade and provides an architectural quality to the building.*



*Figure 127 – Metal used is an industrial grade and has the appearance of standing seam metal which detracts from the architectural quality of the building.*

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




*Figure 128. Stucco is only applied to recessed and secondary wall areas, and the hierarchal features use brick and rock.*

vii. Screening:

1. Mechanical and utility equipment shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or the roof, and may include such treatments as balustrades, parapet walls, or landscaping. Screening materials shall be compatible with those of the building.

2. Where mechanical and utility equipment are located along a street frontage, they shall ~~not~~ be located ~~between the building and street~~ to ~~improve aesthetics and~~ provide clearance required from oil-filled transformers to combustible materials. Utility equipment shall be located ~~to the sides or rear of a proposed building~~ as approved by the appropriate utility company ~~(see Figures 129 and 130).~~ New utility equipment shall not be placed in a location that impedes a sidewalk or requires a sidewalk to

or trail,

maneuver around the equipment. Sidewalks may need to maneuver around existing utility equipment if it is impracticable to relocate.

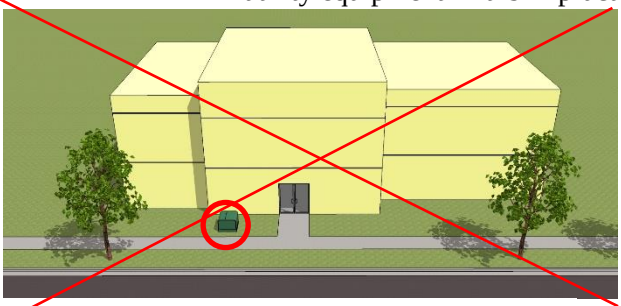


*Figure 129 – Inappropriate example of a utility box being placed in front of the building.*



*Figure 130 – Appropriate example of a utility box being placed to the side of a building.*

c. Site design standards:

i. Building orientation: DELETE ENTIRE SECTION

1. Buildings shall be oriented toward the adjacent public or private street with no off-street parking or drive aisles located between the building and street sidewalk (see Figure 131).

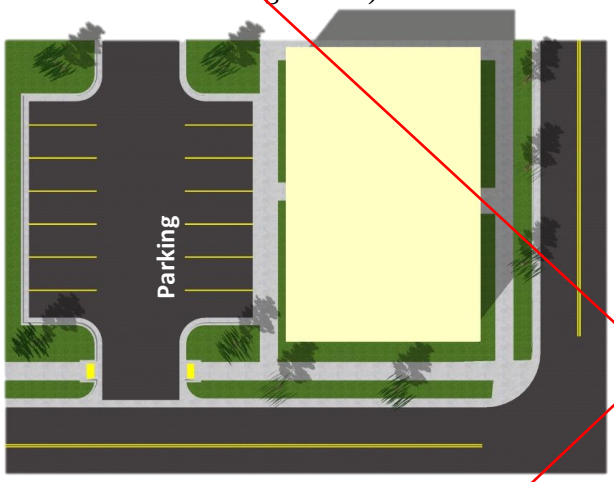



*Figure 131. Parking area is located behind the building with an entrance facing and connecting to the public sidewalk.*

2. Buildings located on corner lots shall be oriented to both streets with no parking located between the building and the sidewalk of either street.

3. Buildings on properties with more than two street frontages shall be placed on the corner most conducive to pedestrian travel. An area with a higher expected rate of pedestrian traffic could be toward a transit stop or across the street from a complimentary use such as an office building across the street from a restaurant.

4. Buildings located on landlocked parcels without any street frontage shall place the building in the location most convenient for pedestrian access to the nearest street.

religious

5. Parking may be located between the building and street for ~~institutional or public~~ uses ~~that require access on all sides of a building~~. ~~For the purposes of this section, institutional and public uses include only the following uses:~~

   a. hospitals;

   b. fire stations;

   c. utility buildings and structures;

   d. transit stations;

   e. parks; and

   f. public schools.

6. Uses that are industrial in nature shall be oriented toward the public street with an allowed maximum of one parking module which includes a single drive aisle with a row of parking on each side. This standard applies only for the following uses:

   a. cabinet and woodworking shop;

   b. manufacturing uses;

   c. office/warehouse;

   d. recycling/collection center;

   e. storage units;

   f. warehousing and wholesale distribution; and

   g. welding shop.

ii. Off-street parking:

~~1. Parking areas shall be located to the rear and sides of buildings located along public streets.~~

2. Where possible, shared parking agreements shall be utilized to reduce the overall amount of off-street parking provided for multiple uses.

~~3. It is encouraged that parking areas be constructed of a pervious hard surface material.~~

Add item: Bicycle parking stalls for churches shall be 2% of the occupancy of the main assembly area. Bicycle parking stalls for temples shall be four.

iii. Pedestrian circulation:

1. Sidewalk connections shall interconnect the building entrance, public and private street sidewalks, parking areas, master planned trails, and adjacent properties.

2. Sidewalks shall be a minimum five feet in width and may be constructed of concrete, asphalt, brick pavers, or other material as approved by the City Engineer.

3. Pedestrian walkways shall include ramps and crosswalks where they cross streets, internal roads, drive aisles, and parking areas. Crosswalks shall be painted or delineated with brick pavers, stamped and colored asphalt, or stamped and colored concrete (see Figure 132).



*Figure 132. Allowed pedestrian crossing treatments are each represented in this figure. Pedestrian crossings include curb cuts and pathways through landscaped areas.*

4. Raised central median strips, bulb-outs and other traffic calming elements may be required by the City Engineer based on recommendations from a licensed traffic engineer.

d. Landscaping standards:

~~i. Water-wise landscaping:~~

~~1. Each site shall provide a minimum 50 percent water-wise landscaping.~~

~~2. Sod shall not be used within park strip areas and shall only be used as accents within larger landscaped areas on a site (see Figure 133).~~



*Figure 133. The park strip uses mulch, boulders, and shrubs for landscaping to reduce irrigation overspray that would come with sod.*

10

3. A minimum of ~~30~~ trees per acre based on the total project acreage shall be provided in open space areas to contribute towards an urban forest.

4. Landscaping shall be maintained in good condition according to the approved landscape plan. Typical maintenance shall include mowing of grass, removing weeds, and replacing dead plants.

END OF SECTION

~~8. Exceptions:~~

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

in all cases be on the same lot as the use they are intended to serve. In no case shall required loading and unloading spaces be part of the area used to satisfy the parking requirement.

C. Collective Action Relative to Loading and Unloading. This Code shall not be construed to prevent the joint use of loading and unloading spaces for two or more buildings or uses if the total of such spaces when used together is not less than the sum of the spaces required for the various individual buildings or uses computed separately.

D. Mixed Uses. In the case of mixed uses, the required loading and unloading spaces shall be the sum of the required loading and unloading spaces for the various uses computed separately, and such spaces for one use shall not be considered as providing required loading and unloading for any other use.

BEGINNING OF SECTION

## Section 12.110 Outdoor Lighting Standards

A. Purpose. The purpose of this Chapter is to provide regulations for outdoor lighting that will:

1. Reduce annoyance and inconvenience to property owners and traffic hazards to motorists;

~~2. Curtail light pollution, reduce skyglow, and improve the nighttime environment for astronomy;~~

3. Ensure that sufficient lighting can be provided where needed to promote safety and security, while also enhancing safety along roadways, pathways, and trails;

4. Help protect and enhance wildlife habitation and migration by minimizing light pollution into and adjacent to habitat areas;

5. Help protect the natural environment from the adverse effects of night lights from gas or electric sources; and

6. Promote lighting practices and systems that conserve energy and reduce dependence on fossil fuels.

B. Definitions.

1. Clutter. Excessive groupings of light sources that are bright and confusing.

2. 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.

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

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

5. Light trespass. When light falls where it is not wanted or needed

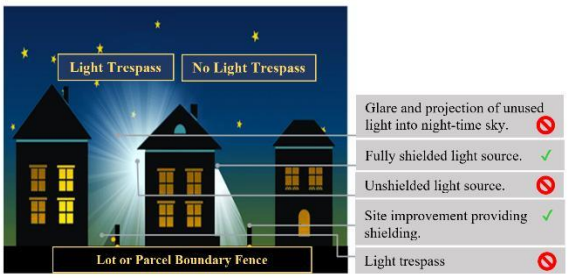



Figure 7 illustrates light trespass

6. Photometric design. A plan showing the amount of light trespass. For the purposes of this code, a photometric design shall be submitted for review at the time of development approval.

7. Skyglow. The brightening of the night sky over inhabited areas.

C. General Regulations. All new and replacement outdoor lighting shall be installed in conformance with the provisions of this ordinance, applicable building and development codes, and other City regulations. Where conflicting provisions occur, the more restrictive shall govern.

parking and walkway

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




Figure 8 illustrates the acceptable and unacceptable lighting fixtures.

parking and walkway

2. Direction. Direct lighting downward and inward, towards the interior of the site, to minimize sky glow, glare, and light trespass. The allowable maximum intensity measured at a residential property line shall be 0.2 foot-candles.

3. Height. Light poles on private property shall conform to the following:

(a) When adjacent to residential uses, no light pole shall be erected unless set back a distance equal to its height from all residential property

(b) On tracts or lots over three acres in size, the maximum height for poles with lights is 30 feet.

(c) On tracts or lots less than three acres, the maximum height of poles with lights is 20 feet.

(d) Special lighting or lighting higher than 30 feet may be approved as specifically noted on an approved site plan.

(e) Lighting materials shall be of a non-galvanized material and color to be approved at final site plan.

(f) On properties less than three acres, but greater than one acre, the maximum height of poles with lights shall be 30 feet provided:

(i) the subject property has a minimum 300-foot separation from any residentially zoned property as measured from the property lines;

(ii) the property is located adjacent to an arterial or State road; and

(iii) the lighting fixtures used shall be new precision luminaires with flat lenses. Fixtures shall conform to the light trespass requirements in this section, and a photometric design shall be submitted as part of the site plan requirements.

may be turned on daily at 4:00 am, and

12:00 am

4. Light curfew. All outdoor lighting shall be turned off by ~~10:00 pm or within one hour after the close of business, whichever is later~~, except for the following:

~~(a) Residential uses;~~

(b) Lighting to illuminate the entrance of the building;

~~(c) Safety lighting of parking lots and pedestrian areas;~~ Parking and walkway lighting

(d) Lighting necessary for after-hours businesses; and

(e) All lighting exempt by Section 12.110 (D) of this code.

(f) Building tower, monument signs, and US flag.

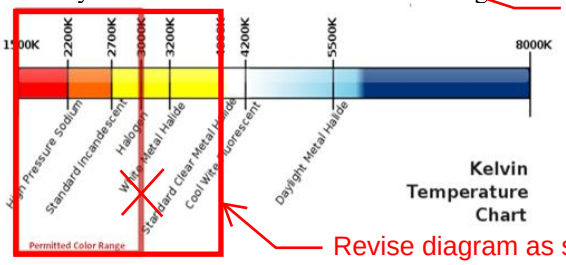
5. Lighting levels. Limit the total amount of light installed by designing for appropriate light levels. This can be achieved by the following:

(a) Use the lowest adequate bulb intensity

(b) Use timers, motion sensors, dimmer switches, and turn lights off when not in use.

6. Lighting color. Blue-rich lighting brightens the night sky, increases glare, and compromises human vision. It should not be used. Warm-colored, or long-wavelength lighting, with a color temperature of ~~3,000~~ Kelvin or less, shall be used. Limit high-temperature LED lighting, as they emit an excessive amount of blue light.

4,000




Revise diagram as shown

Figure 9. shows the permitted color range for lighting

Replace item 7 -- see attachment

~~7. Residential lighting and glare standards. Residential lighting for security and night recreation use is permitted in all Residential Zoning Districts provided:~~

~~(a) Direct lighting over ten feet in height is shielded from adjacent property;~~

~~(b) No light pole or other stand-alone light source on private residential property shall exceed 20 feet in height; and~~
~~(c) Lighting shall not directly shine on adjacent dwellings.~~

D. Exemptions. The following are not regulated by this ordinance:

1. Lighting within public right-of-way for the purpose of illuminating streets or roads;

2. Traffic control devices consistent with the manual on uniform Traffic Control Devices;

3. Temporary and seasonal lighting, provided individual lamps are less than 10 watts and 70 lumens;

4. Lighting that is used under emergency conditions;

5. Lawfully permitted fireworks displays; and

6. Short-term lighting associated with sporting events, special event permits, or other activities authorized by a valid temporary use permit.

END OF SECTION

**Section 12.120. Supplementary Requirements for Agriculture and Residential Districts.** *(Amended 3/14/00; 10/10/00; 11/18/03; 11/13/12; 12/10/13; 08/26/14; 07/28/15; 9/13/16; 11/14/23)*

A. Average Front Yard Setback Permitted. The required front yard setback for any dwelling located between two existing dwellings may be the average of the two existing dwellings.

B. Storage of Commercial Vehicles in Agriculture and Residential Districts Prohibited. The storage of commercial vehicles, excluding agricultural machinery and equipment ancillary to an agricultural use, and the storage of construction equipment shall not be permitted on any lot in any agricultural or residential district, provided that construction equipment may be stored on a lot during construction of a building thereon, but shall not exceed one year.

C. Additional Height for Public Buildings Allowed. Public buildings may exceed the maximum height allowed in agriculture and residential districts in which they are located, provided approval is granted following the Conditional Use procedures contained in this Code.

D. Keeping of Animals in Agricultural, Residential, and Planned Community Districts.

1. Category One Farm Animals. Category One animals include cattle. Other animals of similar size and impact may be allowed on a case-by-case basis with approval of the Zoning Administrator. The keeping of Category One animals is permitted limited to the following:
   (a) For properties with five acres or more within the A-5, A-1, RA-1, and TH-5 Zoning Districts, the keeping of Category One animals is permitted with no defined maximum number.
   (b) One Category One animal may be kept for every half acre of lot area on properties with a minimum of one acre located in the TH-5, A-1, RA-1 and R-1-22 Zoning Districts.

2. Category Two Farm Animals. Category Two animals include horses, donkeys, mules, and burros. Other animals of similar size and impact may be allowed on a case-by-case basis with approval of the Zoning Administrator. The keeping of Category Two animals is permitted limited to the following:
   (a) Stallions shall be adequately contained within a secure enclosure as to prevent escape from the owner's property.
   (b) For properties located in the A-5 and properties of five acres or larger within the TH-5 and A-1 Districts, the keeping of Category Two animals is permitted with no defined maximum number.
   (c) Two Category Two animals may be kept for every half acre of lot area for properties located in the A-1, RA-1, R-1-22, and TH-5 Districts.
   (d) Two Category Two animals may be kept for every half acre of lot area located in any Residential Zoning District, subject to approval of a Conditional Use Permit. The following conditions may be required:
      (i) Corrals, pens, and barns shall be located in the rear yard of the lot.
      (ii) Screening from adjacent properties with the installation of a solid fence of six feet in height.
      (iii) Subject to all setback and maintenance requirements listed in this section of the Development Code.
      (iv) Any other conditions deemed necessary by the Planning Commission to mitigate negative impacts on a case-by-case basis.

**Lehi Skye Area Plan Amendment**

Outdoor Lighting Standards

Sections to Add:

Section C

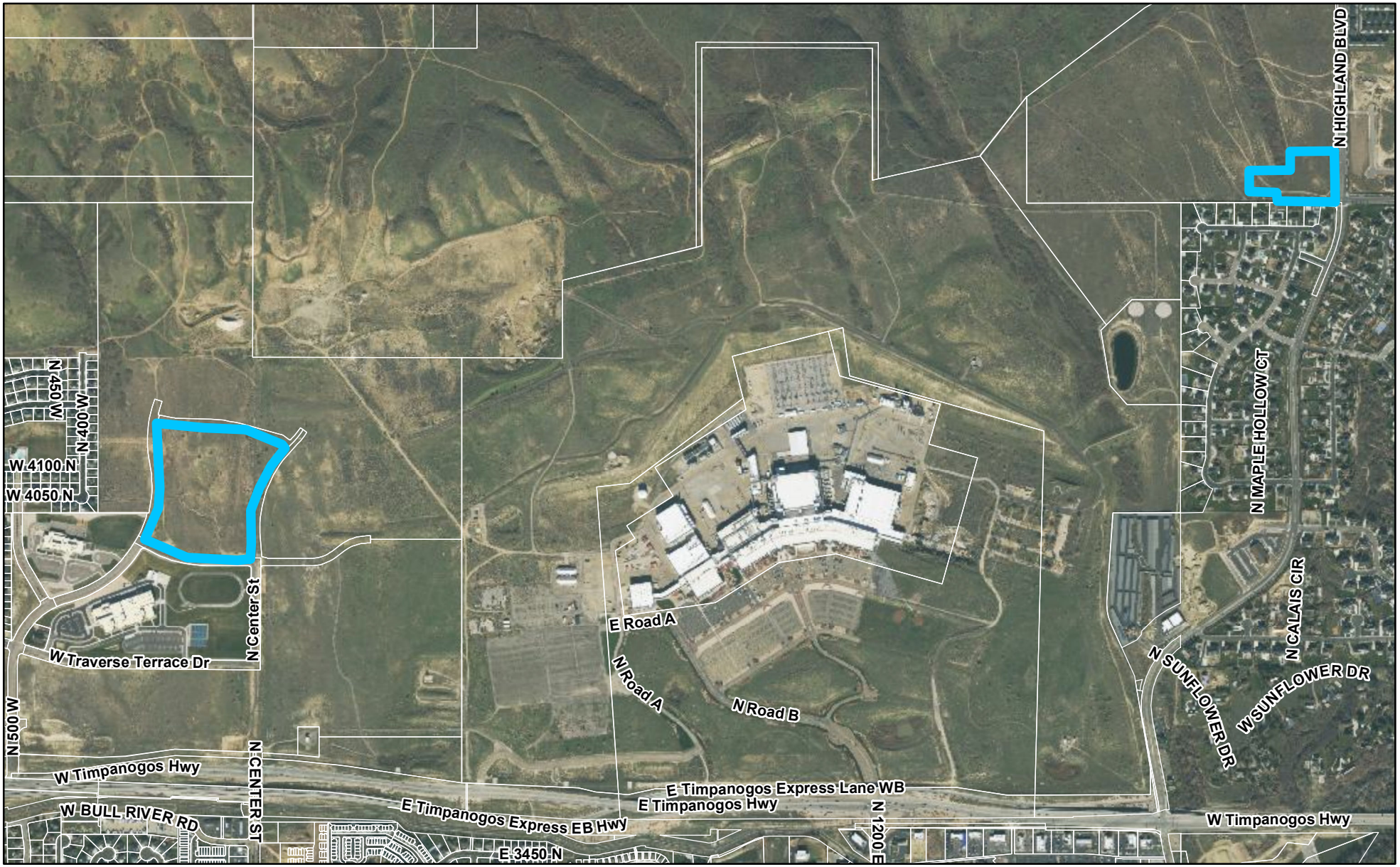
7. Architectural lighting. Controlled architectural uplighting is allowed to illuminate building facades, monument signs, and the flag of the United States. Fixtures used for architectural lighting shall control light dispersion by means of “barn doors” or other similar methods, and light shall be focused on the building façade, sign, flag, or tower.

(a) Primary building facades, monument signs, and flags may be lit at a maximum of 10.0 foot-candles average.

(b) Building towers and steeples may be lit at a maximum of 12.0 foot-candles average.

# Skye Area Plan Amendment- Civic Design Standards

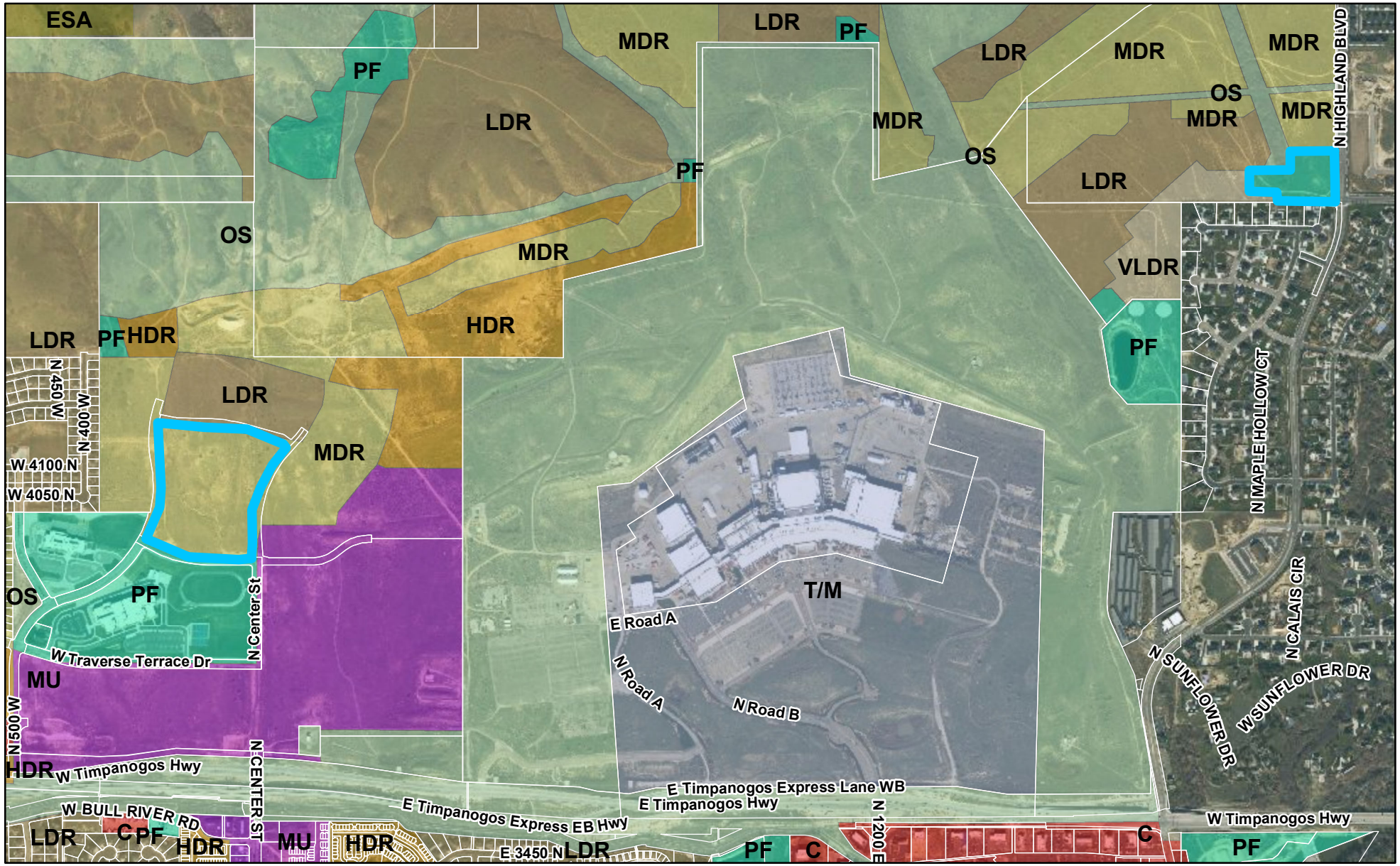
Aerial




LEHI CITY

# Skye Area Plan Amendment- Civic Design Standards

General Plan

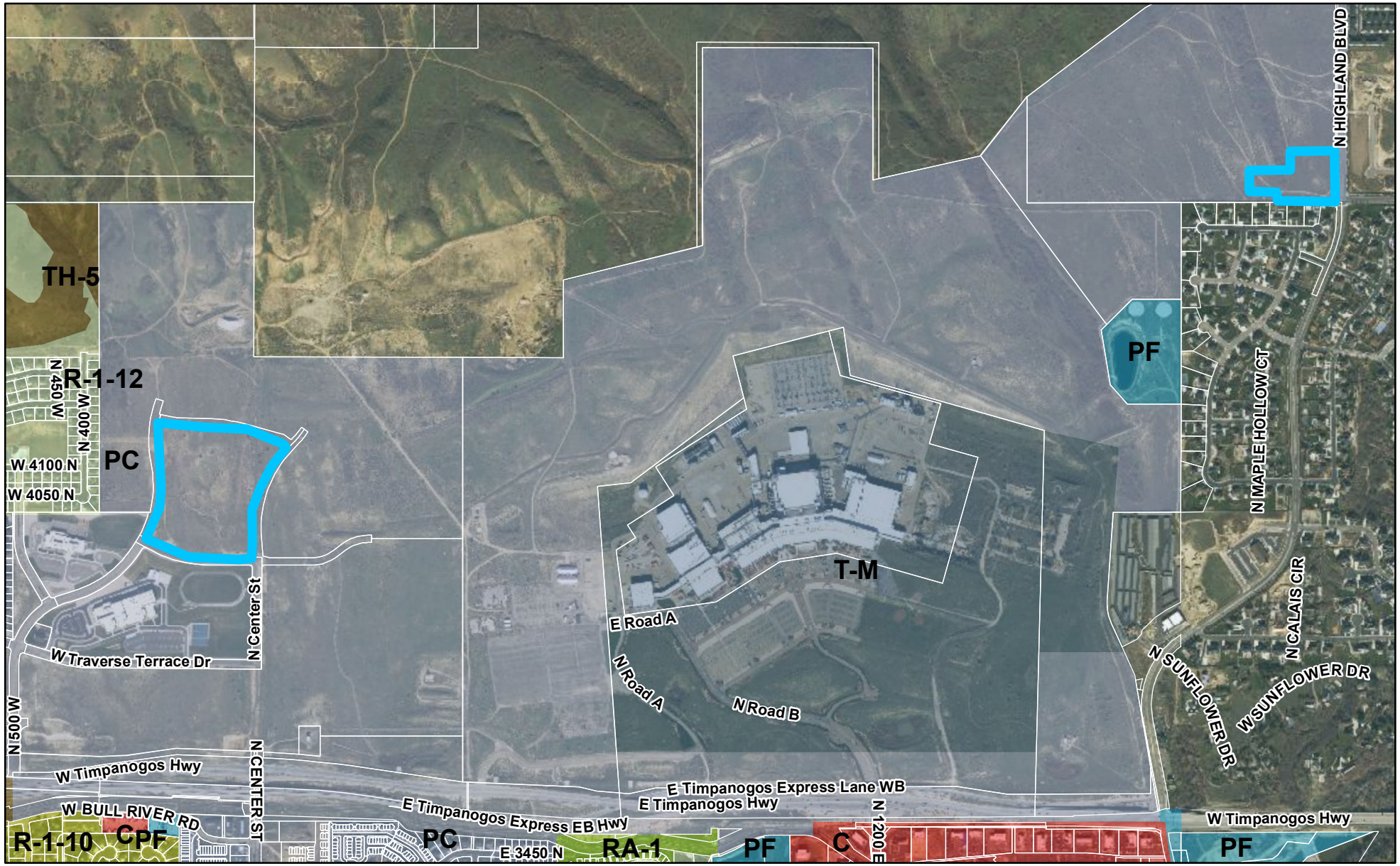



0 1,400 2,800 Feet

LEHI CITY

# Skye Area Plan Amendment- Civic Design Standards

Zoning

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LEHI CITY

**Agenda Item No: 3.4**

# Planning Commission Agenda Item Report

Meeting Date: July 25, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

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**Subject:**
Public hearing and recommendation of Texas Instrument's request for review of the TI LFAB2 Zone Change 2, changing 16-acres from Planned Community to Technical Manufacturing and another16-acres from Technical Manufacturing to Planned Community.

**Suggested Action:**

**Attachments:**

Texas Instruments ZC 1.pdf

Texas Instruments ZC 2.pdf

# TI LFAB2 ZONE CHANGE 2
## PLANNING COMMISSION REPORT

| | |
|---|---|
| **Applicant** | Texas Instruments |
| **Meeting Date** | July 16, 2024 |
| **Requested Action/Purpose** | Public hearing, review, and recommendation of a proposed zone change |
| **Decision Type** | Legislative |
| **Location** | 4000 N Flash Drive |
| **Acreage** | 32 acres |
| **Existing Zoning** | Planned Community(PC)/ Technical Manufacturing (T-M) |
| **Existing General Plan Land Use Designation** | Technical Manufacturing/ Open Space |
| **Proposed Zoning Designation** | Planned Community(PC)/ Technical Manufacturing (T-M) |
| **Existing Land Use** | Undeveloped |
| **Date of DRC Review** | July 10, 2024 |
| **Assigned Planner** | Brittney Harris |

## 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.

## PROPERTY HISTORY

**June 21, 1995** Property came into the City as part of the Micron Annexation

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

**December 12, 2023** The City Council approved the Texas Instruments LFAB2 Zone Change and Area Plan Amendment

## REPORT ANALYSIS

The applicant seeks review and recommendation of proposed zone changes on two pieces of property located on the Texas Instruments site at 4000 North Flash Drive. This is very similar to what was approved before but in a different area and with less acreage.

The 16-acre piece to the south of the facility along Timpanogos Highway is currently zoned Technical Manufacturing, and the proposal is to change it to Planned Community with the technical manufacturing buffer land use. Another 16-acre piece to the southeast of the existing facility will change from Planned Community to Technical Manufacturing. This proposal will help with the future expansion of the Texas Instruments operation, specifically to meet the 30-foot side yard setback required in the Technical Manufacturing zone.

The DRC reviewed the proposed zone change and had one redline comment to provide a legend for the hatching on the map, the applicant did update the map and it was included in the packet.

## SCOPE OF APPROVAL

Zone changes are legislative items, providing the Planning Commission some discretion in whether they approve them.

The public can speak to the proposed zone change. Comments about the impact of changing the zoning on these parcels would be the most beneficial.

## 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 proposed zone change will allow for the same amount of technical manufacturing buffer and technical manufacturing.
2. The proposed zone change will help with the future expansion of Texas Instruments.

**TI LFAB2 Zone Change 2**
**DRC Redline Comments**

*TI- requests review of the TI LFAB2 Zone Change 2 changing 16 acres from Planned Community to Technical Manufacturing and 16 acres from Technical manufacturing to Planned Community*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth
Assigned Planner: Brittney Harris
Representatives of the Applicant Present:
Date of Plans Reviewed: 7/2/2024
Time Start: 1:11pm
Time End: 1:14pm

**DRC REDLINE COMMENTS:**
**Glade – Power:** No Comments
**Garion – Fire:** No Comments
**Ryan – Water/Sewer:** No Comments
**James – Parks:** No Comments
**Gary – Building/Inspections:** No Comments
**Shelbey– Public Works:** No Comments
**Brad – Engineering:** No Comments
**Kim – Planning:**
1. A legend for the different hatching would be helpful to more easily understand this map. Or remove all other hatchings and just highlight the zone change areas in two colors.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 25th

**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.**

Rockhill LLC
PLAN • SURVEY • ENGINEER

Ms. Brittney Harris 7/1/2024
Lehi City Planning Division
153 N 100E
Lehi, UT 84043

**RE: Texas Instruments - Proposed Zone Change and Skye Area Plan Amendment - Between Parcels 11:029:0043 and 11:029:0059**

Brittney,

Please refer to the attached "Proposed Zone Change and Skye Area Plan Amendment" exhibit. Texas Instruments is now programming the LFAB2 project. The LFAB2 project contemplates doubling the manufacturing clean room space at the Lehi fabrication site (LFAB). The LFAB2 expansion will take place immediately East of the existing manufacturing complex.

On two parcels at the LFAB site, Texas Instrument's proposes a balanced land use zone change. The purpose of the proposed zone change is to facilitate a second manufacturing unit – LFAB2, and in particular the new Wastewater Treatment Plant. LFAB2 will occupy an area East of the existing manufacturing facility. Earlier this year, a Skye Area Plan and Zone change similar to this proposal was approved and completed by Lehi City. Texas Instruments has been designing LFAB2 site improvements this past Spring. The design team has chosen to position the future Wastewater Treatment Plant (WWTP) for LFAB2 near the the Southeast corner of the LFAB2 complex, which places the WWTP quite close to the recently adjusted parcel boundary. To facilitate the final design of the LFAB2 WWTP, Texas Instruments is requesting a Skye Atrea Plan Amendment and a Zone Change, so a Lot-Line-Adjustment can be completed.

Texas Instruments proposes to modify the boundary Parcel 11:029:0059, and at the same time modify the southern boundary of Parcel 11:029:0043 to increase the width of the TMB zoned land along LFAB's Timpanogos Highway frontage. The total land area of both the existing TM and TMB zones will remain unchanged by this proposal. This zone change proposes only to change the shape of existing land use zones on the LFAB site by swapping 16 acres of each existing zone and maintaining the existing land area balance between the TMB and TM zones.

Rockhill LLC
PLAN • SURVEY • ENGINEER

Please contact me if you have any questions regarding this transmittal.

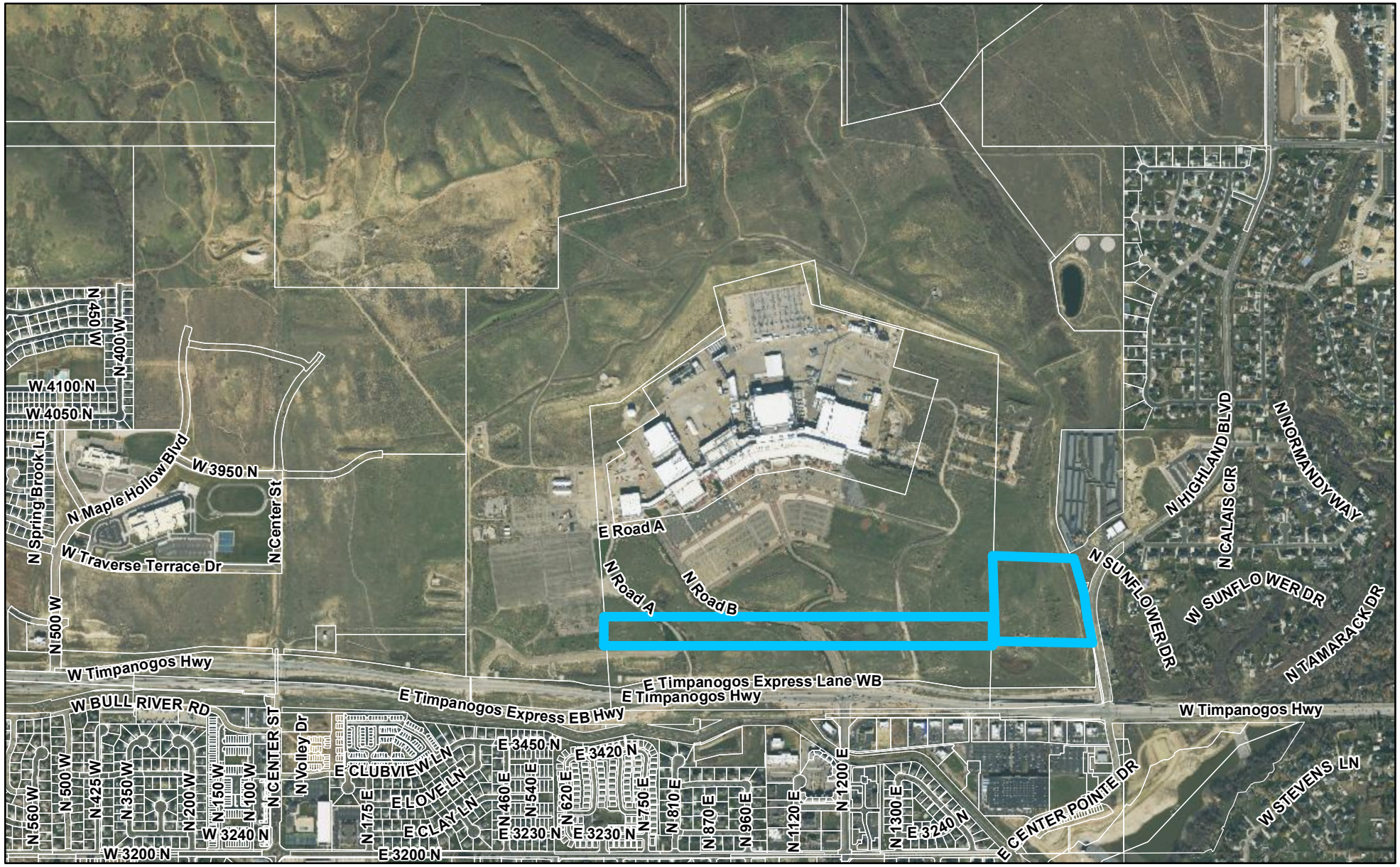
Thank you,

"Jack"

John R. Berry PE, PLS
**Rockhill** LLC
jack@rockhillengineering.com

# Texas Instruments Zone Change 2

Aerial



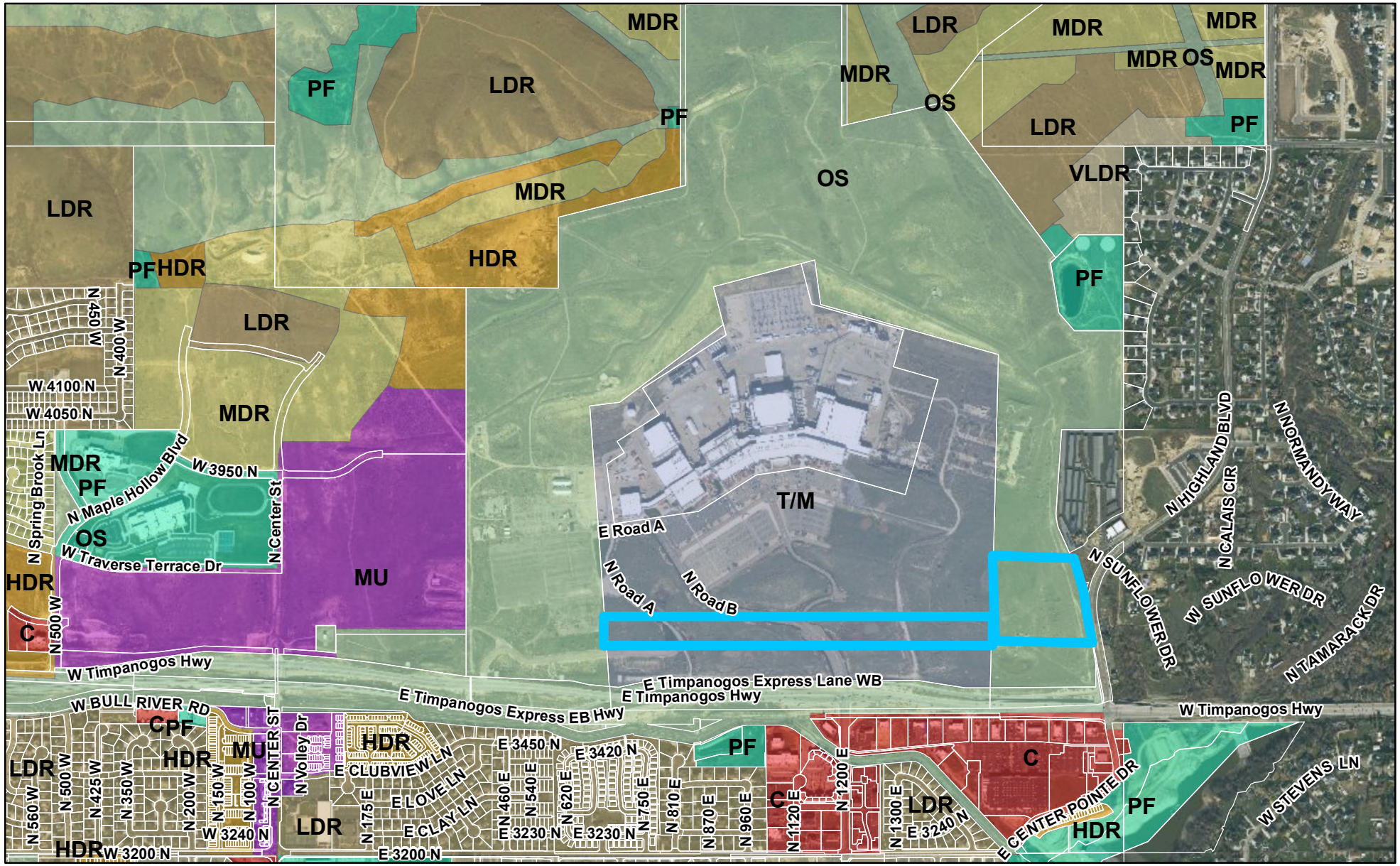

Feet

0 1,500 3,000

LEHI CITY

# Texas Instruments Zone Change 2

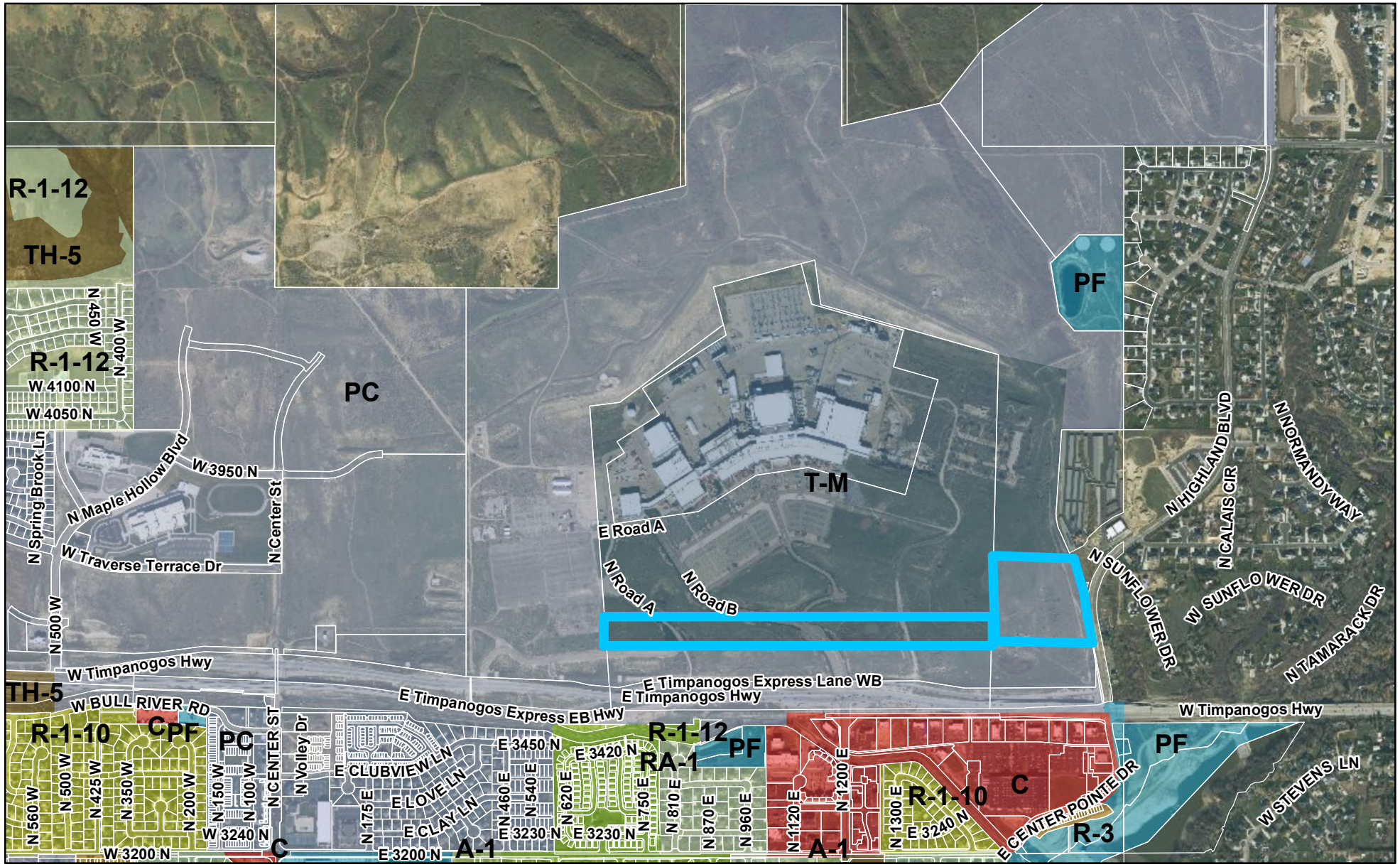
General Plan




LEHI CITY

# Texas Instruments Zone Change 2

Zoning

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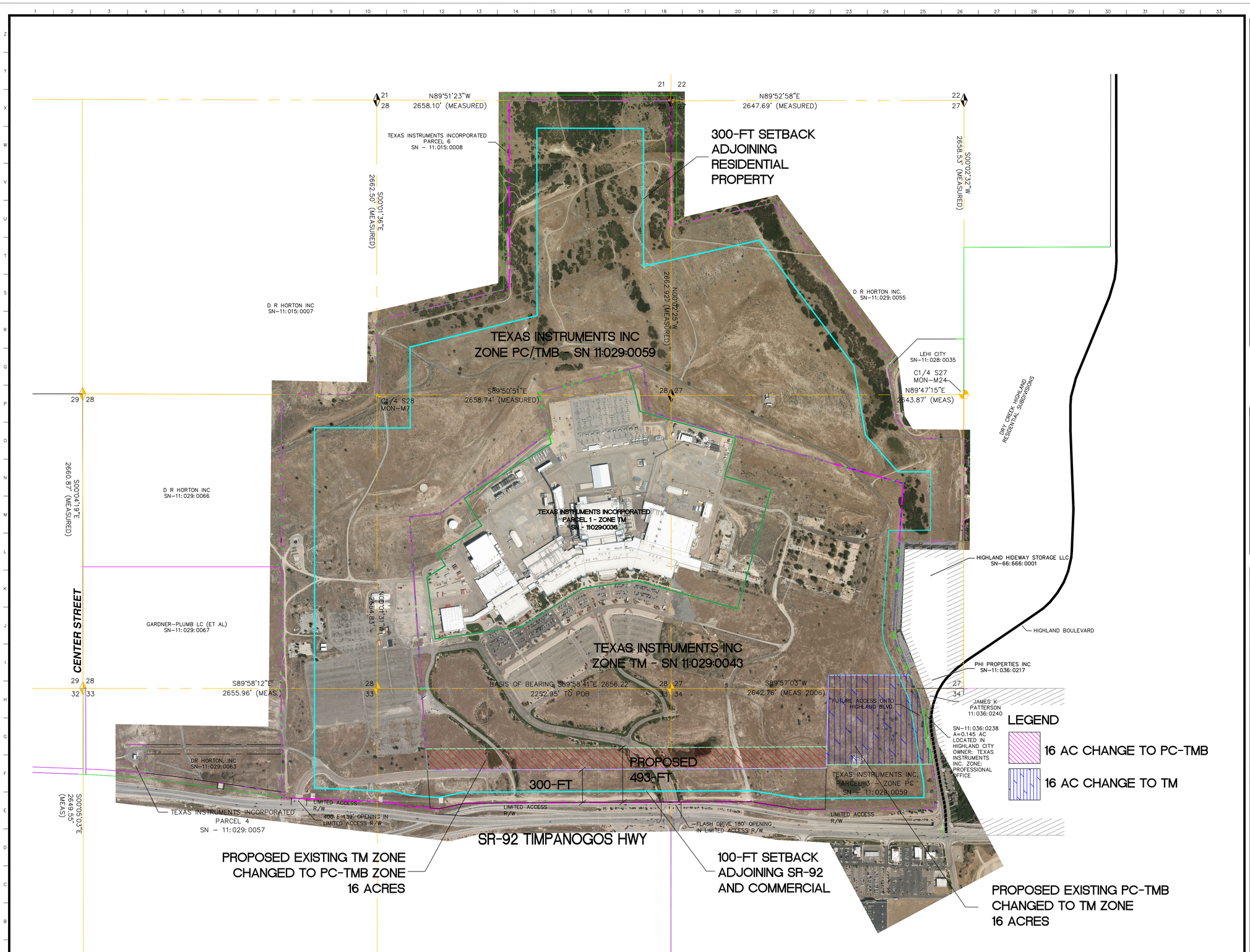
LEHI CITY




BUILDING

TEXAS INSTRUMENTS

LEHI, UTAH

# CONCEPT PLAN: LOT-LINE- ADJUSTMENT

Project No:

Project Coord:

Eng. Coord:

| | Date | Description | By |
|---|---|---|---|

## Approvals

| EC | N/A | Arch | Struct |
|---|---|---|---|
| | | | |
| **Mech** | **Process** | **Elect** | **Controls** |
| | | | |

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CADD File:

Scale:

**Agenda Item No: 3.5**

# Planning Commission Agenda Item Report

Meeting Date: July 25, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

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**Subject:**
Public hearing and recommendation of Texas Instrument's request for review of an amendment to the Skye Area Planning adjusting the location of the area plan boundaries by adding 16-acres and removing another 16-acres.

**Suggested Action:**

**Attachments:**

Texas Instruments amendment 1.pdf

Texas Instruments amendment 2.pdf

# TEXAS INSTRUMENTS SKYE AREA PLAN AMENDMENT 2
## PLANNING COMMISSION REPORT

| | |
|---|---|
| **Applicant** | Texas Instruments |
| **Meeting Date** | July 25, 2024 |
| **Requested Action/Purpose** | Review and recommendation of a proposed area plan amendment |
| **Decision Type** | Legislative |
| **Date of DRC Review** | July 10, 2024 |
| **Assigned Planner** | Brittney Harris |

## REQUIRED ACTION

| | |
|---|---|
| **Planning Commission** | Review and recommendation |
| **City Council** | Final approval |

## APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

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

## REPORT ANALYSIS

The applicant requests review and recommendation of a proposed amendment to the Skye Area Plan switching the location of 16-acres of the technical manufacturing buffer. This is similar to what was approved November 2, 2023 but is in a different area.

Rearranging the Skye Area Plan will allow for more area on the East side of the Texas Instruments property for their LFAB2 expansion. The main reason for this amendment is to allow for the 30-foot side yard setback required in the Technical Manufacturing Zone.

A zone change has also been submitted and is going forward at the same time. The zone change will change the designation from Planned Community to Technical Manufacturing. This proposal is to change the boundary of the

Skye Area Plan.

DRC reviewed the proposed area plan amendment and has one question to clarify the hatching on the map they submitted, the applicant did provide an updated map that was included in the packet.

## SCOPE OF APPROVAL

As a legislative item the Planning Commission has full discretion to provide a positive recommendation on the Area Plan Amendment or not. However, the Commission should consider that this will keep the acreage of the area plan the same and just change the location.

The public can comment on the proposed Area Plan Amendment. Comments directed at potentially impacts of the change and how the Area Plan could address those concerns are the most helpful.

## POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed area plan amendment will allow for Texas Instruments expansion while maintaining the 30 foot side yard setback.
2. The proposed area plan amendment will provide the same amount of buffer area and will not increase the overall number of units in the area plan.
3. The proposed area plan does/does not meet the requirements of the Lehi City Development Code in regards to area plan approval.
4. Other findings based upon information presented during the public hearing.

**TI LFAB2 Skye Area Plan Amendment 2**
**DRC Redline Comments**

*TI- requests review of the TI LFAB2 Skye Area Plan Amendment 2, adjusting the area plan area adding 16 acres and removing 16 acres.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Brittney Harris
Representatives of the Applicant Present:
Date of Plans Reviewed: 7/2/2024
Time Start: 1:14pm
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**Garion – Fire:** No Comments
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**James – Parks:** No Comments
**Gary – Building/Inspections:** No Comments
**Shelbey – Public Works:** No Comments
**Brad – Engineering:** No Comments
**Luke- Traffic:** No Comments
**Kim – Planning:**
1. Provide legend with the hatchings

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JULY 25th

**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.**

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Ms. Brittney Harris 7/1/2024
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Thank you,

"Jack"

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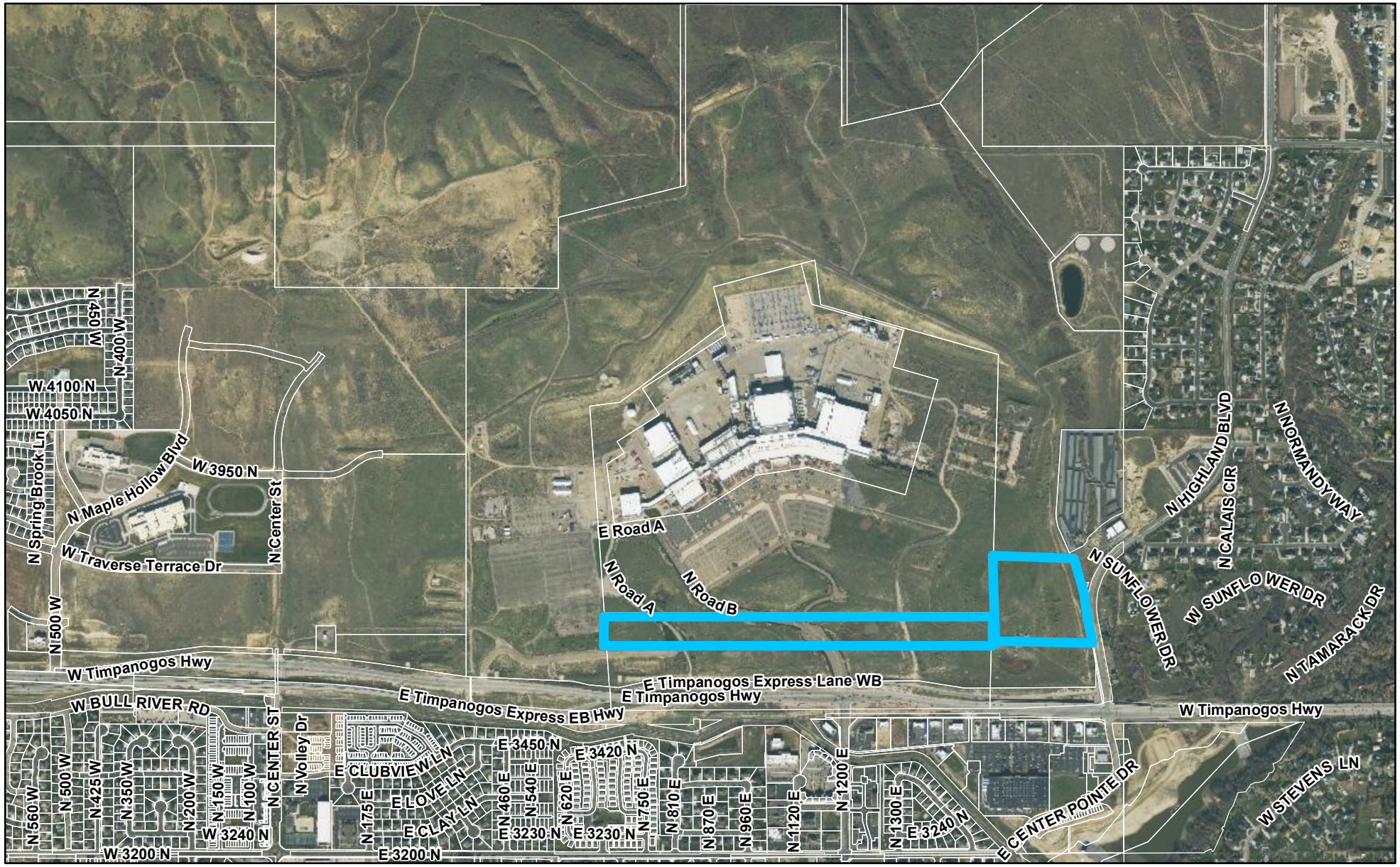
**Rockhill** LLC
jack@rockhillengineering.com

# TI Skye Area Plan Amendment 2

Aerial




Feet

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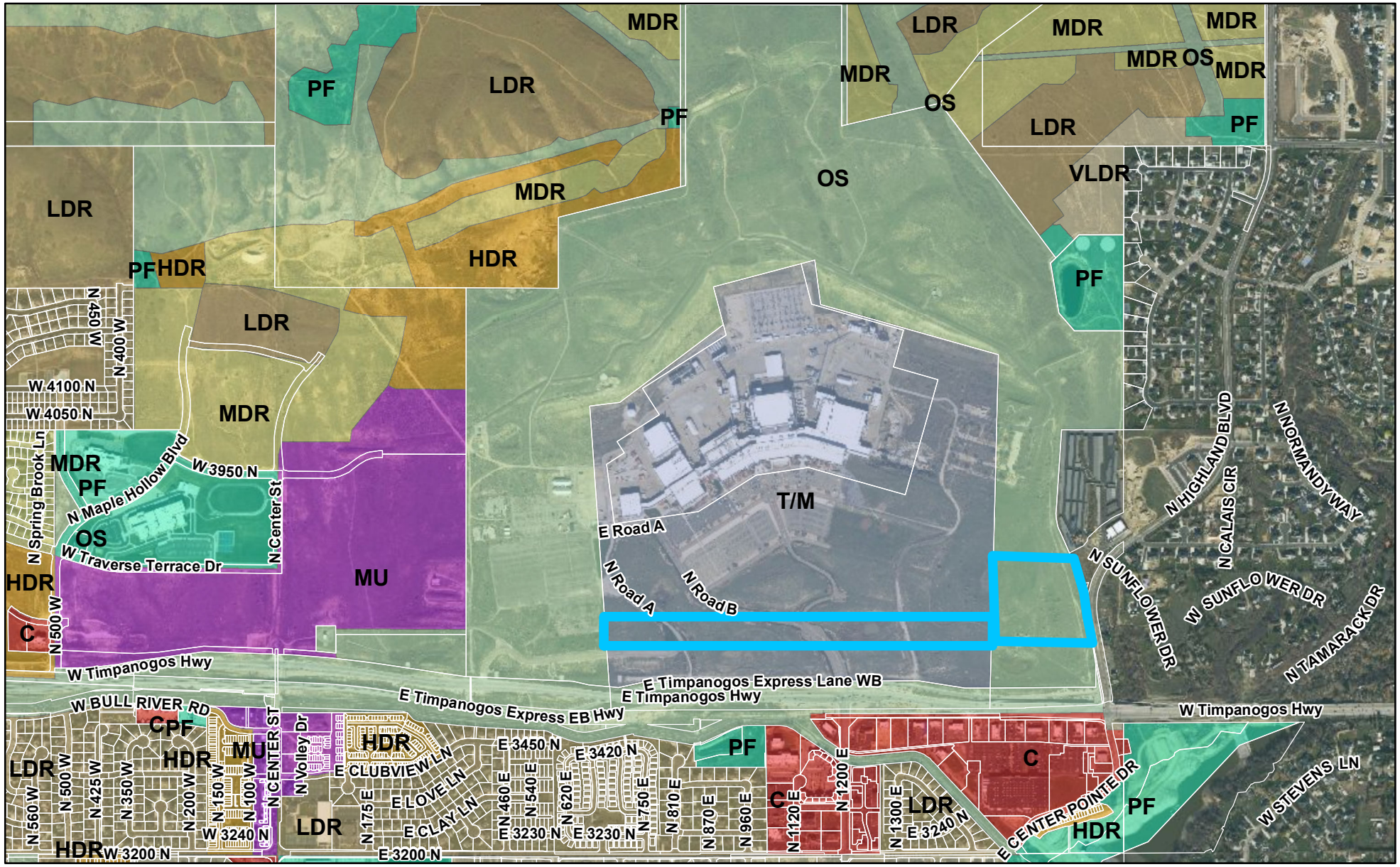
LEHI CITY

# TI Skye Area Plan Amendment 2

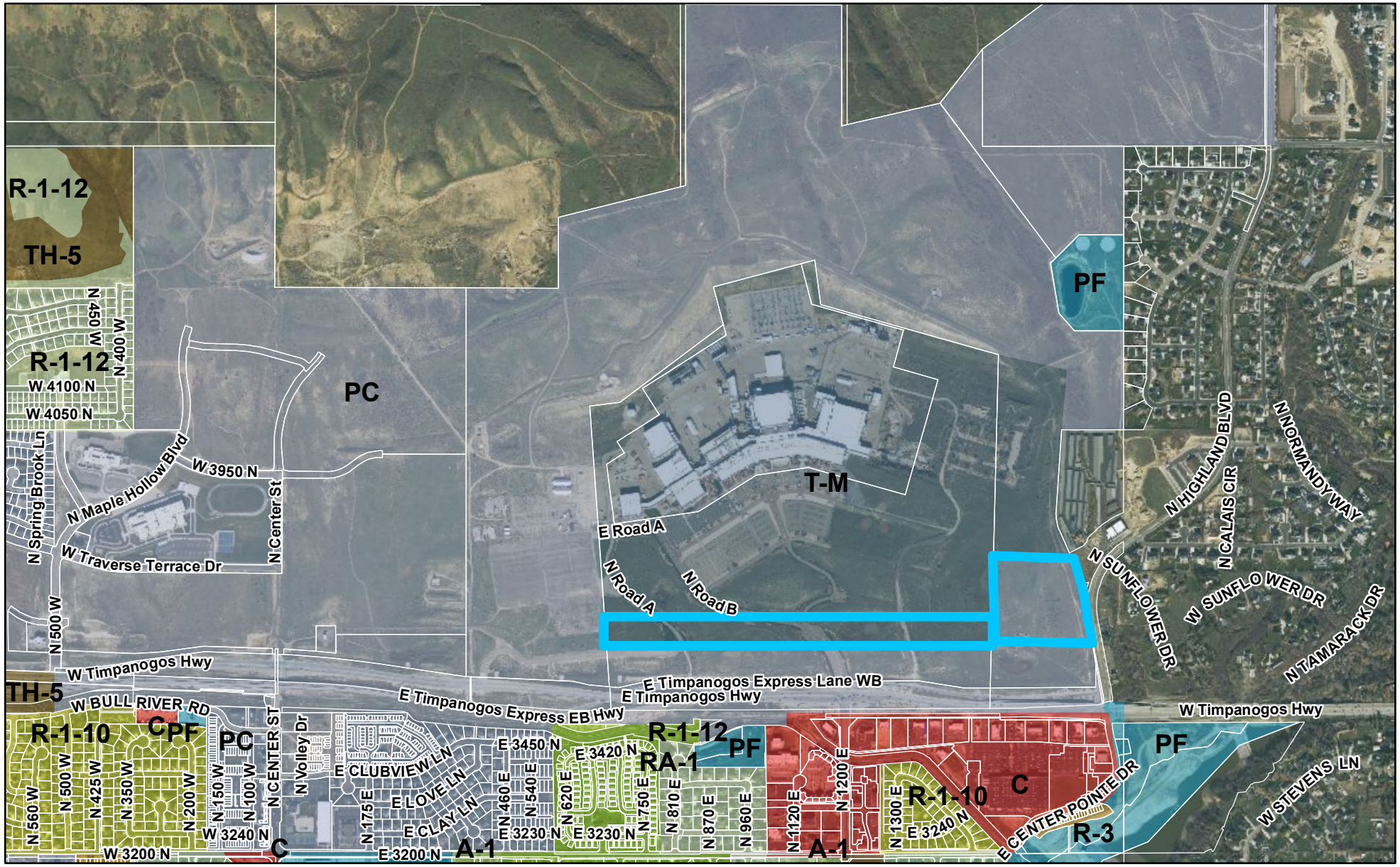
General Plan




LEHI CITY

# TI Skye Area Plan Amendment 2

Zoning

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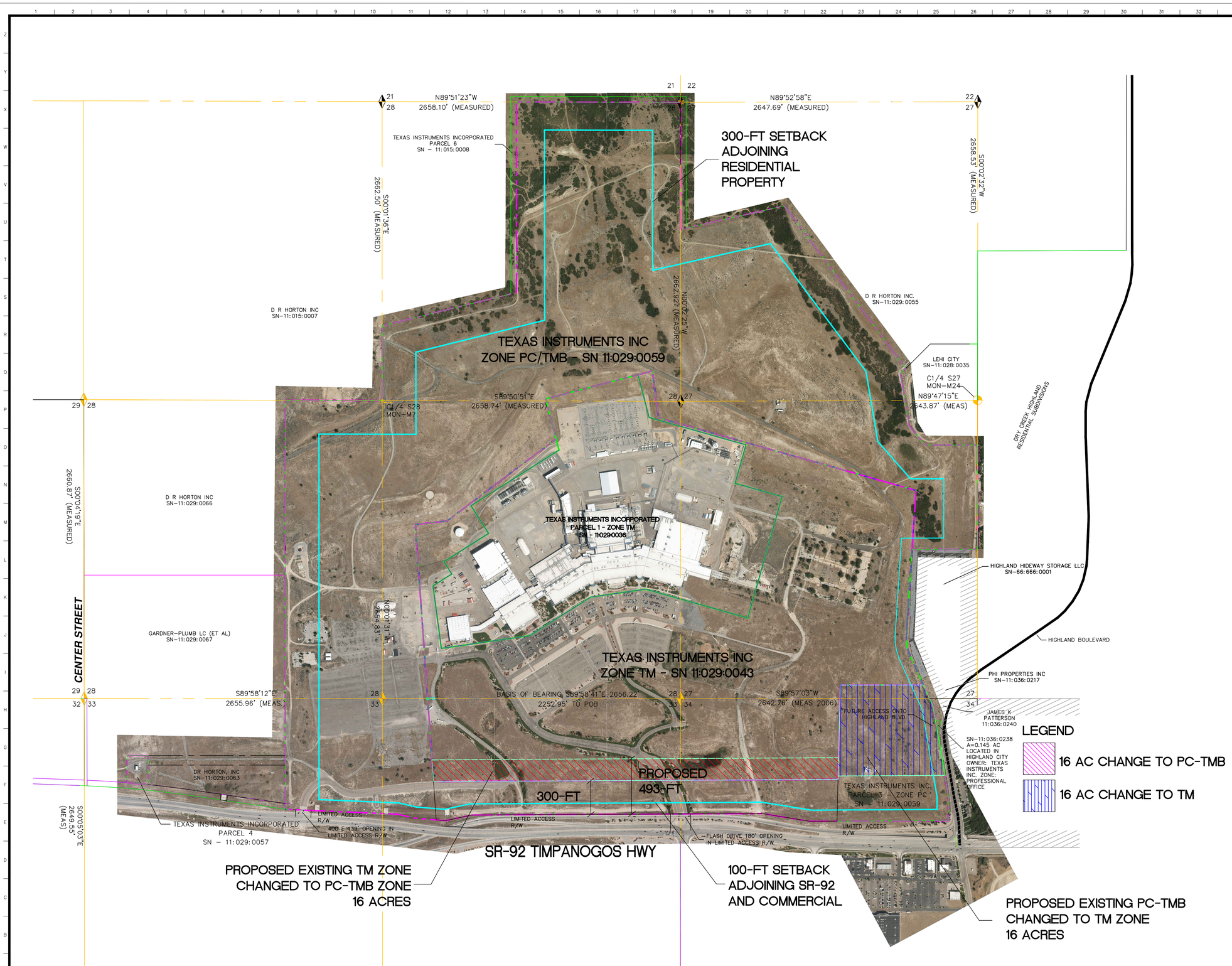
LEHI CITY




BUILDING

TEXAS INSTRUMENTS

LEHI, UTAH

# CONCEPT PLAN: LOT-LINE- ADJUSTMENT

Project No:

Project Coord:

Eng. Coord:

| | Date | Description | By |
|---|---|---|---|

## Approvals

| EC | N/A | Arch | Struct |
|---|---|---|---|
| | | | |
| **Mech** | **Process** | **Elect** | **Controls** |
| | | | |

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