Lehi Planning Commission Meeting
Lehi City Planning Commission Meeting Agenda
June 13, 2024

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

1. Call to Order

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 **(withdrawn)**

   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.
   Exchange Business Park ZC 1.pdf
   Exchange Business Park ZC 2.pdf

   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.
   Holbrook Industrial Grading 1.pdf
   Holbrook Industrial Grading 2.pdf

   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.
   Bike Parking.pdf

3. City Business

4. 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: June 13, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:

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 **(withdrawn)**

Suggested Action:

Attachments:

Agenda Item No: 2.2

Planning Commission Agenda Item Report

Meeting Date: June 13, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
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.

Suggested Action:

Attachments:

Exchange Business Park ZC 1.pdf

Exchange Business Park ZC 2.pdf

EXCHANGE BUSINESS PARK ZONE CHANGE
PLANNING COMMISSION REPORT

Applicant	Boyd Brown		
Meeting Date	June 13th, 2024		
Requested Action/Purpose	Public hearing, review, and recommendation of a proposed zone change		
Decision Type	Legislative		
Location	Approximately 1500 North 3600 West		
Acreage	1.19 acres		
Existing Zoning	R-3		
Existing General Plan Land Use Designation	Neighborhood Commercial (NC)		
Proposed Zoning Designation	Neighborhood Commercial		
Existing Land Use	Vacant		
Adjacent Zoning and Land Use	*North*	Neighborhood Commercial	Future Exchange Business Park
	South	R-3	Gardner Point Phase 1 Townhomes
	East	R-3	Gardner Point Phase 1 Townhomes
	West	Public Facility	Fire Station 84
Date of DRC Review	May 22nd, 2024		
Assigned Planner	Katie Bussell		

REQUIRED ACTION

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

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

The **Neighborhood Commercial (NC) District** is created to provide an area where goods and services are available in close proximity or adjacent to residential areas. The purpose of this zone is to allow for the development of smaller-scale retail and service-oriented businesses that are compatible with the adjacent neighborhoods. Developments within this zone should be designed for a sensitive transition between the Neighborhood Commercial uses and surrounding residential uses. In order to prevent disturbance to neighboring residential areas, businesses operating hours shall be between the hours of 6 AM and 11 PM Sunday through Thursday and 6 AM to 12 AM Friday and Saturday. Structures in this zone

are limited in size to a 5,000 square foot footprint unless otherwise approved by the Planning Commission based on a determination that the building meets the intent of this zone.

APPLICABLE GENERAL PLAN GOALS AND POLICIES

NEIGHBORHOOD COMMERCIAL (NC)

The Neighborhood Commercial (NC) classification is to allow for smaller-scale retail and service-oriented businesses and can provide basic goods and services to residential areas. Developments within this zone should be designed for a sensitive transition between commercial and residential uses.



PROPERTY HISTORY

October 26, 2021 Property recorded as part of the Gardner Point Phase 1 Plat.

May 23rd, 2024 Property was considered and approved by the Lehi City Planning Commission as part of the Exchange Business Park Concept Plan.

REPORT ANALYSIS

The applicant is seeking review and recommendation of a proposed zone change from R-3 to Neighborhood Commercial (NC) on 1.19 acres located at approximately 1500 North 3600 West. The zone change is consistent with the General Plan. The intent of the Neighborhood Commercial zone is to encourage development of smaller-scale retail and service-oriented businesses that are compatible with adjacent neighborhoods. This zone change is to help facilitate the construction of the Exchange Business Park, a neighborhood-oriented development that was approved for conceptual approval by the Planning Commission on May 23rd, 2024.

There were two comments from the DRC, including:
1. Add a note that the proposed zone is Neighborhood Commercial
2. Add a note that this proposed zone change matches the General Plan Designation of Neighborhood Commercial.

These comments were in regards to the narrative submitted by the applicant, and have since been updated.

SCOPE OF APPROVAL

Zone changes are legislative decisions. However, zone changes that meet the General Plan must be approved unless strong reasons are provided for the detriment that the zone change would cause to the City.

The Public can comment on zone changes but should understand that this proposed zone change meets the General Plan so significant reasons would need to be provided to deny the proposed zone change.

POSSIBLE MOTIONS AND FINDINGS

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

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

Exchange Business Park Commercial Zone Change
DRC Redline Comments

*Boyd Brown- requests review of the **Exchange Business Park Zone Change** from R-3 to Neighborhood Commercial on 1-acre located at 1500 North 3600 West.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, Trent Dyer
Assigned Planner: Katie
Representatives of the Applicant Present: Boyd Brown, Brooke Moore, Jake Hone
Date of Plans Reviewed: 5/9/2024
Time Start: 1:15 PM
Time End: 1:17 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments
Garion – Fire: No comments
Ryan – Water/Sewer: No comments
Trent – Parks: No comments
Gary – Building/Inspections: No comments
Shelbey – Public Works: No comments
Brad – Engineering: No comments
Kim – Planning:
1. Add note that proposed zone is NC (neighborhood commercial)
2. Add note that this proposed zone change matches the General Plan Designation of Neighborhood Commercial.

Consistency with the elements of the Lehi City General Plan.

This area has a proposed Neighborhood Commercial on the General Plan.

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

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

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

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

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

THIS ITEM WILL BE SCHEUDLED FOR PLANNING COMMISSION ON JUNE 13TH.

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

Rezone Narrative

This proposed zone is NC Neighborhood Commercial and matches the General Plan Designation of Neighborhood Commercial. The zone change is needed because the lots are planned to be neighborhood commercial along 3600 W and will bring retail users to service the surrounding residential communities.
The zone change won't be detrimental to the surrounding areas, it will be a very beneficial commercial aspect. We plan to include a trail throughout the business park that creates walkable access from the Exchange residents and encourages pedestrians and bike from surrounding areas that ties into the River Park.


EDGEhomes
DESIGNED FOR LIF
PUBLIC
HEARING
ZONE DISTRICT
MAP AMENDMENT

PUBLIC HEARING

ZONE DISTRICT MAP AMENDMENT

NOTICE is hereby given that a Public Hearing before the Lehi City Planning Commission will be held at the Lehi City Council Chambers, 153 N 300 E on June 13, 2024 at 7:00 p.m. for the purpose of receiving comment on the proposed amendment to the Zone District & Zone District boundaries of the 1.9-acres of property located at approximately 1500 South 3600 West changing the zoning from R-3 (high density residential) to Neighborhood Commercial.

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

All documentation is available for review at the Lehi City Planning Division, 153 N 200 E. Telephone 385-201-5000.
Or by scanning the QR Code below.

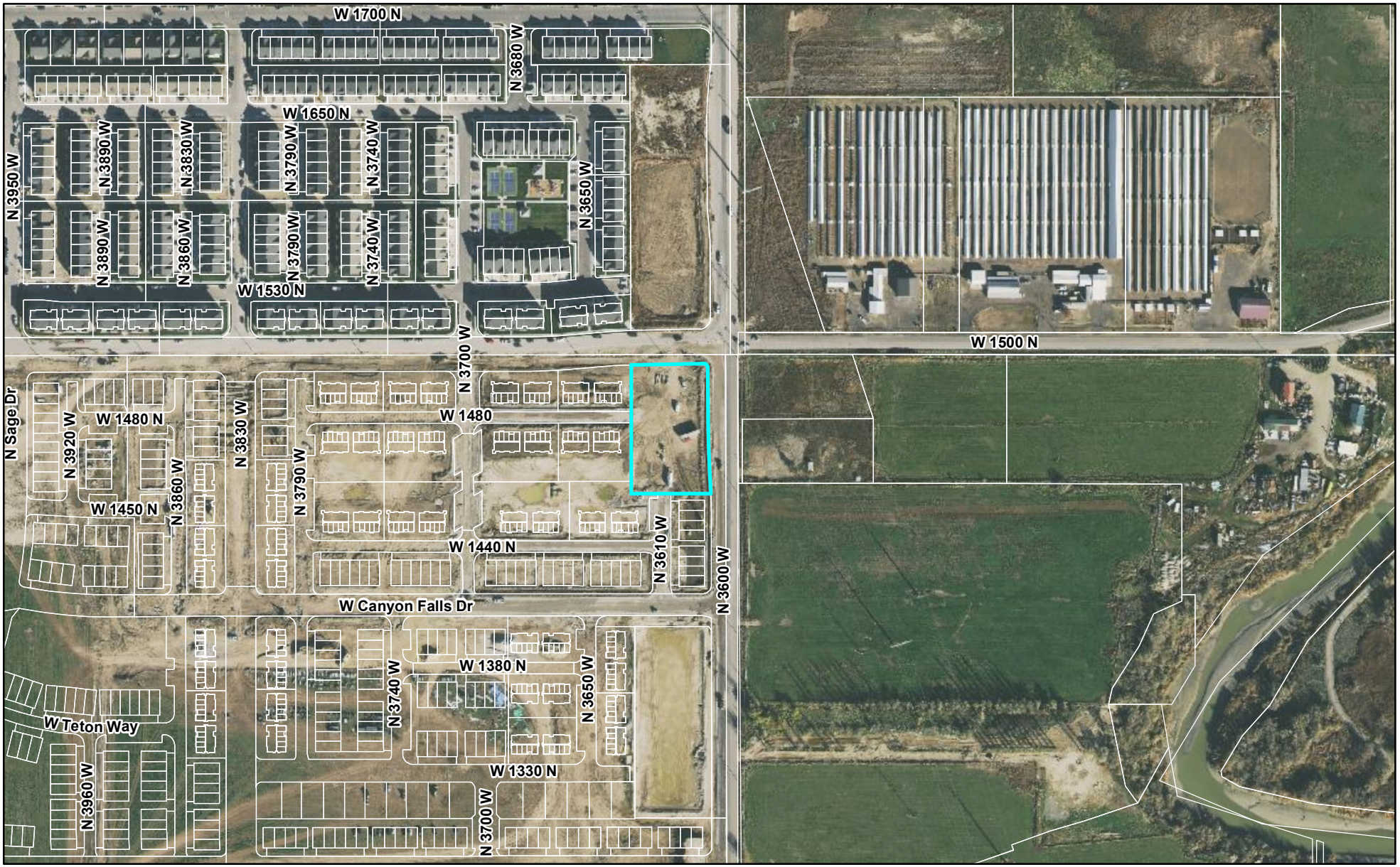
Scan for Project Info

Scan for Public Meetings & Agendas


PUBLIC
HEARING
ZONE DISTRICT
MAP AMENDMENT
PACIFICORP
11305001
11980
WARNING
NOTICE
Hazardous voltage inside.
KEEP OUT!
WARNING
APS
EDGEhomes
DESIGNED FOR LIF

Exchange Business Park Zone Change

Aerial Map

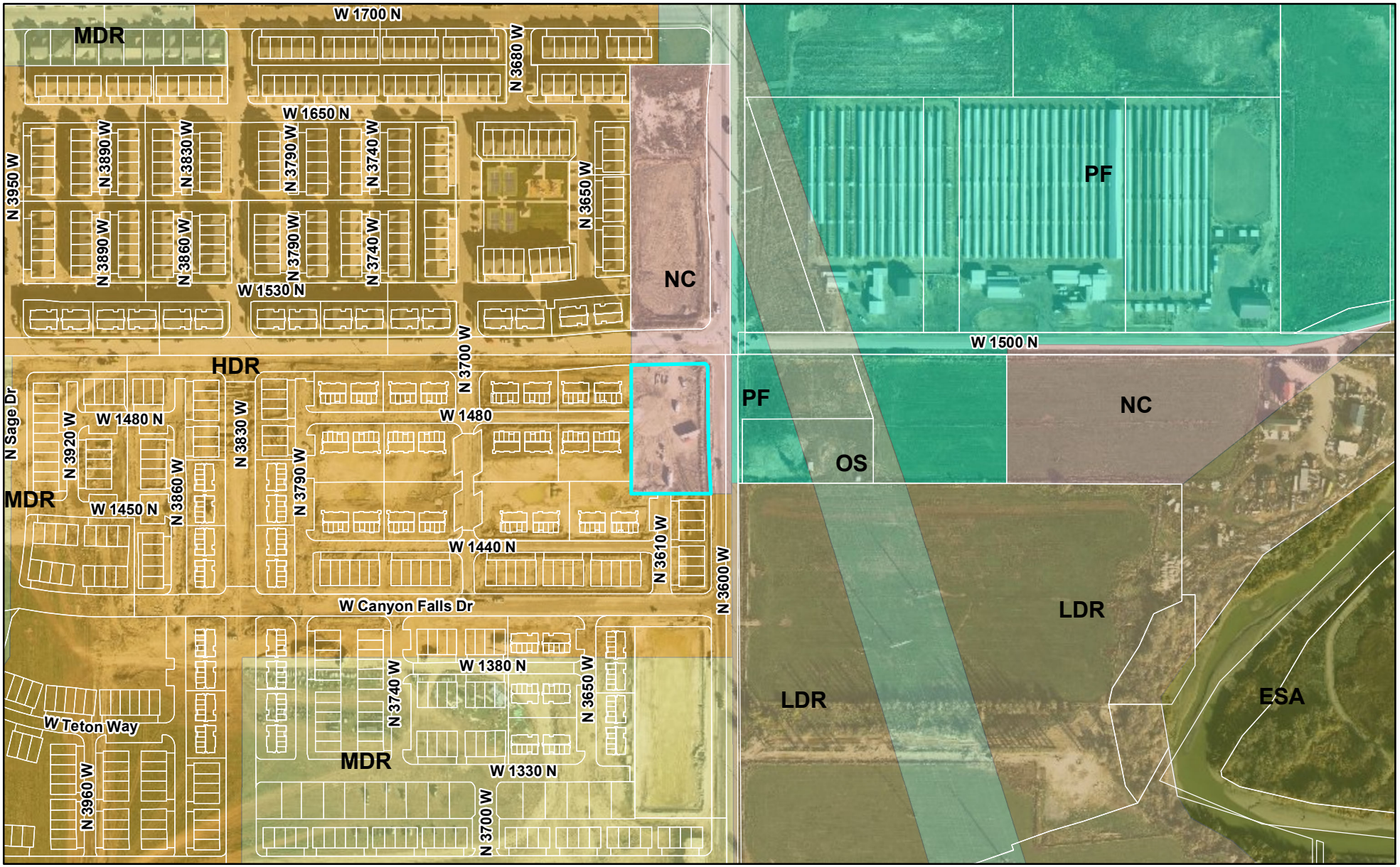


0 375 750 Feet

LEHI CITY

Exchange Business Park Zone Change

General Plan Map

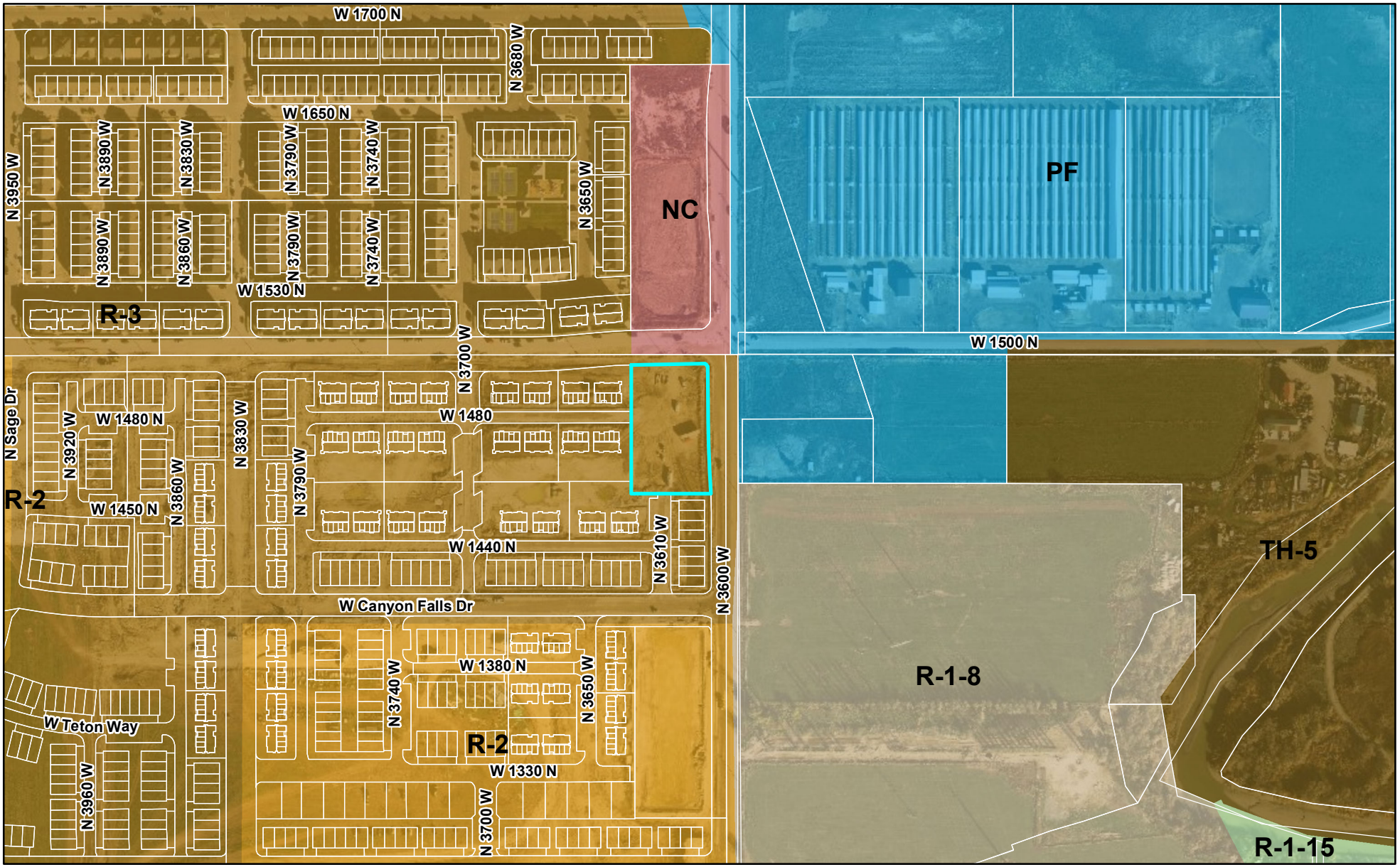


0 375 750 Feet

LEHI CITY

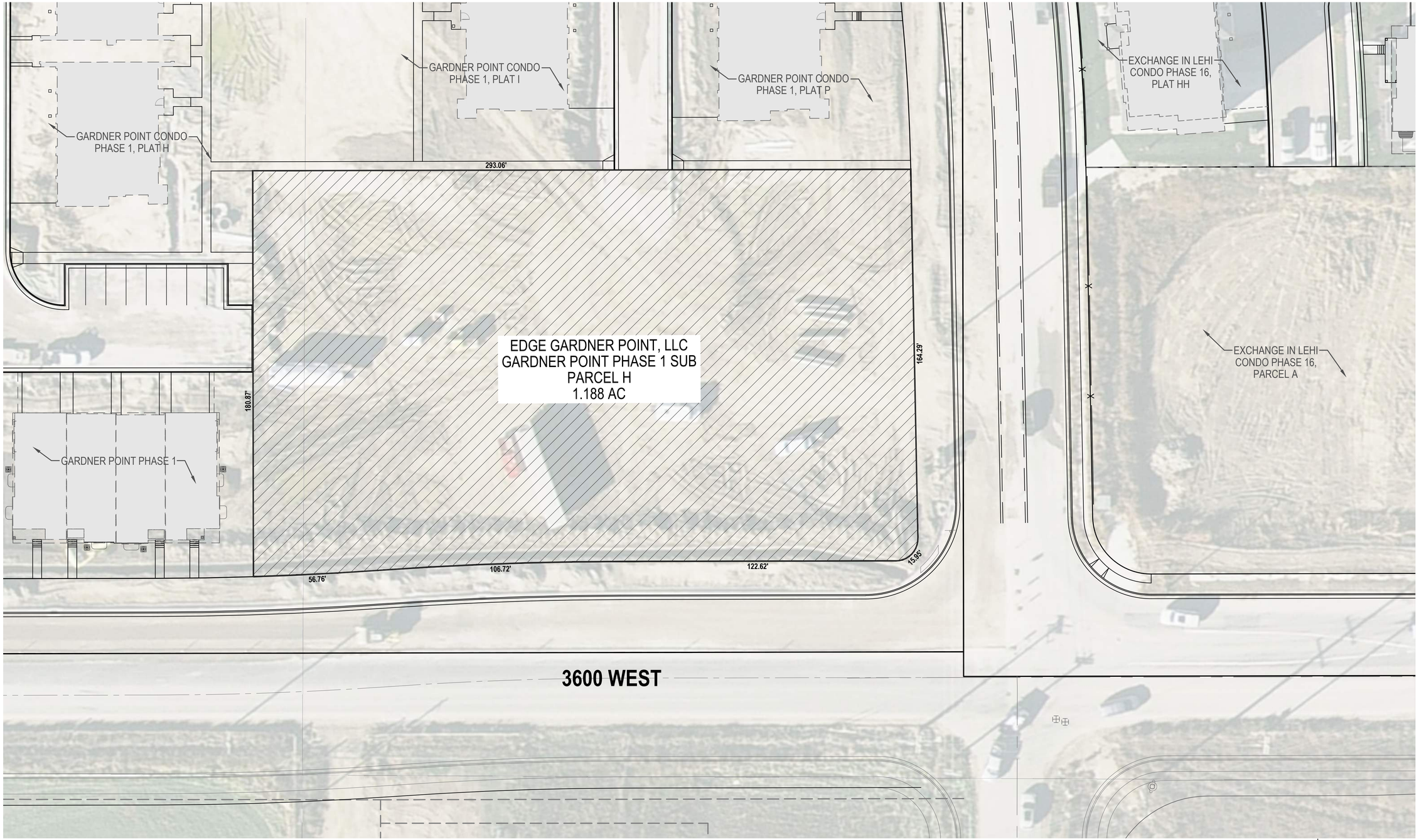
Exchange Business Park Zone Change

Zoning Map



0 375 750 Feet

LEHI CITY



BOUNDARY DESCRIPTION

All of Parcel H of Gardner Point Phase 1 Plat Subdivision, recorded October 26, 2021 as Entry No. 181641:2021 and Map Filing No. 17977 in the Office of the Utah County Recorder.
Contains 51,790 Sq.Ft. or 1.189 Acres

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ. 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BOYD BROWN TEAM
1245 E BRICKYARD RD, STE 500
SALT LAKE CITY, UT 84106

CONTACT:
BROOKE MOORE
PHONE: 808.292.4634

EXCHANGE LEHI COMMERCIAL

1500 NORTH 3600 WEST
LEHI, UTAH

REZONING EXHIBIT

PROJECT NUMBER	PRINT DATE
6393PP	2024-05-08
PROJECT MANAGER	DESIGNED BY
JKF	KFW

1 OF 1

Agenda Item No: 2.3

Planning Commission Agenda Item Report

Meeting Date: June 13, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

Subject:
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.

Suggested Action:

Attachments:

Holbrook Industrial Grading 1.pdf

Holbrook Industrial Grading 2.pdf

HOLBROOK INDUSTRIAL BUILDING 5 GRADING PERMIT
PLANNING COMMISSION REPORT

Applicant	Boyer Company
Meeting Date	June 13th, 2024
Requested Action/Purpose	Public hearing and recommendation of a proposed grading permit
Location	Southwest corner of Hudson Way and Redwood Road
Existing Zoning	Planned Community (PC)
General Plan Designation	Heavy Commercial (C-H)
Existing Land Use	Vacant
Date of DRC Review	May 29th, 2024
Assigned Planner	Katie Bussell

REQUIRED ACTION

Planning Commission	Public hearing and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 12-B.050 Grading Permit Issuance.

(a) When considering the approval of the grading permit the Public Works Director, Reviewing Departments, and (when applicable), Planning Commission and City Council, will verify that all of the following criteria are met (in addition to other applicable requirements of this code and other city codes):

(i) Approval of the proposal will not pose a threat to or be detrimental to the public health, safety, and welfare, nor be materially detrimental to fish and wildlife habitat and/or water resources as determined by an expert consultant.

(ii) The proposal is not in a sensitive lands area, as defined by Sections 12.060 (J) (K) of the Lehi City Development Code.

(iii) All subdivisions plats and/or site plans must have at least a preliminary approval prior to issuance of a grading permit

PROPERTY HISTORY

August 8, 2017 Holbrook Farms Area Plan Amendment was approved by Lehi City Council.

June 8th, 2023 Site plan received approval by the Lehi Planning Commission.

REPORT ANALYSIS

The applicant requests review and recommendation of the proposed Holbrook Industrial Building 5 Grading permit located at the southwest corner of Hudson Way and Redwood Road.

The applicant has received approval on a site plan for the overall site on June 8th, 2023 from the Planning Commission. A grading permit is now being requested by the applicant. The applicant's narrative states that the grading requires a cut of 118,026 bank cubic yards and fill of 124,219 loose cubic yards, leaving a net of 6,193 cubic yards of soil. The material will be transported off site at a rate of about 16 truck loads a day with a projected completion date three months after the start date. A haul route plan and re-vegetation plan was included in the submitted approximately 1.2 million cubic yards and will be moved to a different location on site.

The DRC had six redline comments, including:
1. Indicate minimum slope of perforated drain pipe placed at base of drainage gravel and chimney drain.
2. Provide seed mix design for proposed Meadow Grass Seed, including application rates, etc.
3. Erosion control matting or hydroseeding to keep slopes stabilized while cut/fill areas become established.

Please consider all DRC comments in your motion.

POSSIBLE MOTIONS AND FINDINGS

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

1. The proposed use, at the proposed location, will/will not be detrimental or injurious to property or improvements in the vicinity.
2. The proposed use will be located and conducted in a manner in compliance with the goals and policies of the Lehi City General Plan and the purposes of this Code.
3. Additional findings based upon information presented during the public hearing.

Holbrook Industrial Building 5
DRC Redline Comments

*Boyer- requests review of a grading permit for **Holbrook Industrial Building 5**, on 17.6-acres located at approximately Redwood Road and 2100 North.*

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner: Katie Bussell
Representatives of the Applicant Present: Kaitlyn Jones, Travis Benson
Date of Plans Reviewed: 5/21/2024
Time Start: 1:05 PM
Time End: 1:10 PM

DRC REDLINE COMMENTS:
Glade – Power: No comments.
Garion – Fire: No comments.
Ryan – Water/Sewer: No comments.
James – Parks: No comments.
Gary – Building/Inspections:
1. Retaining walls will require a building permit.

Shelbey – Public Works: No comments.
Brad – Engineering:
2. Indicate minimum slope of perforated drain pipe placed at base of drainage gravel and chimney drain - sheet 7 of Keystone Retaining Wall Details
3. Indicate minimum slope of perforated drain pipe placed at base of drainage gravel (typ.) - Sheets 4-6 of Keystone Retaining Wall Details
4. Provide seed mix design for proposed Meadow Grass Seed, including application rates, etc. - Sheet C3.0
5. Erosion control matting or hydroseeding, etc. to keep slopes stabilized while cut/fill areas become established (slopes appear to be between 2:1 & 3:1)
6. Label all proposed cut/fill grading slopes (typ.) - All grading plan sheets

Luke- Traffic: No comments.
Kim – Planning: No comments.

PRECON MEETING REQUIRED? (FULL, TAILGATE, NONE)
PRIOR TO SCHEDULING A PRECONSTRUCTION MEETING:
1. Provide an engineer's cost estimate for the cost of all improvements to Lehi City Engineering. (Stefanie Daggs- Sdaggs@lehi-ut.gov or 385-201-2523)
2. Escrow Bond or Letter of Credit and Public/Private Improvement Agreement for all public and private improvements must be in place (from a financial institution with a branch in Utah).
3. Incomplete landscaping and/or irrigation plans may require additional comments to be addressed as part of the check-off process.
4. Surveyor's and engineer's stamps on construction drawings.
5. Submit Storm Water Pollution Prevention Plan (SWPPP) through ComplianceGo.com for review by Lehi Public Works (Submit to lehicitystormwater@gmail.com).
6. Schedule a SWPPP inspection through Daniel Hadlock at (801) 836-3523 or Greg Soper at (385) 415-4073). This should be the last item completed prior to scheduling a preconstruction meeting.
7. Address comments from Planning Commission approval.
8. Plans need to be signed by Community Development Director and Public Works Director before precon can be scheduled.

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

DRC GENERAL COMMENTS:

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

THIS ITEM WILL BE SCHEUDLED FOR PLANNING COMMISSION ON JUNE 13TH.

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

I. INTRODUCTION

Holbrook Industrial Building 5 is a 250,000 square foot industrial building located west of Redwood Road and between Hudson Way and Mountain View Corridor in Lehi, Utah. The site will be about 15.8 acres with grading required for building construction.

II. CUT & FILL MATERIAL

The site requires a cut of 118,026 bank cubic yards and fill of 124,219 loose cubic yards leaving a net of 6,193 cubic yards of soil.

CUT (BANK CUBIC YARDS)	118,026
FILL (LOOSE CUBIC YARDS)	124,219
NET (CUBIC YARDS)	6,193 (FILL)

This material is to be transported on 282 total truck loads. On average that will be 16 truck loads per day with a projected completion date will be three months after the start date.

III. VEGITATION

The open areas surrounding the building and parking lot will be planted with meadow grass seed mix. See sheet C3.0 for details.

IV. DUST CONTROL

Water trucks will be utilized to mitigate dust migration.



N

S

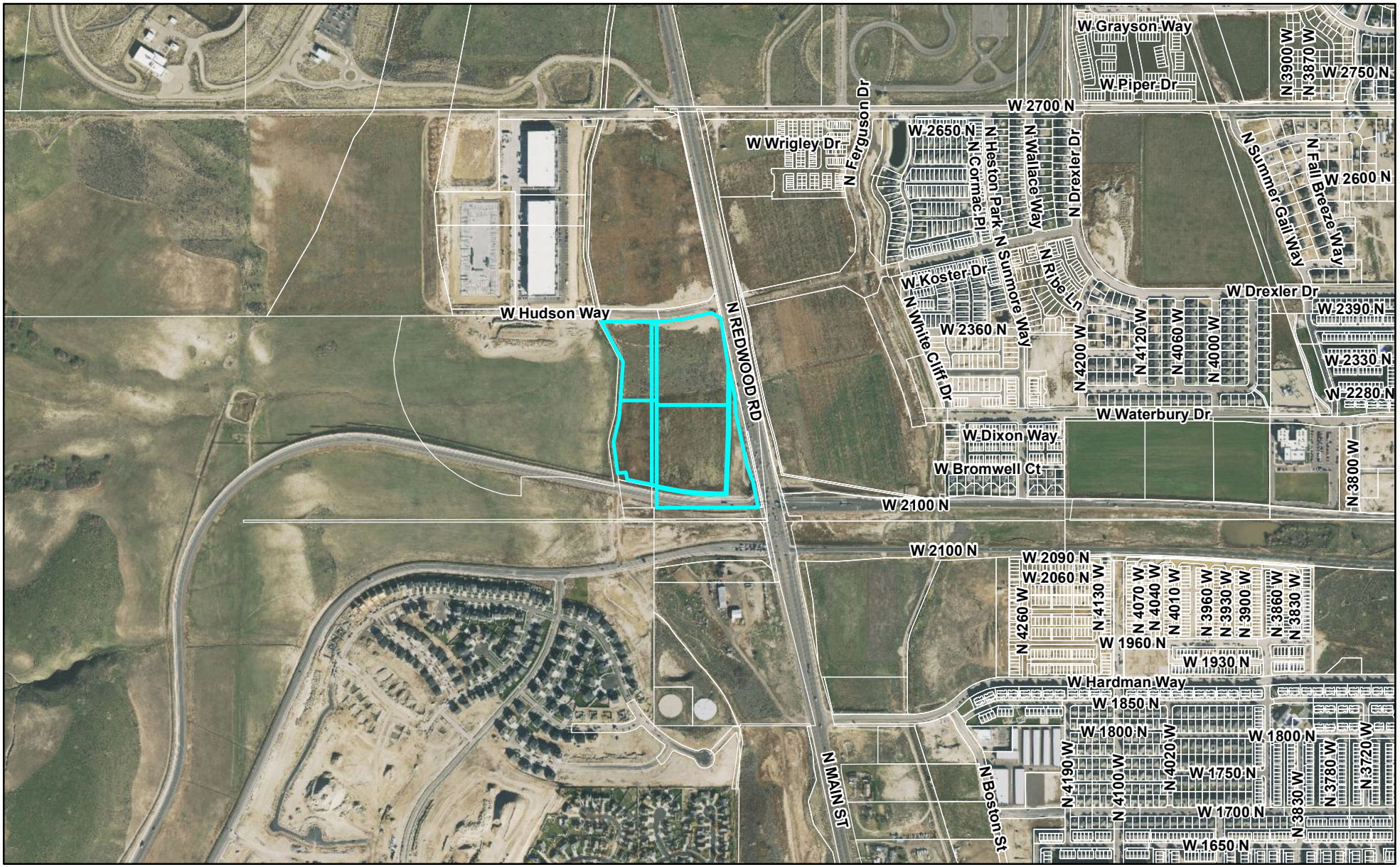
TRUCK HAUL ROUTE

FOCUS ©
ENGINEERING AND SURVEYING, LLC
949 S. HIGH TECH DRIVE SUITE 200
VALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

Date Created:	5/21/2024
Scale:	NA
Drawn:	MW
Job:	22-0312
Sheet:	C6.0

Holbrook Industrial Building 5 Grading Permit

Aerial Map

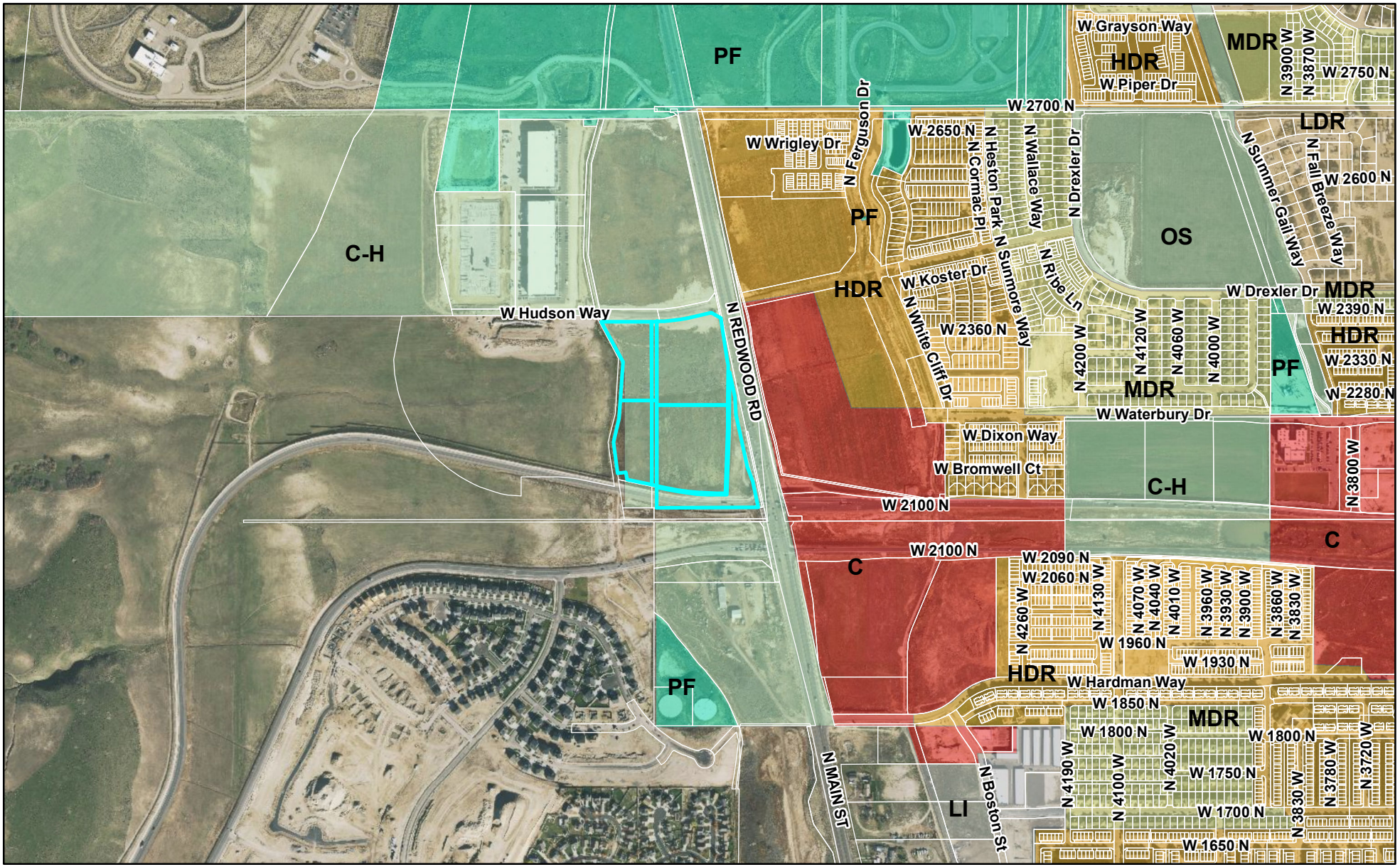


0 1,000 2,000 Feet

LEHI CITY

Holbrook Industrial Building 5 Grading Permit

General Plan

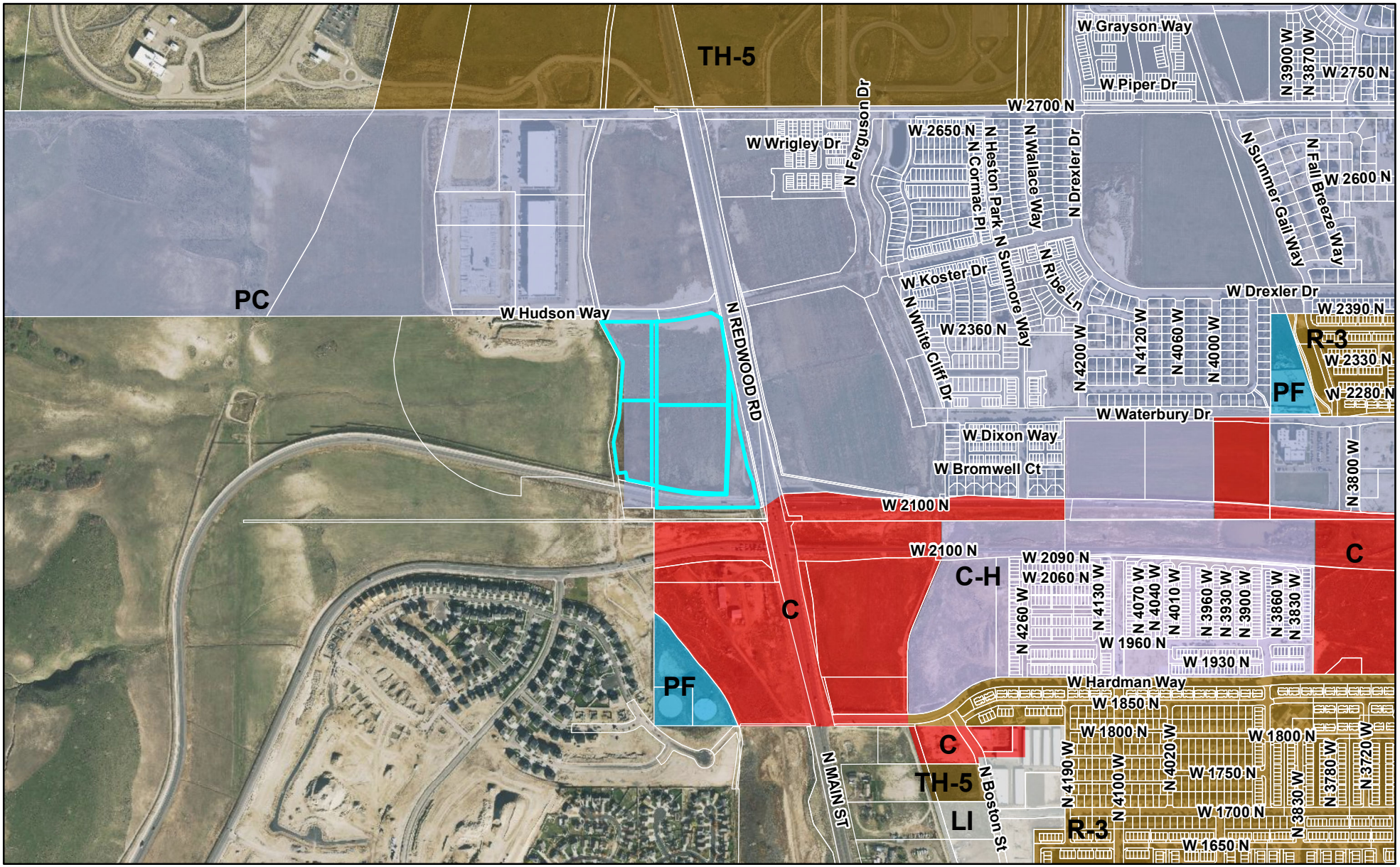


0 1,000 2,000 Feet

LEHI CITY

Holbrook Industrial Building 5 Grading Permit

Zoning Map



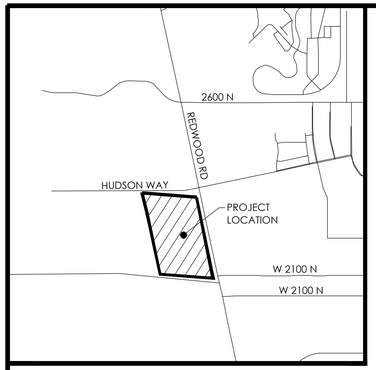
0 1,000 2,000 Feet

LEHI CITY

ALTA/NSPS LAND TITLE SURVEY

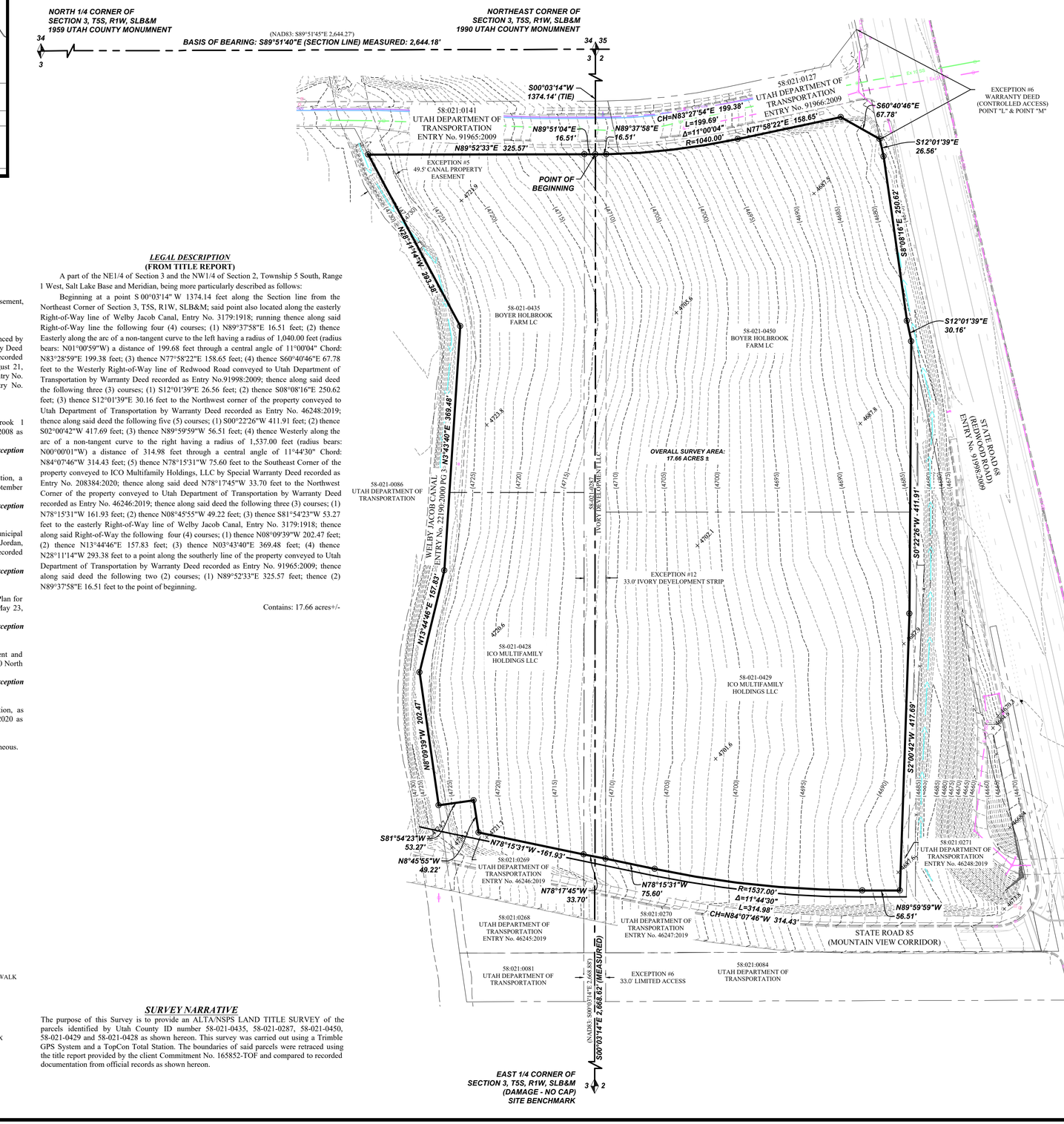
NE1/4 OF SECTION 3 & NW1/4 OF SECTION 2, T5S, R1W, SLB&M

LEHI CITY, UTAH COUNTY, UTAH



VICINITY MAP

N.T.S



LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. SECONDARY WATER
- EXIST. IRRIGATION
- EXIST. NATURAL GAS
- EXIST. COMMUNICATIONS
- EXIST. OVERHEAD POWER
- EXIST. UNDERGROUND POWER
- EXIST. FENCE
- EXIST. IRRIGATION DITCH FLOWLINE
- EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
- EXIST. EDGE OF ASPHALT
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKER
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. IRRIGATION BOX
- EXIST. GAS VALVE & GAS METER
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX

SCHEDULE B-II EXCEPTIONS (TITLE REPORT 165663-CAF)

Exceptions #1-4
Contain no plottable descriptions.

Exception #5
Welby Jacob Water Users Company Notice of Interest in Canal Property Easement, dated March 9, 2000 and recorded March 21, 2000 as Entry No. 22190:2000.
Survey Findings: 49.5' Canal Easement shown hereon.

Exception #6
Access is limited to those openings permitted by the State of Utah as evidenced by Warranty Deed recorded August 21, 2009 as Entry No. 91966:2009; Warranty Deed recorded August 21, 2009 as Entry No. 91967:2009; Warranty Deed recorded August 21, 2009 as Entry No. 91968:2009; Warranty Deed recorded August 21, 2009 as Entry No. 91969:2009; Quit Claim Deed recorded May 9, 2018 as Entry No. 43314:2018 and Special Warranty Deed recorded May 24, 2019 as Entry No. 46245:2019.
Survey Findings: Accesses shown hereon.

Exception #7
Ordinance No. 07-08-08.31 Approving the Annexation of the Holbrook 1 Annexation to Lehi City, dated July 8, 2008 and recorded September 16, 2008 as Entry No. 102205:2008.
Survey Findings: Surveyed property lies within land described in the exception document.

Exception #8
Holbrook 1 Annexation Agreement by and between Lehi City Corporation, a municipal corporation of the State of Utah and Holbrook Farms LC, dated September 9, 2008 and recorded September 16, 2008 as Entry No. 102206:2008.
Survey Findings: Surveyed property lies within land described in the exception document.

Exception #9
Holbrook 1 Annexation Agreement by and between Lehi City, a Utah municipal corporation; Anderson Lehi LLC, a Utah limited liability company and River Jordan, LLC, a Utah limited liability company, dated September 9, 2008 and recorded September 16, 2008 as Entry No. 102207:2008.
Survey Findings: Surveyed property lies within land described in the exception document.

Exception #10
Ordinance No. 55-2015 Approving and Adopting the Holbrook Farms Area Plan for Property Located at Approximately 2100 North and 3600 West, recorded May 23, 2016 as Entry No. 45296:2016.
Survey Findings: Surveyed property lies within land described in the exception document.

Exception #11
Ordinance No. 03-2016 Approving a Zone District Designation Amendment and Zoning District Map Amendment for Property Located at Approximately 2100 North and 3600 West, recorded May 4, 2017 as Entry No. 43340:2017.
Survey Findings: Surveyed property lies within land described in the exception document.

Exception #12
Any right, title, or interest of Ivory Land Corporation, a Utah corporation, as disclosed by that certain Special Warranty Deed recorded December 28, 2020 as Entry No. 207272:2020.

NOTE: The signature block of said Special Warranty Deed appears to be erroneous.
Survey Findings: Ivory Development Strip shown hereon.

LEGAL DESCRIPTION (FROM TITLE REPORT)

A part of the NE1/4 of Section 3 and the NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point S 00°03'14" W 1374.14 feet along the Section line from the Northeast Corner of Section 3, T5S, R1W, SLB&M; said point also located along the easterly Right-of-Way line of Welby Jacob Canal, Entry No. 3179:1918; running thence along said Right-of-Way line the following four (4) courses: (1) N89°37'58"E 16.51 feet; (2) thence Easterly along the arc of a non-tangent curve to the left having a radius of 1,040.00 feet (radius bears: N01°00'59"W) a distance of 199.68 feet through a central angle of 11°00'04" Chord: N83°28'59"E 199.38 feet; (3) thence N77°58'22"E 158.65 feet; (4) thence S60°40'46"E 67.78 feet to the Westerly Right-of-Way line of Redwood Road conveyed to Utah Department of Transportation by Warranty Deed recorded as Entry No.91998:2009; thence along said deed the following three (3) courses; (1) S12°01'39"E 26.56 feet; (2) thence S08°08'16"E 250.62 feet; (3) thence S12°01'39"E 30.16 feet to the Northwest corner of the property conveyed to Utah Department of Transportation by Warranty Deed recorded as Entry No. 46248:2019; thence along said deed the following five (5) courses; (1) S00°22'26"W 411.91 feet; (2) thence S02°00'42"W 417.69 feet; (3) thence N89°59'59"W 56.51 feet; (4) thence Westerly along the arc of a non-tangent curve to the right having a radius of 1,537.00 feet (radius bears: N00°00'01"W) a distance of 314.98 feet through a central angle of 11°44'30" Chord: N84°07'46"W 314.43 feet; (5) thence N78°15'31"W 75.60 feet to the Southeast Corner of the property conveyed to ICO Multifamily Holdings, LLC by Special Warranty Deed recorded as Entry No. 208384:2020; thence along said deed N78°17'45"W 33.70 feet to the Northwest Corner of the property conveyed to Utah Department of Transportation by Warranty Deed recorded as Entry No. 46246:2019; thence along said deed the following three (3) courses; (1) N78°15'31"W 161.93 feet; (2) thence N08°45'55"W 49.22 feet; (3) thence S81°54'23"W 53.27 feet to the easterly Right-of-Way line of Welby Jacob Canal, Entry No. 3179:1918; thence along said Right-of-Way the following four (4) courses; (1) thence N08°09'39"W 202.47 feet; (2) thence N13°44'46"E 157.83 feet; (3) thence N03°43'40"E 369.48 feet; (4) thence N28°11'14"W 293.38 feet to a point along the southerly line of the property conveyed to Utah Department of Transportation by Warranty Deed recorded as Entry No. 91965:2009; thence along said deed the following two (2) courses; (1) N89°52'33"E 325.57 feet; thence (2) N89°37'58"E 16.51 feet to the point of beginning.

Contains: 17.66 acres+/-

SURVEY NARRATIVE

The purpose of this Survey is to provide an ALTA/NSPS LAND TITLE SURVEY of the parcels identified by Utah County ID number 58-021-0435, 58-021-0287, 58-021-0450, 58-021-0429 and 58-021-0428 as shown hereon. This survey was carried out using a Trimble GPS System and a TopCon Total Station. The boundaries of said parcels were retraced using the title report provided by the client Commitment No. 165852-TOF and compared to recorded documentation from official records as shown hereon.

N

S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NOTES

1. The purpose of this Survey is to provide an ALTA/NSPS Survey & Certificate for the parcel graphically depicted and described hereon.
2. A Title Commitment prepared by Cottonwood Title Insurance Agency, Inc., Salt Lake City, Utah, File Number: 165852-TOF, Effective Date: January 23, 2023 was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said documents.
3. The Basis of Bearing for this Survey is S89°51'40"E along the Section line between the North 1/4 Corner and the Northeast Corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Section/monument lines relative to said basis of bearing per measured lines shown hereon.
4. Vertical data (contours and spot elevations) shown hereon is based on the NGVD29 elevation of 4532.68 feet published by the Utah County Surveyor on the East 1/4 Corner of Section 3, T5S, R1W, S.L.B&M.
5. #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
6. This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, for the exclusive use of, the parties referenced in the Surveyor's Certificate shown hereon. Only signed and sealed copies authorized by the Surveyor, or certified copies obtained from the Office of the County Surveyor may be used as the official work of the Surveyor.
7. Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions.
8. With regard to locations of utilities on or serving the surveyed property, source information from plans and markings were combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.
9. Survey responses to Table "A" (Optional Survey Responsibilities and Specifications):
   a. Item 1: Survey monuments found or set shown hereon.
   b. Item 2: No address was disclosed or observed.
   c. Item 3: Surveyed property shown hereon lie within unshaded Zone X (Areas determined to be outside the 0.2% annual chance floodplain.) according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) Map #49049C0145F, Effective Date: June 19, 2020.
   d. Item 4: Gross land area 17.66 acres+/-.
   e. Item 6(a): No zoning report provided.
   f. Item 6(b): No zoning report provided.
   g. Item 8: Substantial features observed shown hereon.
   h. Item 9: No striped parking observed.
   i. Item 10: No party walls observed.
   j. Item 11(a): Locations of visible utilities, as well as those represented on maps provided by Lehi City and other utility companies are shown hereon. (See Note #8.
   k. Item 13: Names of adjoining owners shown hereon.
   l. Item 16: No evidence of recent earth moving work, building construction, or building additions was observed.
   m. Item 18: No wetland delineation markers were observed.
10. The following documents were reviewed and/or utilized in the preparation of this Survey:
    a. Section Corner Tie Sheet, prepared by the Utah County Surveyors Office, obtained during the preparation of this survey.
    b. Area Reference Plat, Township 2 South, Range 1 East, Utah County Surveyor, 10-08-92.
    c. Special Warranty Deed, Entry No. 92722:2020 PG 1-8, Dated: 07-01-2020.
    d. Special Warranty Deed, Entry No. 92887:2020, PG 1-6, Dated: 07-01-2020.
    e. Special Warranty Deed, Entry No. 208384:2020, PG 1-2, Dated: 12-29-2020.
    f. Special Warranty Deed, Entry No. 46247:2019, PG 1-5, Dated: 05-24-19.
    g. Warranty Deed, Entry No. 91965:2009, PG 1-2, Dated: 08-21-09.
    h. Warranty Deed, Entry No. 20761:2018, PG 1-4, Dated: 03-02-18.
    i. Holbrook Industrial Subdivision Phase 2, recorded as #61716:2022, Dated: 05-20-22.
    j. Focus Engineering & Surveying, filed as #S21-477, Dated: 12-20-21.
    k. Bingham Engineering, filed as #S05-145-1, Dated: 06-01-04.
    l. UDOT Easement, Entry No. 46246:2019, PG 1-5, Dated: 05-24-19.
    m. UDOT Easement, Entry No. 46248:2019, PG 1-5, Dated: 05-24-19.
    n. UDOT Right of Entry and Occupancy Agreement, Entry No. 61813:2018, PG 1-34, Dated: 07-02-18

SURVEYOR'S CERTIFICATE

To: ICO Multifamily Holdings, LLC, a Utah limited liability company; Boyer Holbrook Farm, L.C., a Utah limited liability company; Ivory Development, LLC, a Utah limited liability company; Cottonwood Title Insurance Agency, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 11, 13, 16 & 18 of Table A thereof. The field work was completed on November 4, 2022.

Justin Lundberg
Professional Land Surveyor
Certificate No. 12554439

02/27/23
Date of Map

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-4075
www.focusutah.com

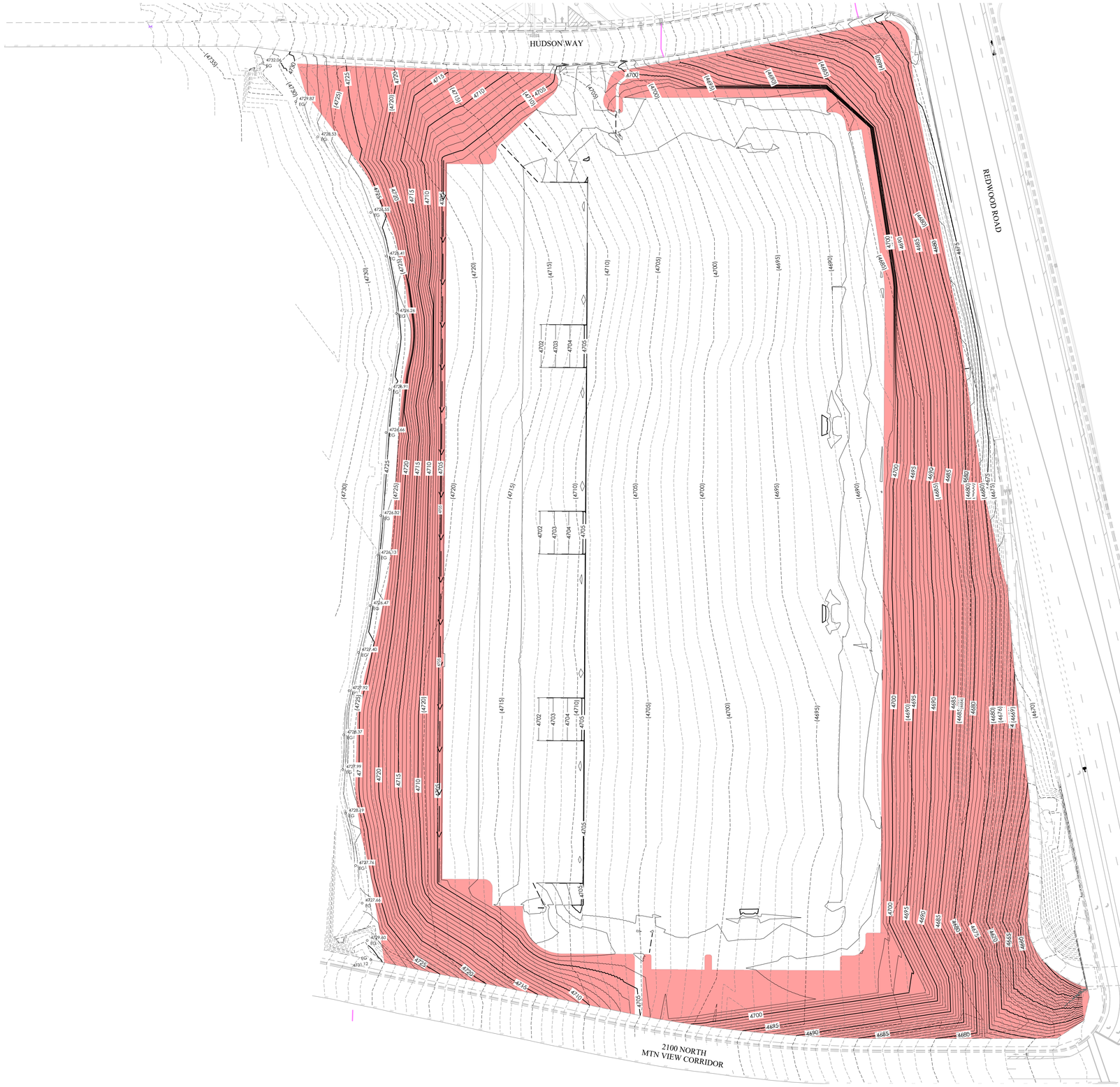
PROFESSIONAL LAND SURVEYOR
02/27/23
No. 12554439
JUSTIN LUNDBERG
STATE OF UTAH

ALTA/NSPS LAND TITLE SURVEY
NE1/4 OF SECTION 3 & NW1/4 OF SECTION 2, T5S, R1W, SLB&M
LEHI CITY, UTAH COUNTY, UTAH
PROPERTY OF: AS SHOWN HEREON
PREPARED FOR: THE BOYER COMPANY

REVISION BLOCK		
#	DATE	DESCRIPTION
1	#####	
2	#####	
3	#####	
4	#####	
5	#####	
6	#####	

Drawn: MJT	Checked: JDL
Scale: 1"=80'	Job #: 22-0312
Date: 02/27/2023	
Sheet: 1 OF 1	

Z:_2022\22-0312 Holbrook Industrial Bldg 3\design 22-0312\dwg\ALTA\22-0312 ALTA.dwg



LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- Ex SW EXIST. SECONDARY WATER
- Ex IRR EXIST. IRRIGATION
- Ex GAS EXIST. NATURAL GAS
- Ex COMM. EXIST. COMMUNICATIONS
- OHP EXIST. OVERHEAD POWER
- UGP EXIST. UNDERGROUND POWER
- X EXIST. FENCE
- EXIST. IRRIGATION DITCH FLOWLINE
- EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
- EXIST. EDGE OF ASPHALT
- SD EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- W EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- IRR EXIST. IRRIGATION BOX
- GAS EXIST. GAS VALVE & GAS METER
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX

MEADOW GRASS SEED MIX (NON-IRRIGATED)

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

HOLBROOK INDUSTRIAL BUILDING 5

LEHI, UTAH

REVEGITATION PLAN

REVISION BLOCK

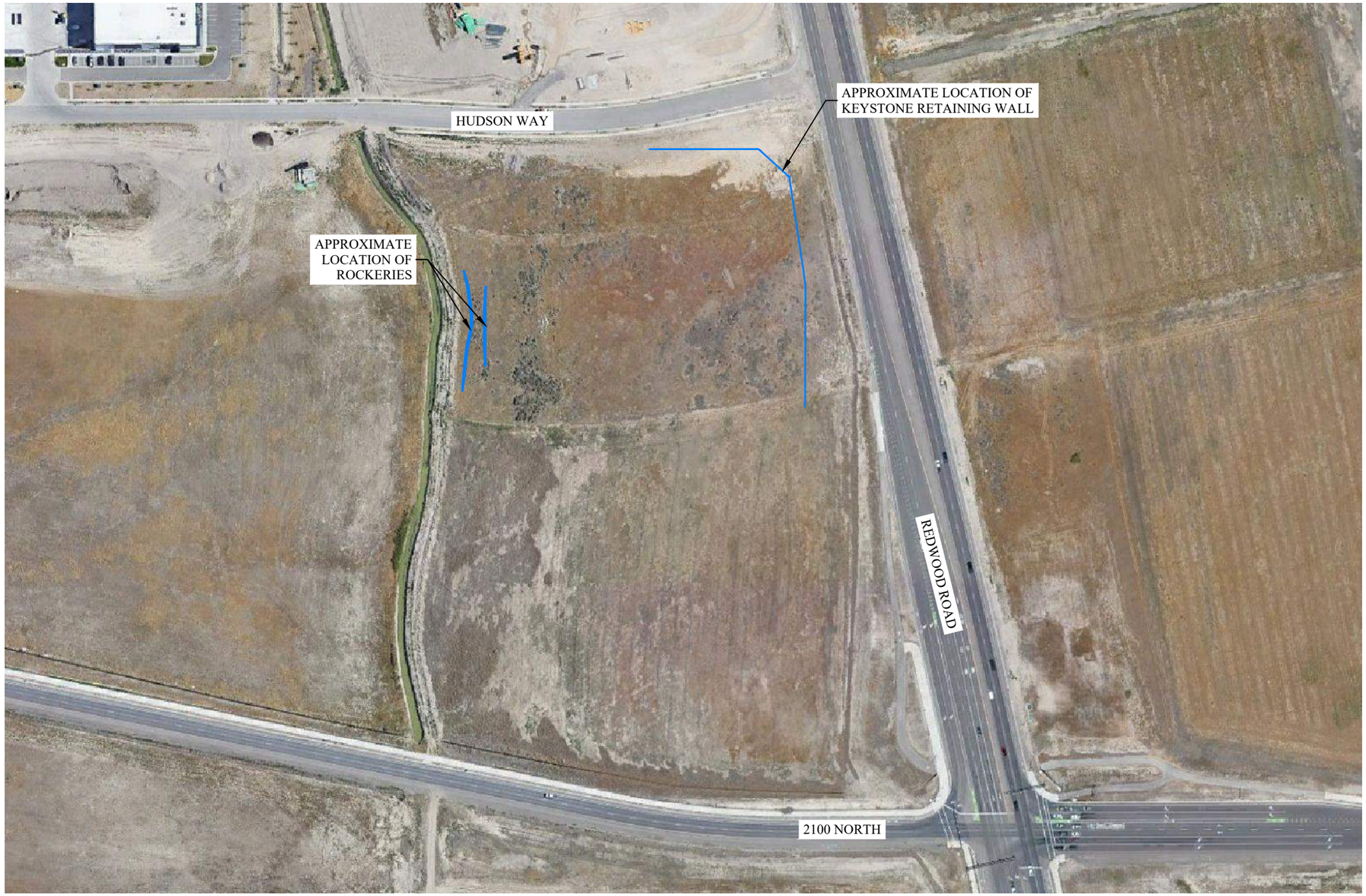
#	DATE	DESCRIPTION
1	-----	-----
2	-----	-----
3	-----	-----
4	-----	-----
5	-----	-----
6	-----	-----

REVEGITATION PLAN

Scale:	1"=40'	Drawn:	MW
Date:	05/21/2024	Job #:	22-0312
Sheet:	C3.0		

Z:_2022\22-0312 Holbrook Industrial Bldg 5\design 22-0312\dwg\sheets\GRADING PERMIT\REVEGITATION PLAN.dwg

KEYSTONE RETAINING WALL & ROCKERY DESIGN PACKAGE
HOLBROOK INDUSTRIAL BUILDING 5
4886 WEST HUDSON WAY
LEHI, UTAH



PROJECT AERIAL VIEW

REFERENCE IMAGE FROM GOOGLE EARTH PRO, IMAGE TAKEN JUNE 14, 2022

DESIGN PACKAGE CONTENTS		
	SHEET NO.	DESCRIPTION
SHOP DRAWINGS	1	COVER SHEET
	2	PLAN VIEW
	3	PLAN VIEW (KEYSTONE)
	4	WALL 1 ELEVATION VIEW (1 OF 3)
	5	WALL 1 ELEVATION VIEW (2 OF 3)
	6	WALL 1 ELEVATION VIEW (3 OF 3)
	7	TYPICAL SECTION VIEW (KEYSTONE)
	8	PLAN VIEW (ROCKERIES)
	9	TYPICAL SECTION VIEW (ROCKERIES)
	10	CONSTRUCTION SPECIFICATIONS & NOTES
	11	CONSTRUCTION SPECIFICATIONS & NOTES
	12	KEYSTONE DETAILS
	13	DESIGN CRITERIA
DESIGN CALCULATION PACKAGE	SECTION 2	STABILITY CALCULATIONS
	SECTION 3	GLOBAL STABILITY RESULTS
	SECTION 4	SEISMIC PARAMETERS

NOTE: THIS PLAN SET HAS BEEN PREPARED WITH COLOR LINE-TYPES TO MAKE SOME DETAILS AND SPECIFICATIONS MORE CLEAR. ANY COPIES OF THESE PLANS SHOULD BE MADE IN COLOR.

PREPARED FOR:
THE BOYER COMPANY
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
ATTN: SPENCER MOFFAT

PREPARED BY: BRADLEY M. JOHNSON, P.E.

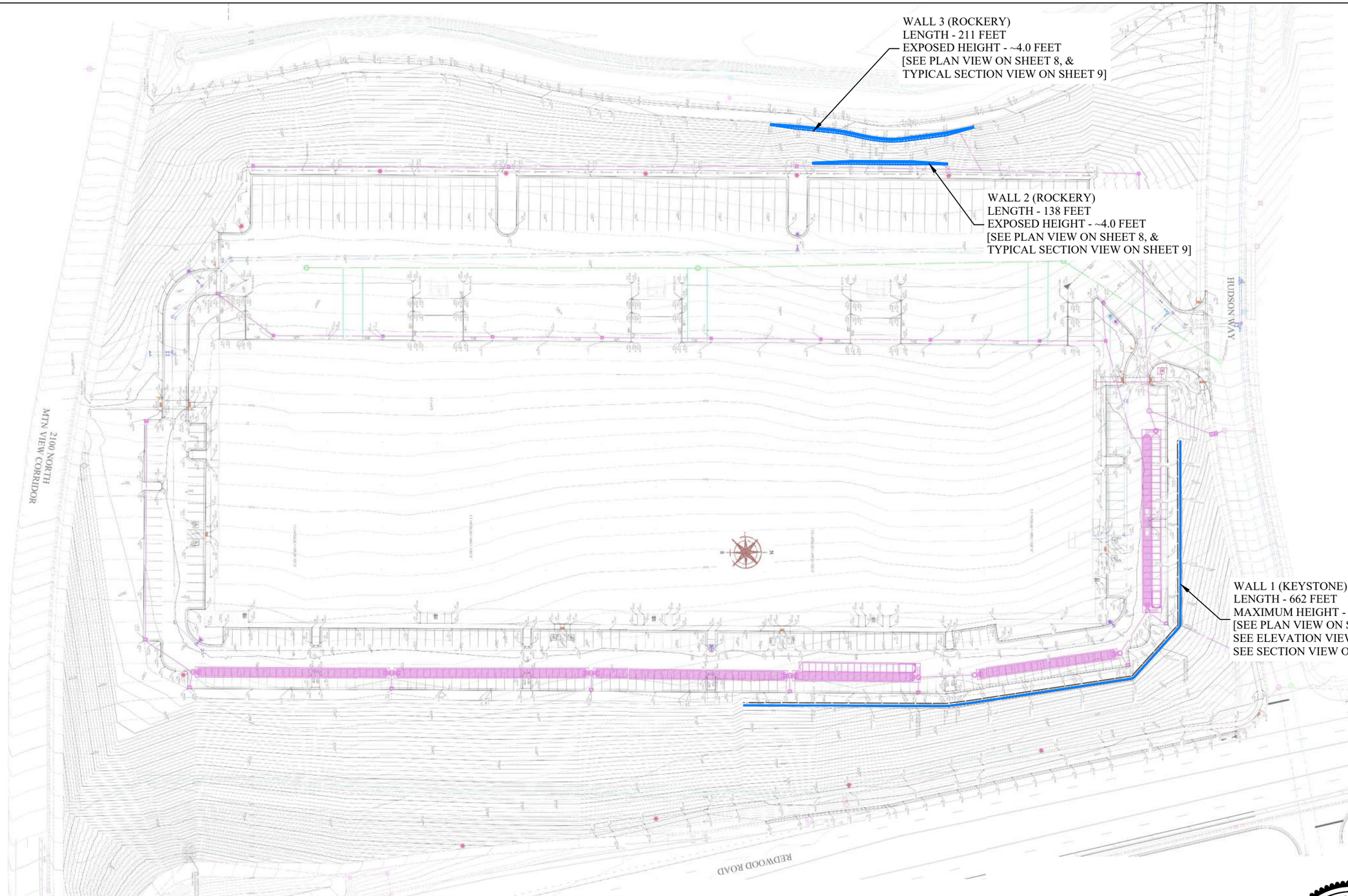
PROFESSIONAL ENGINEER — 7885637-2202 — BRADLEY M. JOHNSON — 05/15/2024 — ELECTRONIC SEAL — STATE OF UTAH

REV	REVISION DESCRIPTION	DATE	BY	CHK
	REVISIONS			

IGES EST. 1998
12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

KEYSTONE RETAINING WALL & ROCKERIES
HOLBROOK INDUSTRIAL BUILDING 5
4886 WEST HUDSON WAY
LEHI, UTAH
COVER SHEET

DESIGNED BY: BMJ	5-15-2024	PLOT SCALE	1=1
DRAWN BY: BMJ	5-15-2024		
CHECKED BY: KAH	5-15-2024	DWG SCALE	1"=200'
APPROVED BY: BMJ	5-15-2024		
IGES PROJECT NO: 00145-046	SHEET NO: 1	REV	N/A



0 20 40 60 100 200

SCALE: 1" = 100'

PLAN VIEW

REFERENCE IMAGE FROM FOCUS ENGINEERING AND SURVEYING, LLC, HOLBROOK INDUSTRIAL BUILDING 5, LEHI, UTAH, GRADING PLAN (SHEETS C5.1-C5.8, DATED 07/12/2023)

REV	REVISION DESCRIPTION	DATE	BY	CHK

REVISIONS

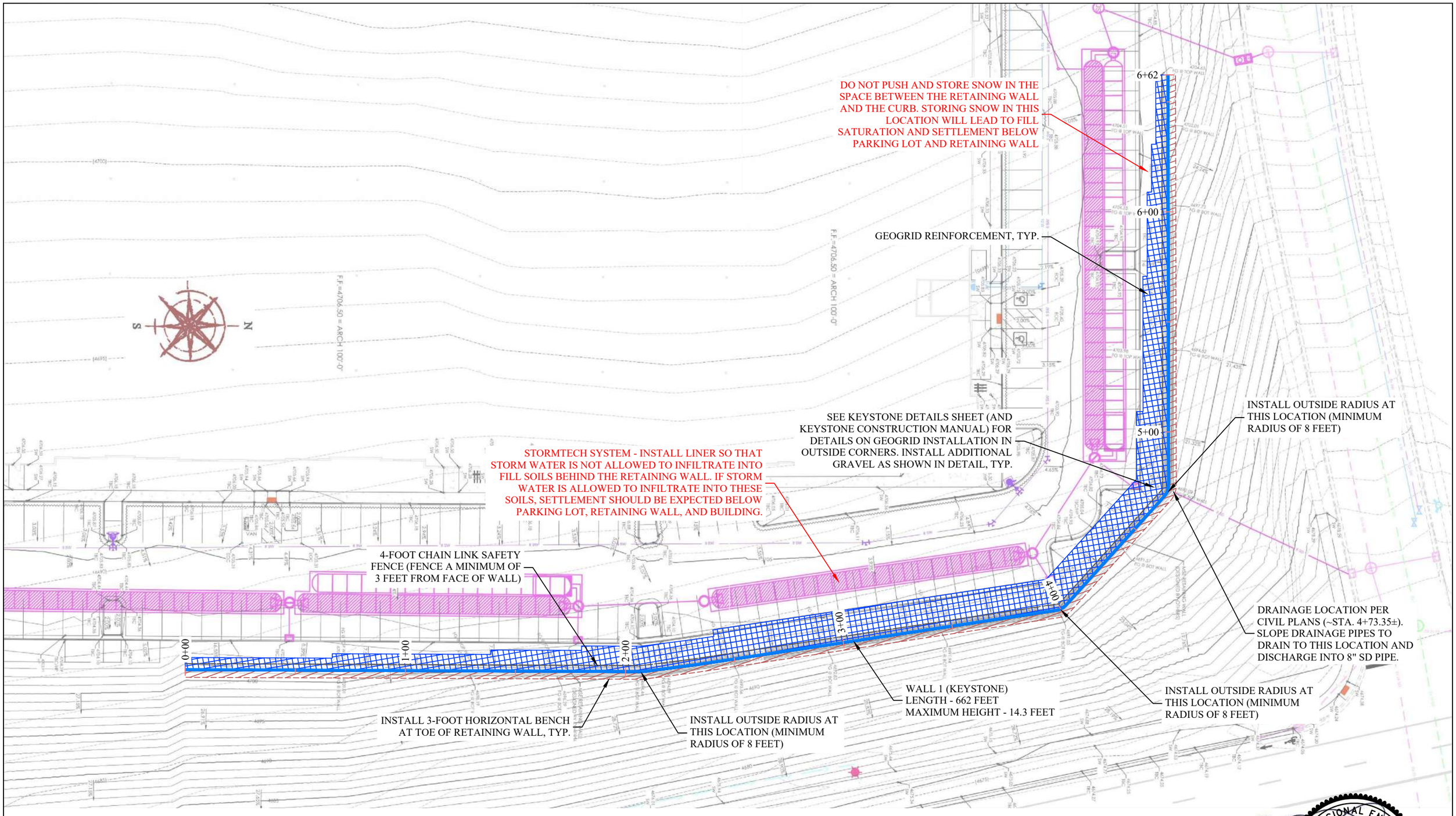
IGES EST. 1998
12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

KEYSTONE RETAINING WALL & ROCKERIES
HOLBROOK INDUSTRIAL BUILDING 5
4886 WEST HUDSON WAY
LEHI, UTAH

PLAN VIEW (OVERALL)

DESIGNED BY: BMJ	5-15-2024	PLOT SCALE	1=1
DRAWN BY: BMJ	5-15-2024		
CHECKED BY: KAH	5-15-2024	DWG SCALE	1"=100'
APPROVED BY: BMJ	5-15-2024		
IGES PROJECT NO: 00145-046	SHEET NO: 2	REV	N/A

PROFESSIONAL ENGINEER
7885637-2202
BRADLEY M. JOHNSON
05/15/2024
ELECTRONIC SEAL
STATE OF UTAH



PLAN VIEW (KEYSTONE)

REFERENCE IMAGE FROM FOCUS ENGINEERING AND SURVEYING, LLC, HOLBROOK INDUSTRIAL BUILDING 5, LEHI, UTAH, GRADING PLAN (SHEETS C5.1-C5.8, DATED 07/12/2023)

REV	REVISION DESCRIPTION	DATE	BY	CHK

REVISIONS

IGES EST. 1998
12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

KEYSTONE RETAINING WALL & ROCKERIES
HOLBROOK INDUSTRIAL BUILDING 5
4886 WEST HUDSON WAY
LEHI, UTAH
PLAN VIEW (KEYSTONE)

DESIGNED BY:	BMJ	5-15-2024	PLOT SCALE 1=1
DRAWN BY:	BMJ	5-15-2024	
CHECKED BY:	KAH	5-15-2024	DWG SCALE 1"=40'
APPROVED BY:	BMJ	5-15-2024	
IGES PROJECT NO: 00145-046	SHEET NO: 3		REV N/A

PROFESSIONAL ENGINEER
7885637-2202
BRADLEY M. JOHNSON
05/15/2024
ELECTRONIC SEAL
STATE OF UTAH

Agenda Item No: 2.4

Planning Commission Agenda Item Report

Meeting Date: June 13, 2024
Submitted By: Noreen Edwards
Submitting Department: Planning Division
Item Type: Public Hearing
Agenda Section: Regular Agenda

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

Suggested Action:

Attachments:

Bike Parking.pdf

BIKE PARKING TABLE DEVELOPMENT CODE AMENDMENT
PLANNING COMMISSION REPORT

Applicant	Lehi City
Meeting Date	June 13th, 2024
Requested Action/Purpose	Review and recommendation on proposed amendments to the Lehi City Development Code
Decision Type	Legislative
Date of DRC Review	June 5th, 2024

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

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

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

REPORT ANALYSIS

Staff is proposing amendments to the bike parking requirements for three uses listed in Table 37.100 of the Lehi City Development Code. Specifically, staff is requesting amendments to the bike parking requirements for Clubhouses, Churches, and Manufacturing, Industrial, and Wholesale Establishments, and adding additional notes at the end of the table. These amendments reduce the amount of bike parking required to a more realistic level while still providing room to expand if the bike culture in Lehi continues to grow. These three uses were proposed to be amended first because of three recent projects that have moved through the development process in Lehi that showed the bike parking requirements were unreasonable. For example, a recent church in Lehi would be required to have 121 bike parking spaces based on the current requirements. The proposed requirements would reduce that to 16 bike parking spaces. Staff has reviewed the requirements of the other uses listed in the table and realized some of them were also unreasonable for today's standards. Staff will continue to gather data on more realistic requirements for those uses and propose another development code amendment at a later date.

The notes added at the end of the table are to add additional flexibility to the bike parking requirements. Staff has realized there is rarely a simple solution to bike parking and is highly dependent on a variety of factors. Therefore, note one was

added to allow the Zoning Administrator to consider other options to the required bike parking if deemed necessary. Note two was added to be more reasonable for higher square-footage buildings. Notes four and five were added to help centralize bike parking in more high-traffic pedestrian areas rather than requiring bike parking for every building.

There were no comments from the DRC.

SCOPE OF APPROVAL

Development Code Amendments are legislative items and also subject to public hearings. The public can share their opinions on the amendments and recommend any changes. Ultimately, they would need the Planning Commission to include the proposed changes in their motion.

POSSIBLE MOTIONS AND FINDINGS

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

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

Bike Parking Table Amendment
DRC Redline Comments

Lehi City- requests review of an amendment to the Lehi City Development Code Table 37.100, amending the requirements for bicycle parking.

DRC Members Present: Glade Kirkham, Garion Rowett, Ryan Allred, Shelbey Brewer, Kim Struthers, Gary Smith, Brad Kenison, James Farnsworth, Luke Seegmiller
Assigned Planner:
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 5/29/2024
Time Start: 4:15 PM
Time End: 4:15 PM

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: No comments.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON JUNE 13TH, PENDING RESUBMITTAL FOR DRC ON JUNE 5TH.

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

Planning Division
153 North 100 East
Lehi, UT 84043
385-201-1030

May 30, 2024

Narrative – Bike Parking Table Development Code Amendment

The Planning Division is proposing a Development Code Amendment to Table 37.100, Table of Bike Parking Requirements. This was in response to several projects moving through the city currently that are being required to provide an exorbitant amount of bike parking. For example, a stake center would have been required to provide 112 bike parking spaces. After reviewing the current bike parking table it was determined several of the uses are overparked for bike parking to an unnecessary degree. Staff will continue to work on reducing the other uses to be more in-line with current demand. In the meantime, however, to address the projects currently moving through the city, we have proposed amendments to three of the uses: Clubhouses, Churches, and Manufacturing, Industrial, Wholesale establishments. Staff will continue to work on the other uses as we gather more data and conduct surveys.

Thank you,

Katie Bussell
Planner 1

TABLE 37.100
TABLE OF BIKE PARKING REQUIREMENTS
(New 08/22/23)

USE	SHORT-TERM SPACES	LONG-TERM SPACES
RESIDENTIAL USES		
Single Family Dwelling	No spaces required	No spaces required
Two-Family Dwelling	No spaces required	No spaces required
Three Family Dwelling	No spaces required	No spaces required if the unit has a fully enclosed garage; If no garage, 0.5 spaces per unit with minimum of two per development
Four-Family Dwelling	No spaces required	No spaces required if the unit has a fully enclosed garage; If no garage, 0.5 spaces per unit with minimum of two per development
Multi-Family 4< Dwellings	0.05 spaces per unit	0.5 spaces per unit with minimum of two per development
Townhouses	0.05 spaces per unit	No spaces required if the unit has a fully enclosed garage; If no garage, 0.5 spaces per unit with minimum of two per development
Condominiums	0.05 spaces per unit	No spaces required if the unit has a fully enclosed garage; If no garage, 0.5 spaces per unit with minimum of two per development
Clubhouse/HOA Amenities	1 space per ~~300~~ 400 square feet of clubhouse area; 1 space per 200 square feet of pool area	No spaces required
Manufactured Home	No spaces required	No spaces required
Group Homes	No spaces required	No spaces required if the unit has a fully enclosed garage; If no garage, 0.5 spaces per unit with minimum of two per development
Nursing Home/Assisted Living Facility	0.05 spaces per patient bed	0.05 spaces per patient bed
Retirement Home/Center	0.05 spaces per unit	0.1 spaces per unit
PUBLIC/CIVIC USES		
Churches	2.5% of the maximum occupancy of the main assembly area (includes the worship area and any overflow)~~1 for every 8 seats in the assembly area~~	No spaces required
Civic/Public Buildings/Public Facilities/Museums	As approved by the Planning Commission	0.2 spaces per employee

Elementary Schools	5 spaces per classroom	0.2 spaces per classroom
Junior High Schools	5 spaces per classroom	0.2 spaces per classroom
High Schools	5 spaces per classroom	0.2 spaces per classroom
Parks and Playgrounds	As approved by the Planning Commission	No spaces required
Open Space, Trails, and Greenways	As approved by the Planning Commission	No spaces required
NON RESIDENTIAL/OTHER USES		
Athletic Instruction, including Dance, Gymnastics, and Martial Arts	1 per 5,000 square feet of gross floor area	1 space per 10 employees
Automobile Sales	1 space per 10,000 square feet of gross floor area	1 space per 10 employees
Automobile Service and Repair	1 space per service bay	1 space per 10 employees
Bed and Breakfast Inn	1 space per 10 sleeping units	1 space per 10 employees
Commercial Recreational Facility – Without tournament seating	1 space per each 2,000 square feet of gross floor area	1 space per 8 employees
Commercial Recreational Facility – With tournament seating	1 space per each 2,000 square feet of gross floor area plus 1 space per each 6 seats at maximum capacity	1 space per 8 employees
Corporate Offices, Business Offices, Business Offices and Financial Institutions	1 space per each 10,000 square feet of gross floor area	1 space per each 3,000 square feet of gross floor area
Day-care (in home)	No spaces required	No spaces required
Day-care (commercial)	1 space for each 6,000 square feet of gross floor area	1 space per 10 employees
Funeral Homes	1 space for each 3,000 square feet of total assembly areas	1 space per 10 employees
Hospitals	1 space for each 10 patient beds	1 space per each 5 employees
Grocery Store	1 space for each 2,000 square feet of gross floor area	1 space per each 5,000 square feet of gross floor area
Hotels/Motels	1 space for each 40 sleeping units	1 space per each 10 employees and 1 space for each 20 sleeping units
Manufacturing, Industrial, Wholesale establishments	4 spaces per building ~~1 space for each 20,000 square feet of gross floor area~~	1 space for each 5 employees
Medical Clinics	1 space for each 5,000 square feet of gross floor area	1 space for each 5,000 square feet of gross floor area
Night Club	1 space for each 3,000 square feet of gross floor area	1 space for each 3,000 square feet of gross floor area
Personal Services	1 space per each 1,500 square feet of gross floor area	1 space per each 1,500 square feet of gross floor area
Plant Nursery with Outdoor Display	1 space per acre	1 space per 5 employees
Research and Development Facilities/Medical or Dental Laboratory	1 space per each 10,000 square feet of gross floor area	1 space for each 3,000 square feet of gross floor area
Restaurants Dine-in/Brew Pub	1 space per each 400 square feet of gross floor area	1 space per 2,000 square feet of gross floor area
Restaurants – Drive-thru (Food establishment with large proportion of take-out business)	1 space per each 600 square feet of gross floor area	1 space per 2,000 square feet of gross floor area
Retail stores	1 space per each 1,500 square feet of gross floor area	1 space per each 1,500 square feet of gross floor area

Schools – Vocational and Technical	1 space per each 4 students	1 space per each 5 employees
Short Term Rentals	No spaces required	No spaces required
Sports Fields, Sporting Facilities	As approved by the Planning Commission and should be sufficient to encourage convenient use by bike	No spaces required
Theaters, Sports Arenas, Public Assembly Areas	1 stall per each 5 seats at maximum capacity or otherwise approved by the Planning Commission	1 stall per each 5 employees
Veterinary Office	1 space per each 5,000 square feet of gross floor area	1 space for each 5 employees
Other non-residential uses not otherwise listed	As approved by the Planning Commission and should be enough to encourage convenient bike use	As approved by the Planning Commission and should be enough to encourage convenient bike use
MIXED-USES		
Mixed Use – Residential/Commercial	Spaces shall be provided according to the sum of required spaces for all uses. Bike racks shall be placed in the furniture zone of streets and shall be placed coordinated with any utilities in the space. Additional bike parking may need to be located off-street on the edges of plazas or other visible locations that do not impede pedestrian walking paths.	Spaces shall be provided according to the sum of required spaces for all uses.
Transit Oriented Development – As defined by Chapter 38 of the Development Code	Spaces shall be provided according to the sum of required spaces for all uses. Bike racks shall be placed in the furniture zone of streets and shall be placed coordinated with any utilities in the space. Additional bike parking may need to be located off-street on the edges of plazas or other visible locations that do not impede pedestrian walking paths.	Spaces shall be provided according to the sum of required spaces for all uses.

Notes:

1. Bike parking can be modified at the discretion of the Zoning Administrator based on anticipated use, size of the building, or other considerations.
2. After the first 16 bike parking spaces are provided, any additional required bike parking spaces shall be reduced by 50 percent.
3. If a use is not listed on this Table, the minimum requirement will be two inverted U's (four parking spaces).
4. For Historic Commerce district or multi-tenant commercial, location of bike parking may be coordinated into centralized areas.
5. If public bike parking is available on the same block-face it may be counted toward required bike parking.